APPLICATION NO:
F/2001/5407

LOCATION:
58 Henley Wood Road, Earley Reading.

APPLICANT:
Mr G B Woods

PROPOSAL:
Proposed two storey side/rear extension to dwelling.

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

APPLICATION WILL HAVE EXPIRED ON:
31/01/2002

CASE OFFICER: **Phillip Taylor**

WITHDRAWN

WITHDRAWN

S20

DO

Basia Polnik

From: Gary_Woods@DMR.CA
Sent: 20 March 2002 13:48
To: basia.polnik@wokingham.gov.uk
Cc: phillip.taylor@wokingham.gov.uk; David_Swindells@notes.dmr
Subject: F / 2001 /5407 - Withdraw and resubmit

Dear Mrs Polnik,

In our conversation today, you again confirmed that you are minded to reject my application unless the first floor extension is shortened by one metre. And you saw no need for a meeting with my wife and I. We continue to want our plans accepted unchanged.

You confirmed that it is not possible to have my application listed, since an application can only be listed in the first 28 days of the planning process even though, as in my case, at that point in time there is often no indication as to whether or not the plans are acceptable.

That leaves me two options:

1) To appeal to the Planning Inspectorate

2) To resubmit the plans unchanged

The appeal process is likely to take at least 16 weeks, so I would prefer to resubmit (as per email of 14th March, see below).

However, you further explained that I cannot resubmit until I have received a formal refusal unless I withdraw my original application. And that it will be quicker to withdraw the original application rather than wait for the formal refusal.

You also confirmed that my withdrawal of the application will in no way prejudice my case.

Therefore, I would like to give formal notice that I wish to withdraw my current application.

I will be resubmitting the plans unchanged and will ask David to list the application. I understand that you require me to supply six copies of the original documentation but with a new submission date.

Regards
Gary Woods

MVA Amended 20/3/02 AW.

----- Forwarded by Gary Woods/DMR/CA on 20/03/02 11:39 -----

Gary Woods
14/03/02 10:49

To: basia.polnik@wokingham.gov.uk
cc: phillip.taylor@wokingham.gov.uk, dave.swindells@btopenworld.com
Subject: 58 Henley Wood Road Earley ; F / 2001 /5407

Dear Mrs Polnik,

I've learnt from David that it appears to be too late to have my application listed. This seems to be a Catch 22 situation. I had no reason to contact a councillor and ask for it to be listed because I had no

indication until 8th February that my application might not be accepted. By the time I was told, it was too late to be listed !

I would now like to resubmit my plans unchanged. I think it might be helpful if we could arrange for my wife and I to meet you and explain further why we feel that restrictions on the length of the extension would make the design unworkable.

If you are still minded to reject the application then I would like it listed.

Please could you contact me on 017760 197 494 to arrange a meeting and let me know what I need to do to resubmit the plans.

Regards
Gary

----- Forwarded by Gary Woods/DMR/CA on 14/03/02 10:26 -----

"David Swindells" <dave.swindells@btopenworld.com>
13/03/02 07:53

To: <Philip.Taylor@wokingham.gov.uk>
cc: <Nicola.Lake@wokingham.gov.uk>, <Diana93881@aol.com>, "Caroline Smith" <smithanncaroline@hotmail.com>, <malvernk@plcbrk.siemens.co.uk>, <gary_woods@dmr.ca>
Subject: 58 Henley Wood Road Earley ; F / 2001 /5407

I held my surgery at Maiden Place Lower Earley last night and the resident at the above address stated that the council were minded to reject his application for an extension.

The Planning authority had notified him previously that if he had not heard in the 8 week period allocated for acceptance he could assume that planning permission would be granted.

No such objection was raised in the specified time and Mr Woods assumed that no objection would be forthcoming. He was surprised therefore to have a phone call to state that the Development Control were considering rejecting his application.

If the Planning Department are now considering a rejection of the application I would like it listing so that it goes before the committee on the following grounds.:-

The application had not been rejected within the 8 week specification.
There has been no objection raised by affected neighbours.
The proposal will not adversely affect neighbours by any neighbouring property being overlooked.
The resident has complied with the request not to put any windows on any wall which might have been contrary to council guidelines.
The development is at the end of the road and will not affect any Henley Wood Road or Pond Head Lane residents and is too far from the nearest property on Pond Head Lane to affect any resident in that property.
I can not see how moving the extension back one metre will make any difference to Mr Woods neighbour at No.56 because the line of the fence curves at this spot and the next door neighbour would have to lean out of his window and stretch out his neck to see the extension.
Mr Woods has made provision for parking and if the extension was moved back one metre then he would not be able to get his car in the garage and this could have created a highway objection.; as it is any cars will be in the curtilage of the property.

For these reasons I hope that the department will accept the plans for the extension. If officers are minded to refuse the application I would

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Please could you contact me on 017760 197 494 to arrange a meeting and let me know what I need to do to resubmit the plans.

Spoke to Mr Woods 20/3.

Regards
Gary

3 options available:
(i) Withdraw and, resubmit and request Cllr. Swindells to list although recommendation to Ctee will still be for refusal

----- Forwarded by Gary Woods/DMR/CA on 14/03/02 10:26 -----

(ii) Let appln. run its course ie. be refused then appeal
(iii) Submit revised scheme – Mr Woods said he would w/d. and resubmit. e-mail confirming withdrawal of appln to follow.

"David Swindells" <dave.swindells@btopenworld.com>
13/03/02 07:53

To: <Philip.Taylor@wokingham.gov.uk>
cc: <Nicola.Lake@wokingham.gov.uk>, <Diana93881@aol.com>, "Caroline Smith" <smithanncaroline@hotmail.com>, <malvernk@plcbrk.siemens.co.uk>, <gary_woods@dmr.ca>
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For these reasons I hope that the department will accept the plans for the extension. If officers are minded to refuse the application I would request that you note my request for acceptance and list the plan to go before the Development Control Committee.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5407

Applicant : Mr G B Woods .

Location : 58, Henley Wood Road, Earley, Reading.
Proposal : Proposed two storey side/rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		15/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 15/01/02

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 :

Earley Town Council - No Obs

Wood

County Site - Ditton Pastures (Great crested newts) If any newts were spotted during development then it must stop and English Nature and WDC informed.

Planning Issues :

Impact upon Neighbours Properties

Impact upon Character of the area

Highways

Policy Used

LB1, LB2

WB1, WO3

LD3, ENV

Application Number: F/2001/ 5407 – 58 Henley Wood Road, Earley

Appraisal

The application property is a semi-detached house, which is situated at the dead end of Henley Wood Road. The property lies on the south side of the road and is within the identified settlement of Earley. The neighbour attached is no.56 with the gardens of the 14,16,18 and 20 Pond Head Road lying perpendicular to the east elevation.

The property has been extended (kitchen) at ground floor level at the rear. The application proposes extending at two storeys on the unattached East Side with the extension projection beyond the rear elevation and past the existing kitchen extension. The front first floor elevation would be set back behind the existing front elevation with a correspondingly lower proposed ridgeline.

Impact on Neighbouring Properties

There is sufficient screening and separation between the boundary with the properties on Pond Head Lane. A large 10-12m conifer, large hedging (5-7m) and a 1.9m fence provide the screening.

The relationship with the attached neighbour no.56 causes no major concern. The roof is hipped back to reduce the overbearing impact and the drawings demonstrate compliance with the councils daylight standards in terms of the impact of the extension on the rear windows of no.56. It is considered there is no material loss of light to the rear facing bedroom on the first floor.

No flank windows are proposed ensuring there would be no overlooking.

Impact on the character of the area

In terms of visual amenity, the proposal is designed to appear subservient to the front of the main house. The front does suffer from an odd arrangement of windows and a suspended passage to facilitate circulation on the first floor. However the street scene is not adversely compromised by the proposal.

Highways

Highways have no objection to the proposal provided the garage is retained for parking vehicles.

√ Approval

Application Number F/2001/5407
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	C022	R122	

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, 2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD2, EN1
MINERALS LOCAL PLAN POLICIES:	

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

Date: _____

Exam 31st
Thurs!

SV.

Mike/

Unduly dominating impact on no. 56 ?
4.6m projection at 1st floor level set in 4.9m from boundary.

Basia

Basics

It turns out the ext. wall block light to the attached neighbour No. 56.

Phillip

58 Hanley Wood Rd.

Informative

The applicant is advised to discuss with the LPA possible revisions to the scheme

RECORD OF SITE VISIT

SITE ADDRESS: 58 Henley Wood Road Earley Reading.

APPLICATION NUMBER: F/2001/5407

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 15/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS deadend cul-de-sac Residential
+2 block of semis next to railway line.
56 only neighbour
garden of No 20 Pond head lane
faces their front (58)

3. DESCRIPTION OF SITE/BUILDING
semi - brick base render top white wood windows
large gage/workshop in rear - 10-12m long flat roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 20 Pond head lane
1.9m lance + hedges vegetable
conifer make 12m screen ext. 7m hedges also
No 56 - 1.7m lance on garden - kitchen s/s ext boundary flat roof

5. SITE CONSTRAINTS

TREES no

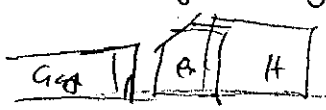
ACCESS/PARKING

LEVELS level

BOUNDARY TREATMENT

OTHERS carbonated design - what happens ex large gage?

measurement
4.5 m from rear bulk line
almost block side view
when inc gage existing



1m gap
before proposed ext + gage.



refusal!
effect in Neighbours
Pondhead lane

Received by Wokingham District Council

Application No: F/2001/5407

PROPOSAL:
Proposed two storey side/rear extension to dwelling.

LOCATION:
58, Henley Wood Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2001/5407 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor 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 of Planning and Transportation

13 December 2001

* PRE-APP ATTACHED *

F

Application Number : NEW/2001/5407	Map No : 52
Case Officer : PT	Site Area : 0.05 .
Valid Date : 6.12.01	Received Date: 06/12/2001

Level : Delegated Application

(F) **Description : Proposed two storey side/rear extension to dwelling.**

Location : 58, Henley Wood Road, Earley, Reading. 13/12/01.

Parish : EA **Ward : LIT**

Applicant : Mr G B Woods .

Fee Required: £95 **Fee Received: £95** (3)

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	EAST ELEVATION TO SHOW PROTRUDING KITCHEN ROOF LINE .	13/R	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL		13/12.	
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT.		
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 13/12/01

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 : COODLEY ✓

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

✓

DINTON PASTURES — GREAT CRESTED NEWTS CONSULTATION

Pre-app attached

5407

Environmental Services

For office use only.
Application number:

06. DEC. 2001 * 5407

Householder planning application form

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

1	Your name Address and postcode Phone number	Mr G B Woods 58 Henley Wood Road Earley Reading RG6 7EE 0118 9269 187
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As Labove
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side and rear 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.	Facing brickwork to match existing Concrete roof 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: GB Woods

on behalf of

Date 30/11/01

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

PLANNING SERVICES	HPT54028
POL	TLS
DC PT	ENF
APP	
CS	
08 MAR 2002	
COPIES TO	ACK:
	FILE:

58 Henley Wood Road
Earley
Reading
Berkshire
RG6 7EE

Mrs B Polnik
Senior Planning Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

8th March 2002

Planning Application Number – F/2001/5407

Dear Mrs Polnik,

On the basis of the points set out below, I would ask you to reconsider your decision to reject our planning submission as it currently stands.

Handling of the Planning Application

When we were at the pre-planning submission stage you wrote to give us advice, in a letter dated 13th September 2001, that planning officers were likely to consider our proposals favourably. At that point the extension was shown projecting 20-30cm beyond the line of the existing kitchen which projects 3.6m. All you required was that there should be no windows in the side elevations and that the gable end should have a hipped roof. There was no mention of the severe restrictions that you apply to the projection of rear extensions.

This encouraged us to put time and money into developing our proposals further. However, in developing the plans it became clear that, due to the limited width of the site, the extension would have to project further in order for the design to be functional. Thus, the plans we formally submitted at the end of November showed the extension projecting 4.6m. ie. larger than that shown on pregapp

Even at this stage, there was no indication that the application would be rejected. In a letter dated the 13th December 2001, Phillip Taylor stated "If we do not notify you otherwise within 28 days of this letter you may assume that the application is valid". Furthermore, there was a handwritten attachment to the letter (photocopy enclosed) that merely asked for a resubmission to include a minor addition to one of the elevations. Again, there was no mention of restrictions to the projection of rear extensions.

There was no further communication until the 8th February when Phillip Taylor spoke to me on the phone and first highlighted a new concern about the length of the projection of the extension. Until then, as per the letter of 13th December, we had assumed that our application was successful.

Reason for Rejection

As I understand it, you require the extension to project no further than 3.6m as per the original pre-planning submission. This decision is based on a subjective judgement that an extension projecting 4.6m rather than 3.6m will have too great an impact on our neighbours in 56 Henley Wood Road.

Two factors determined your judgement, firstly our neighbours' view from their bedroom window and secondly their view from the patio/garden.

In our judgement, whether the extension projects 3.6m or 4.6m is not significant to our neighbours in any way.

Firstly, from their bedroom window, even an extension projecting 4.6m will only be visible if they go right up to the window and peer out to the left. In most normal circumstances they will be looking straight out through the window, down into their back garden and they will not be able to see the extension.

Secondly, the impact on their view from the garden/patio will be minimal when you consider the large size of the rear gardens.

And our neighbours have not objected to the proposals.

Impact on the Design of the Extension and on My Family

A rejection of our proposals would have a major impact on the functionality of the design of the extension. On the ground floor without the extra space the new kitchen would be smaller than the old kitchen and on the first floor we would have to either lose the study or the ensuite shower room.

Any one of these considerations on its own would destroy the grounds for having an extension:

- We need a bigger kitchen not a smaller one;
- I need a study so that I can work from home more often and support the upbringing of our four children;
- As the children get older we will need an extra shower room.

Therefore, your decision to require the extension to revert back to the proposal of the pre-planning stage would have a major impact on my family. We cannot afford to move to a larger house in the area. Our only alternative would be to move outside the area with all the disruption to family life that would occur from changing jobs, schools, church, clubs etc.

Summary

Your rejection of our proposals did not occur within the time limit set by your letter of 13th December. The proposals break no planning guidelines and no neighbours have objected.

Again, I would ask you to reconsider where the balance of the impact lies in this case. Does a minimal impact on views our neighbours have from their bedroom window and garden/patio outweigh the impact on my family of not having our proposals accepted?

Yours sincerely

GB Woods

Gary Woods

PLANNING SERVICES	HPT 51640
POL	TLS
DC PT	ENF
APP	
CS	
10 JAN 2002	
COPIES TO:	ACK:
	FILE:

Phillip Taylor
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

58 Henley Wood Road
Earley
Reading
Berkshire
RG6 7EE

3rd January 2002

Ref: Phillip Taylor – F/2001/5407

Dear Phillip,

With reference to the note that you attached to your letter dated 13th December 2001, I would like to confirm that there is no encroachment onto neighbouring property.

And I have enclosed drawings showing the kitchen eaves projection on the Side Elevation East.

Yours sincerely

GB Woods

Gary Woods

Phillip Taylor
From: Andy Glencross
Sent: 24 December 2001 11:52
To: Phillip Taylor
Subject: Planning Application F/2001/5407 58 Henley Wood Rd Earley

Hi Phillip

Although this site is within 500 metres of a great crested newt breeding pond it is seperated from it by dense residential development and it is unlikely that newts would reach this site.

I suggest we attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

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: Phillip Taylor **Date:** 13 December 2001

Application Number: F/2001/5407

Proposal: Proposed two storey side/rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
58, Henley Wood Road, Earley, Reading.

Applicant:
Mr G B Woods .

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** AC 17/12/01

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

Tel: (0118) 974 6444

Date: **13 December 2001**

My ref: F/2001/5407

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/5407
58, Henley Wood Road, Earley, Reading.
Proposed two storey side/rear 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5407**
58, Henley Wood Road, Earley, Reading.
Proposed two storey side/rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

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

Tel: (0118) 974 6444

Date: **13 December 2001**

My ref: F/2001/5407

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2001/5407
58, Henley Wood Road, Earley, Reading.
Proposed two storey side/rear 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

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Councillor Carpenter

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

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Tel: (0118) 974 6444

Date: **13 December 2001**

My ref: F/2001/5407

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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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I wish this application to be listed should the officers recommendation be for_____
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_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

FROM: Phillip Taylor

DATE: 13 December 2001

DELEGATED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5407

Proposal: Proposed two storey side/rear extension to dwelling.

Site Address: 58, Henley Wood Road, Earley, Reading.

Applicant: Mr G B Woods .

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

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

EARLEY 1.K.86

ADDRESS 58 HENLEY WOOD ROAD PARISH ~~WOODLEY~~

PLOT No. ORD. SHEET No. SU. 7571 (52)

BUILDER Robert Curtis (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
O/195/60	Trustees of H. Lambden (Dec'd)	Outline	11/8/60	N/A	C/A
14/63	Robert Curtis (Reading) Ltd	Semi/Det House	21/12/63	App.	C/A
PD/513/64	Mr. P. Townson	Garage	1/10/64	App.	N/A
1059/72	"	Sun Lounge	3.8.72	-	App
BR/8710	MR. C. CAMMELL	INTERNAL ALTERATIONS	19.5.82	APP	N/A
33827	MR. D. WOODS	GARAGE	13.7.89		C/A
BRA 7505	MR. D. WOODS	GARAGE	12-6-89	APP	
BRA 9871	"	PARTIAL UNDERPINNING	2.1.91	APP	

DATE OF COMPLETION 12th August 1964

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS 58 HENLEY WOOD ROAD

EARLEY 1.K.86

PARISH ~~WOODLEY~~

PLOT No.

ORD. SHEET No. SU. 7571 (52)

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DATE OF COMPLETION 12th August 1964

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

06. DEC. 2001 5407



Site Plan, Scale: 1 to 2500

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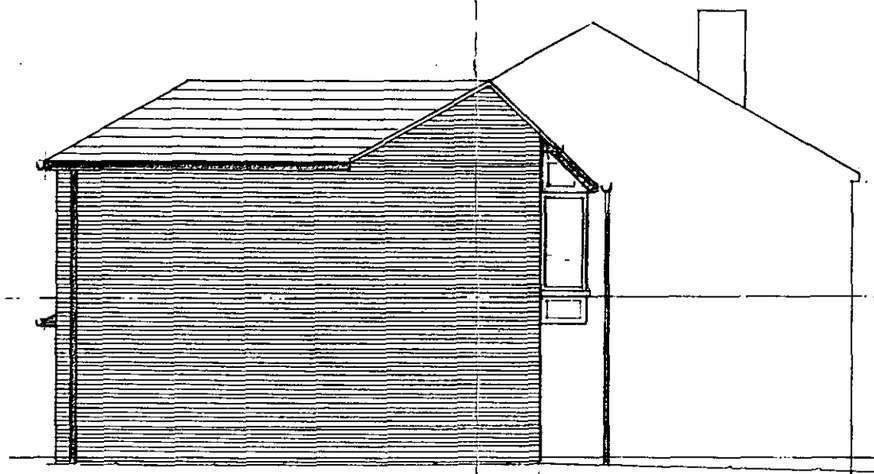
Date: 8 November 2001

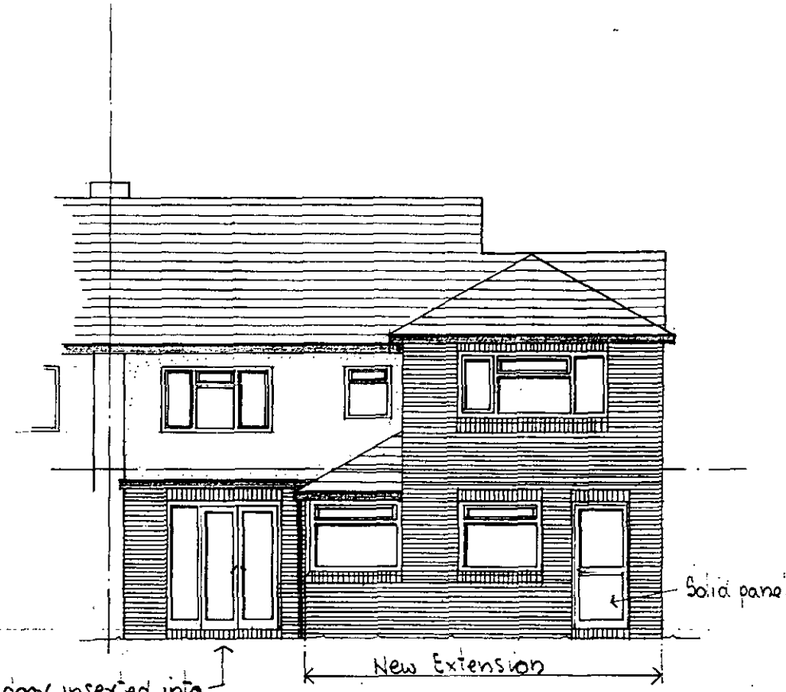
N
W E
S



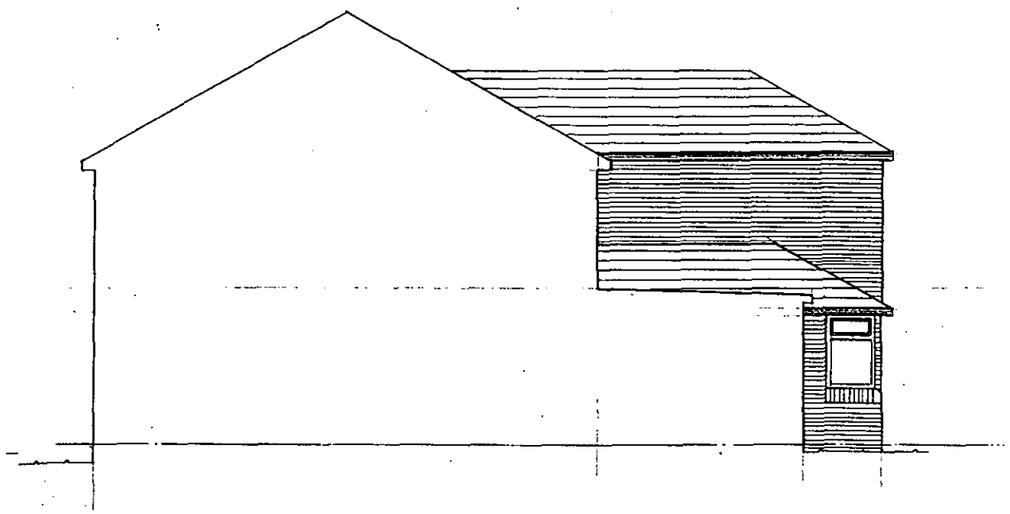
FRONT ELEVATION NORTH.



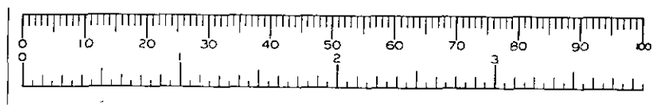
SIDE ELEVATION EAST.



REAR ELEVATION SOUTH.



SIDE ELEVATION WEST.



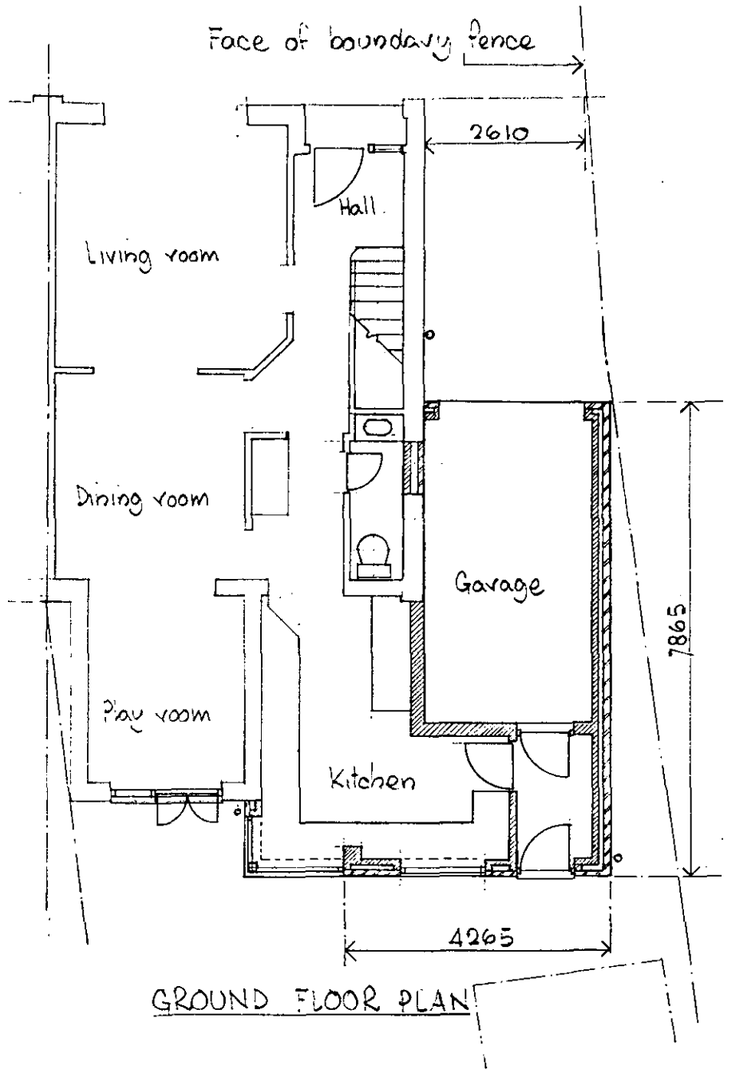
FINISHES.

Pitched roofs - Interlocking concrete tiles to match existing.
Flat roof - 3 layers built up roofing felt with stone chippings.
Walls - Facing brickwork to match existing.
Windows and Doors - White u PVC double glazed.
Fascias - Soft wood painted black.
Soffits - Cement fibre board painted white.
Rainwater goods - Black u PVC.
Garage doors - Steel up and over door painted white.

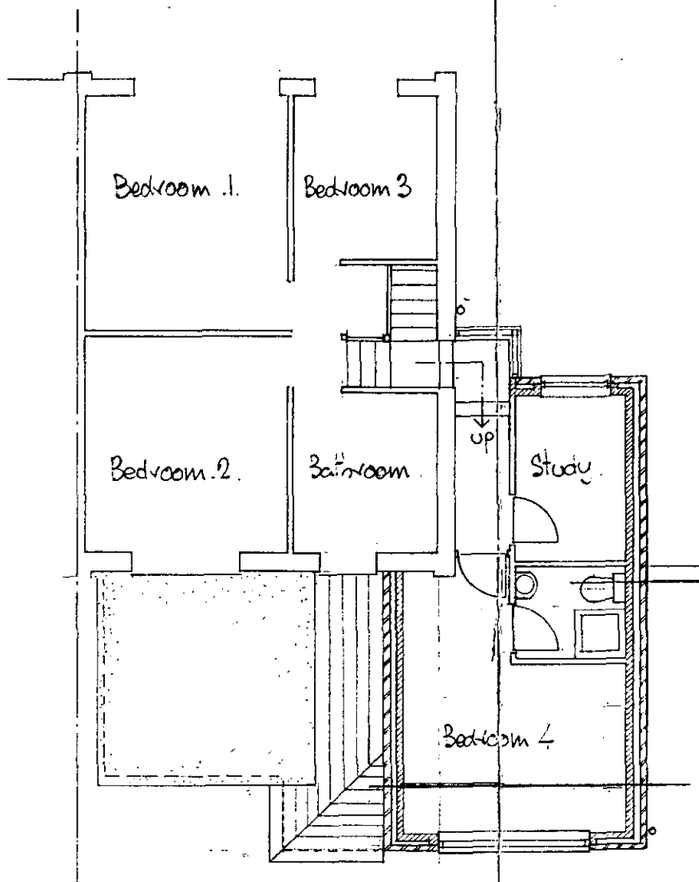
PLANNING SERVICES	IHP
POL	TES
DC	ENF
APP	
CS	
10 JAN 2002	
COPIES TO:	ACK:
	FILE:

WITHDRAWN

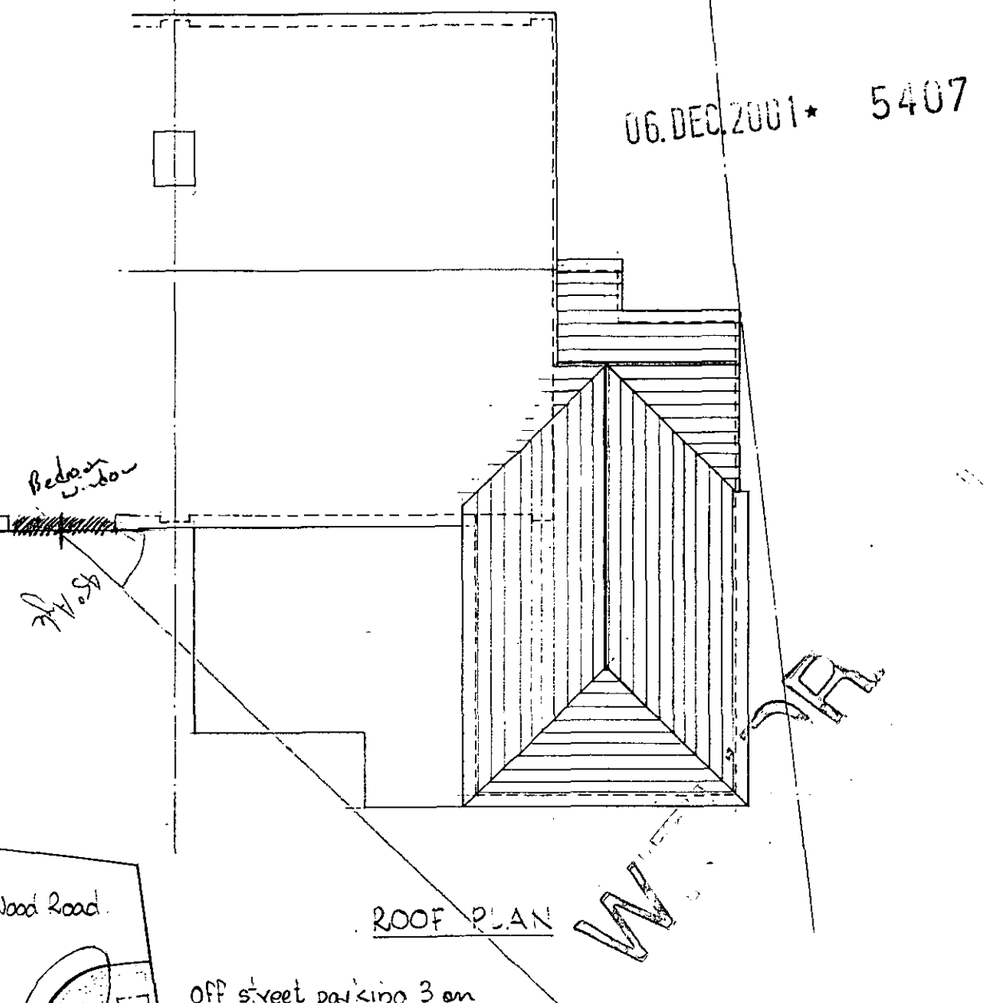
PROPOSED EXTENSION AT 58 HENLEY WOOD ROAD. EARLEY.	
FOR. MR AND MRS G.WOODS	
ELEVATIONS	
Dwg No 02.	Scale 1:100
	Oct 2001.



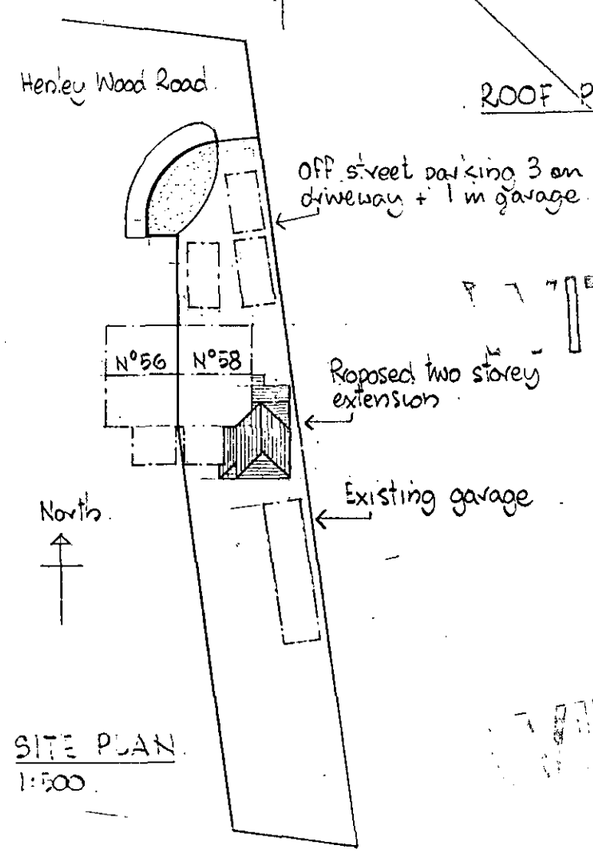
GROUND FLOOR PLAN



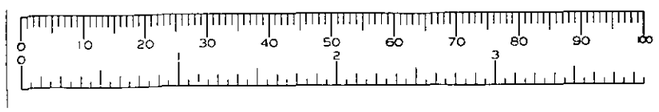
FIRST FLOOR PLAN



ROOF PLAN



SITE PLAN
1:500

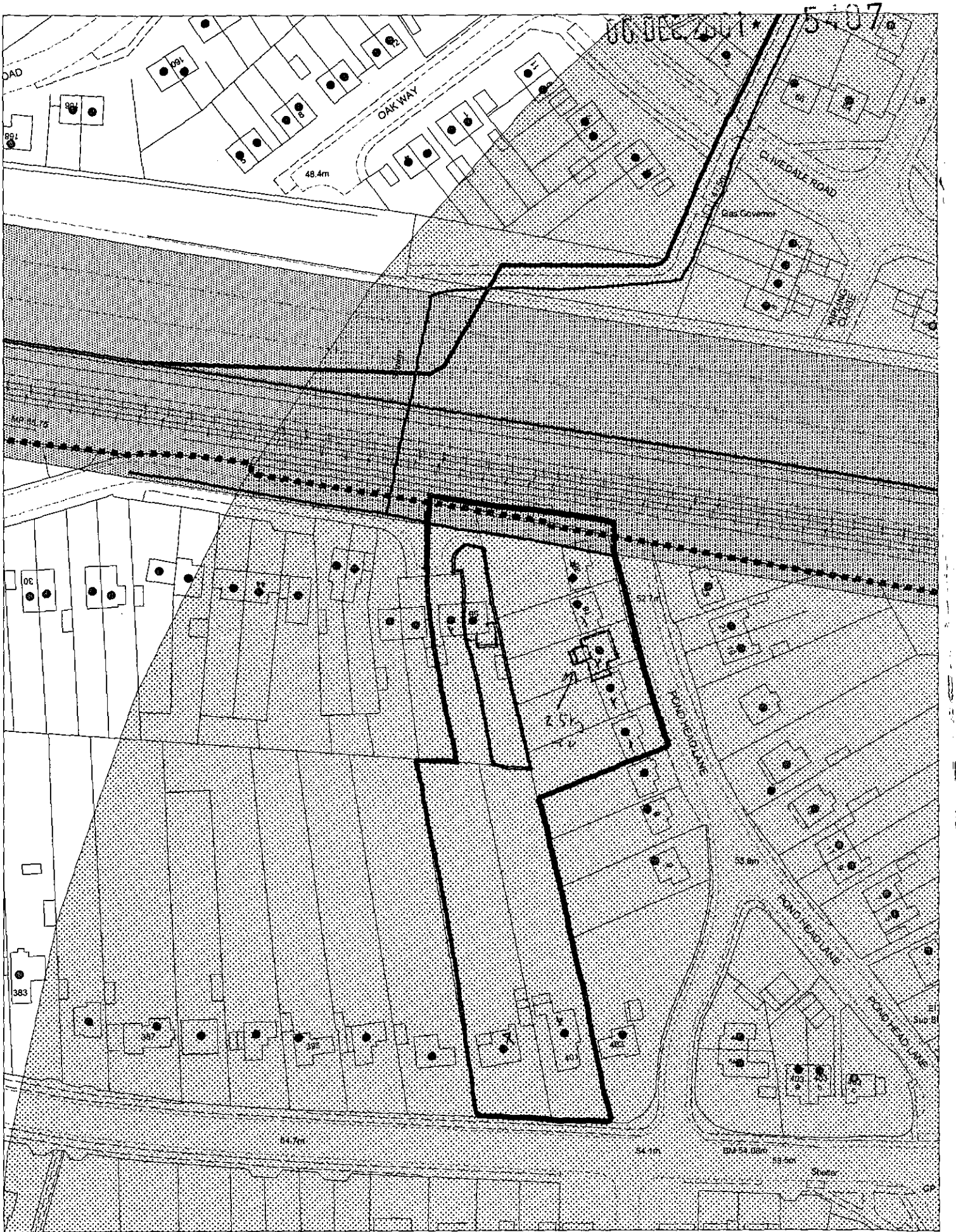


06.DEC.2001* 5407

SITE PLAN

01189269 187

PROPOSED EXTENSION AT 58 HENLEY WOOD ROAD EARLEY	
FOR MR AND MRS G WOODS	
FLOOR PLANS AND SITE PLAN	
Dwg N° 01	Scale 1:100
	Dec 2001



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Development Control Section, Environmental Services, Wokingham District Council.

10 December 2001 Scale: 1 : 1250