SYSTEMS LTD

APPLICATION NO:
F/2000/2068

LOCATION:
64 Antrim Road, Woodley Reading.

APPLICANT:
Mr & Mrs Parker C/O Greg Farrell

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **28/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
21/09/2000

CASE OFFICER: **Farah Humayun**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Parker
C/O Greg Farrell
43
Wendover Way
Tilehurst Reading
Berkshire
RG30 4RU

Application Number: F/2000/2068

Parish: **WOODLEY**

Location: **64, Antrim Road, Woodley, Reading.**

Proposal: **Proposed two storey 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 resemble 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) no additional windows or similar openings shall be constructed in the flank wall of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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. Prior to the completion of the development hereby permitted the driveway must be widened to a minimum of 4.8 metres for ease of access and egress. The footway crossing must be extended to accommodate this.

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

Reason
5. In the interest of highway safety and convenience.

Informatives
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

2. 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 LBE2 and LTV1.
   Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 20/09/2000

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.

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: 20th July 2001
My ref: FH/F/2000/2068
Your ref:

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

Mr G Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Dear Mr Farrell

RE:PROPOSED MINOR AMENDMENT TO 64 ANTRIM ROAD, WOODLEY PLANNING APPLICATION F/2000/2068

Thank you for your letter that was received on 27 June 2001.

I can inform you that the proposed extension of the rear utility room by 1 metre cannot be considered as a minor amendment and, therefore will require a full planning application.

I hope this information is of use to you. If you have any further query relating to this matter the case officer, Farah Humayun, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

FH

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Farah Humayan

25th June 2001

Your Ref: F/2000/20687

Dear Sir

Re: 64 Antrim Road, Woodley, Reading, Berks.

Please find enclosed revised copy of plans for the above property. As you will see the utility has had to be extended by 1m in order to overcome the sewer which was right underneath the trench and I would be grateful if you could confirm if this can be accepted as a minor amendment to the original approval.

Yours faithfully

Greg Farrell

45014

FI
PC
DC PA
AP
CS
27
COPIES TO:
FILE:

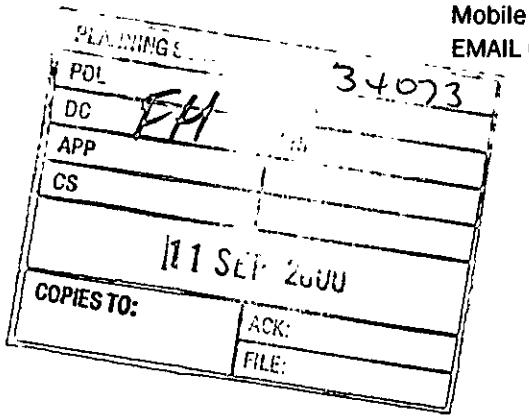
Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com



Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR
Attention Farah Humayun

8th September 2000

Ref: F/2000/2068

Dear Sir

Re: 64 Antrim Road, Woodley, Reading.

Please find enclosed six copies of plans regarding the amendments to the porch as discussed.

I trust this is satisfactory and thank you for your help in this matter.

Yours faithfully

Greg Farrell

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2068

Applicant : Mr & Mrs Parker C/O Greg Farrell.

Location : 64, Antrim Road, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 9/8/00

Date Registered : 27/07/2000

Earliest Date for Decision : 28/08/2000

Latest Consultation Date/Site Notice Expiry Date : 28/08/2000

This application will have expired on: 21/09/2000. 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 :

WOODLEY TOWN COUNCIL - Concerned of terracing impact if neighbour also wished to extend.

ENVIRONMENTAL DESIGN - No objections.

HIGHWAYS - Approval subject to conditions of parking + widening of driveway.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.

Application Number: F/2000/2068

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is for a proposed two storey side extension to dwelling. The extension forms a gable end and stands to a height of approx 7 metres. At ground floor level the extension projects out by 1.2 metres to form a front porch and extending the garage. At first floor level the extension is set back by one metre at the front of the property.

There are no additional windows proposed on the side elevation of the extension. Due to the distance between the proposed and the neighbouring property of NO 66 and the garage being adjacent to the prop on the side of NO 62 it is not considered that the prop extension will have a detrimental impact upon the residential amenity of the neighbouring properties.

IMPACT UPON THE STREET SCENE

The dwelling is situated in a line of two storey properties. The front extension does project out of the existing building line, however due to properties NO 58 and onwards as well as NO 72 and onwards are all set forward from this line, it is therefore considered to be in keeping with the character of the area.

The 1st floor level is also set back by approx 1 metre which prevents any potential terracing impact, therefore it is considered that the prop. would not have a significant detrimental impact upon the character of the area.

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

Application Number F/2000/2068
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	flank wall of the extension
4	C122	R122	
~~5~~	~~C134~~	~~R134~~	~~4.8m~~
			INFORMATIVE
		N07.	
		N16	BSP - EN1
			LALP - LBE2, LTV1
			WDLP - WOS3/WBE1
~~15~~	~~SC23~~	~~SR06~~	~~PARKING + GARAGING~~
		Prior to the completion of the development hereby permitted	
5			The DRIVEWAY MUST BE WIDENED TO A MINIMUM
			4.8M FOR EASE OF ACCESS AND EGRESS.
			THE footwalk CROSSING MUST BE EXTENDED TO
			ACCOMODATE THIS.
			REASON
			IN THE INTERESTS OF HIGHWAY
			SAFETY AND CONVENIENCE.

John Mitchell
20/9/02

KSN from.

RECORD OF SITE VISIT

SITE ADDRESS: 64 Antrim Road
Woodley Reading.

APPLICATION NUMBER: F/2000/2068

OFFICER: Farah Humayun

DATE OF SITE VISIT: 9/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

~~SEMI~~ RES

3. DESCRIPTION OF SITE/BUILDING

SEMI-DET.

4. RELATIONSHIP TO ADJOINING PROPERTIES

ATTACHED GARAGE.
1 SIDE WINDOW TO FLANK WALL OF NO 62 (Obscured Glazing)
EXISTING REAR CONS TO NO 64 - LARGE REAR CON.
- SEMI DET & REAR WINDOWS - OVERBEARING.
FRT PORCH EXTENDS OUT FROM SEMI. DET.

5. SITE CONSTRAINTS

TREES - LARGE IN REAR.

ACCESS/PARKING - GARAGE TO REMAIN SAME SIZE BUT MOVED TO FRONT.

LEVELS

BOUNDARY TREATMENT 1.8 CB FENCE TO BOTH BOUNDARIES.

OTHERS OPEN PLAN TO NO 62.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Farah Humayun DATE: 29th August 2000

Location:	64 Antrim Way, Woodley, Reading
Proposal:	Proposed two storey side extension to dwelling
Application Number:	F/2000/2068

In response to your consultation dated 4th August 2000 for the above application, the tree and landscape comments are as follows:

The above proposals will not affect any existing landscape feature and the additional visual impact will be negligible. I therefore have on objections to the proposal.



ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

From: Farah Humayun

Date: 04 August 2000

3

Application Number: F/2000/2068

Proposal: Proposed two storey side extension to dwelling..

Site Address:
64, Antrim Road, Woodley, Reading.

Applicant:
Mr & Mrs Parker C/O Greg Farrell.

Your observations are required in respect of this application within **7 days** of the above date.

NO [illegible]
[illegible]

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 04 August 2000

Application Number: F/2000/2068

Proposal: Proposed two storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
64, Antrim Road, Woodley, Reading.

Applicant:
Mr & Mrs Parker C/O Greg Farrell.

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).

SC:23 (INSERT: Parking & Garaging) SR:06.

Driveway must be widened to a minimum 4.8m for ease of access and egress. The crossing must be extended to accommodate this. (SR:14).

IN:08.

Signed: _____ **Print name:** ADAM COGGINS

09/08/00

Received by Wokingham District Council

Application No: F/2000/2068

Proposal:
Proposed two storey side extension to dwelling.

Location:
64, Antrim 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/08/2000. 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 normally be possible for an individual reply 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

04 August 2000

FROM: Farah Humayun

DATE: 04 August 2000

WOODLEY TOWN CONSULTATION SHEET

33209

Application Number: F/2000/2068

Proposal: Proposed two storey side extension to dwelling..

Site Address: 64, Antrim Road, Woodley, Reading.

Applicant: Mr & Mrs Parker C/O Greg Farrell.

Your observations are required in respect of this application **by 28/08/2000** .

The committee had some concerns about a possible terracing effect if the neighbour wished to do the same.

SIGNED: Anne Keeley DATE: 16.8.00.

Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **04 August 2000**

My ref: F/2000/2068

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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/2000/2068
64, Antrim Road, Woodley, Reading.
Proposed two storey 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2068**
64, Antrim Road, Woodley, Reading.
Proposed two storey 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 Rowland

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

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

Tel: 0118 974 6482

Date: **04 August 2000**

My ref: F/2000/2068

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2068**
64, Antrim Road, Woodley, Reading.
Proposed two storey 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 Lawley

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

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

Tel: 0118 974 6482

Date: **04 August 2000**

My ref: F/2000/2068

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

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/2000/2068
64, Antrim Road, Woodley, Reading.
Proposed two storey side extension to dwelling.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2068**
64, Antrim Road, Woodley, Reading.
Proposed two storey 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 Gilder

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 JUL 2000
Officer: FH	Application No. F/2000/2068

Map No. 46.47 Site 0.04

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING.

Location: 64 ANTRIM ROAD

Parish: WOODLEY Ward: South Lake
28.8.2000

Applicant: MR | MRS PARKER

Fee Received 95-00 Required ..... Additional ..... Refund .....

(b)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation.		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.8.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS:

NO pre-apps .....
.....
.....

NEIGHBOURS:

S/N + 52, 58, 62 + 66 ANTRIM RD .....
.....
50 + 52 ROSLYN RD .....
.....
.....
.....
.....
.....
.....

PC 23 020 064

ADDRESS 64 ANTRIM ROAD PARISH WOODLEY

PLOT No. 642 ORD. SHEET No. SU. 7572 (A

BUILDER J.T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12/4/55	N/A. Cl
466/57	Messrs. Wells Estates Ltd	"	9/7/57	N/A. Refu
O/247/58	Mr & Mrs. Ben. S. Clark	"	17/4/59	N/A. Cl
179/61	J.T. Cook & Son Ltd/Part	Foul sewer plans & Sections	5/10/61	App. Cl
R/102/62	"	Layout of Rds & Sewers	12/7/62	App Cl
164/64	"	Semi/Det. House	29/10/64	App. Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

1305A

Environmental Services

For office use only.
Application number: 21 JUL 2006 2068

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 & MRS PARKER 64 ANTRIM ROAD WOODLEY READING
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension About the application	2 STOREY SIDE 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 & 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

1305B

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 & Mrs PARKER

Date 25/7/02

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.

31 July 2000

Scale: 1 : 1250

N
W E
S