APPLICATION NO:
F/2000/1668

LOCATION:
55 Malvern Close, Woodley Reading.

APPLICANT:
Mr M Hansford C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/08/2000

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Hansford
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/1668

Parish: **WOODLEY**

Location: **55, Malvern Close, Woodley, Reading.**

Proposal: **Proposed single storey rear 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 external works shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 13/07/2000

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1668 FH
BUILDING CONTROL NUMBER.	FP2000/0714 Panel
~~APPLICANT~~/AGENT	Andesign
ADDRESS OF SITE	55 Malvern Close Woodley.
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2993	AH/E/2993
ELEVATIONS	-u-	-u-
FLOOR PLANS	-u-	-u-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	17/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1668

Applicant : Mr M Hansford C/O Andesign.

Location : 55, Malvern Close, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22/6/00

Date of Neighbour Notifications : .....

Date of Site Visit : 22/6/00

Date Registered : 07/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 02/08/2000. 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 - 'No comment'

Planning Issues :

+ Impact upon neighbouring properties

Application Number: F/2000/1668

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES.

The application being considered is a proposed single storey rear extension to dwelling to form an extended kitchen extension. The extension has a flat roof design which stands at approx 3 metres.

The proposed extension will extend to the existing building line of the single storey extension at a length of 3.2 metres. It is located approx 10 cm from the boundary with No. 56 and 5 metres from No 54.

The neighbouring property of No 56 has no side windows on the east elevation. There are also no windows in the proposed side elevation of the extension therefore it is considered that the proposed extension will not have an adverse negative impact upon the neighbouring properties and their living conditions.

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

Application Number F/2000/1668
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORKS

John Murrell

13/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 55 Malvern Close
Woodley Reading.

APPLICATION NUMBER: F/2000/1668

OFFICER: Farah Humayun

DATE OF SITE VISIT: 22/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Semi-detached with ~~detached~~ attached garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

Semi-detached (no 56)
Side elevation - Hipped roof - no windows - 2 storey ext.
Small garden

No - overlooking properties to the rear.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS - 1.8 m fence to rear. - Rises to garden

BOUNDARY TREATMENT

OTHERS —

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

Tel:

Date: **14 June 2000**

My ref: F/2000/1668

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2000/1668
55, Malvern Close, Woodley, Reading.
Proposed single storey 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 **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1668**
55, Malvern Close, Woodley, Reading.
Proposed single storey 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 Preston

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

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

Tel:

Date: **14 June 2000**

My ref: F/2000/1668

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

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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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Farah Humayun** Application Number: **F/2000/1668**
55, Malvern Close, Woodley, Reading.
Proposed single storey 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 Samuel

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

Received by Wokingham District Council

Application No: F/2000/1668

Proposal:
Proposed single storey rear extension to dwelling.

Location:
55, Malvern 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. 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 09/07/2000. 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

14 June 2000

FROM: Farah Humayun

DATE: 14 June 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1668

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 55, Malvern Close, Woodley, Reading.

Applicant: Mr M Hansford C/O Andesign.

Your observations are required in respect of this application **by 09/07/2000** .

The committee had no comment to make on this application.

30894

PLANNING SERVICE
POL
DC
APP
CS
COPIES TO:

SIGNED: Ann Keen DATE: 21.6.00.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 JUN 2000	Map No. 41 Site 0-03
Officer: FH	Application No. F/2000/1668
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 55 MALVERN CLOSE

Parish: WOODLEY Ward: Bulmarshe.
14.6.2000.

Applicant: MR HANSFORD

Fee Received 95-00 (11) Required ..... Additional ..... Refund .....

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			
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 : 14.6.2000 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: SIN + 5, 6, 52, 53 + 56 MALVERN CLOSE

ADDRESS 55 MALVERN CLOSE PARISH WOODLEY

PLOT No. 31 ORD. SHEET No. SU.7672 (4

BUILDER G. Wimpey & Co. Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/117/61	G. Wimpey & Co. Ltd.	Outline	15.6.61	N/A. C
225/61	"	Semi/Det. House	22.2.62	App. C
PD/220/63	Mr. M. Hansford	Garage	13.6.63	App. N/
BR 5704	"	S/storey extension	3.12.76	App N/
05638	"	"	16.12.76	N/A C/A
BR13535	" "	S/S. to side	10.8.80	App N/A
13341	"	"	5.6.80	N/A C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Recd 8.30AM 6.6.00

Environmental Services

For office use only.
Application number:

1600

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	M. HANSFORD
	Address and postcode	55 MALVERN CLOSE WOODLEY, BERKS RG5 0LP
	Phone number	9618910
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	0118 9784165
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY 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.	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 ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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.

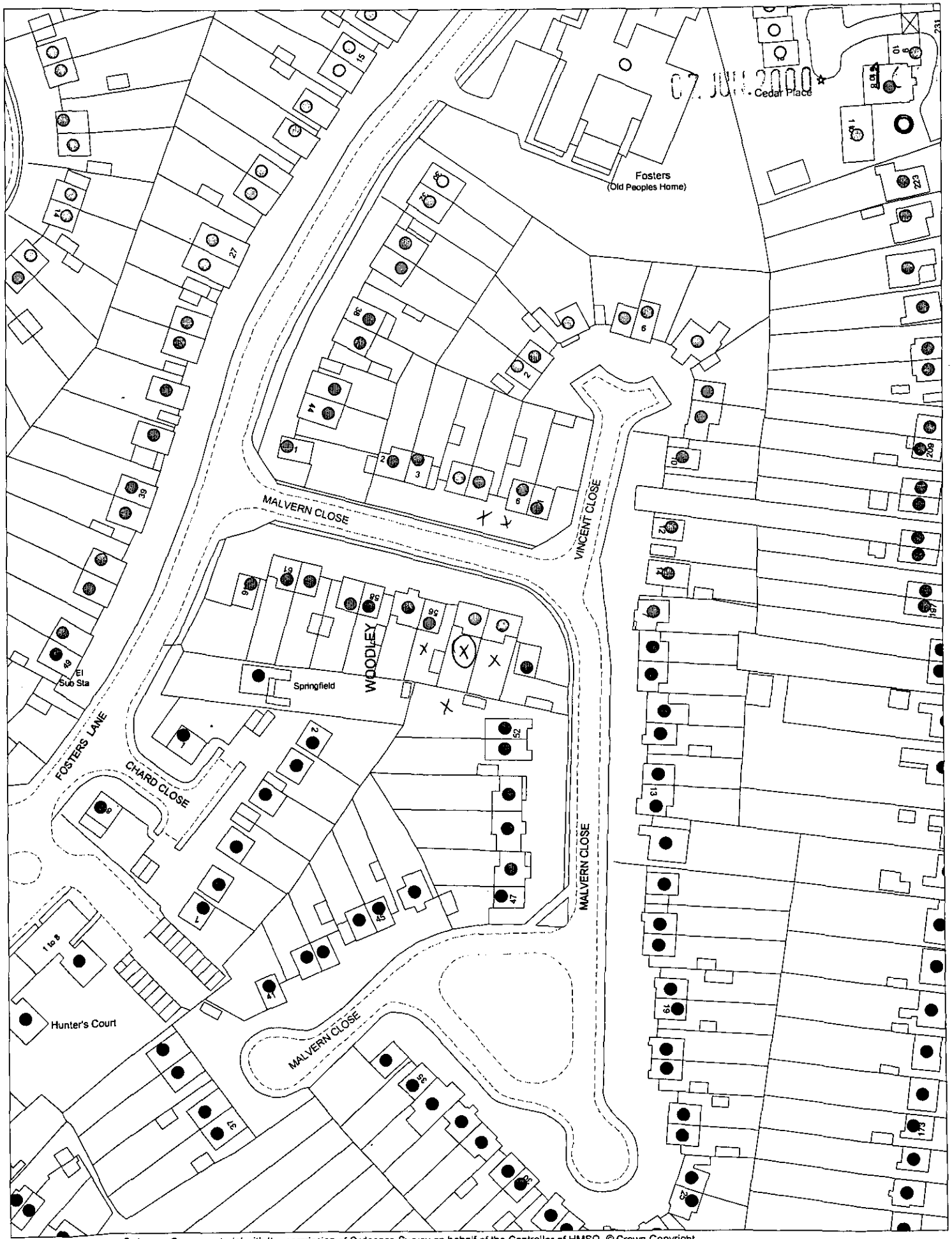
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of M. HANSFORD

Date 5/6/2000

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.

12 June 2000

Scale: 1 : 1250

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