APPLICATION NO:
F/2001/3328

LOCATION:
4 Orville Close, Woodley Reading.

APPLICANT:
Mr & Mrs Steggall

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **11/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/04/2001

CASE OFFICER: **Andrew Thorley**

REFUSED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Steggall
4 Orville Close
Woodley
READING
Berkshire
RG5 4TZ

Application Number: F/2001/3328

Parish: **WOODLEY**

Location: **4 Orville Close, Woodley, Reading**

Proposal: **Proposed two storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed 2 storey extension, by virtue of its design, siting, scale, bulk and massing would have an overbearing impact on No. 3 and No. 5 Orville Close to the detriment of the amenity of their occupiers and due to the loss of sunlight there would be consequential loss of amenity to the garden area of No. 3 Orville Close. As such it is, therefore, contrary to Policies LBE1, LBE2 and LTV6 of the Loddon Area Local Plan and Policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

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 Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2, LTV1, LTV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 19/03/2001

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.

Tel. 0118 974 6441 (Direct Line)
E-mail:

Date. 11 May, 2001

My ref.

Your ref. AJT/MLT/F/2001/3328

Mr. & Mrs. Steggall
4, Orville Close,
Woodley,
Berks,
RG5 4TZ.

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) 977 8909
DX: 33506 – Wokingham

Dear Mr. & Mrs. Steggall,

PROPOSED TWO STOREY REAR EXTENSION – 4, ORVILLE CLOSE, WOODLEY.

I am writing further to your letter and plans dated 8th May 2001.

Whilst the revisions are an improvement they are still considered to be unacceptable and do not fully address the reasons for refusal as previously mentioned on the refusal notice. However, the plans that you submitted on the 3rd April 2001 for a single storey rear extension would be likely to be acceptable.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Andrew Thorley, on the above telephone number.

Yours sincerely,

MLT

M L THORP
Principal Development Control Officer

4 Orville close
Woodley
Reading
Berks
RG5 4TZ

Ref F/2001/3328

Dear Mr Thorley,

Please find enclosed sketches of proposed extension. The ground floor stays at 4.00m the first floor extension is at 3.00m, with a hip roof. If you could please ring us when you have looked at the sketches

Yours faithfully
J. Steggall

PLANNING SERVICES	42977
POL	TLS
DC AT	ENF
APP	
CS	
08 MAY 2001	
COPIES TO:	ACK:
	FILE:

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3328

Applicant : Mr & Mrs Steggall .

Location : 4, Orville Close, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/02/01

Date Registered : 08/02/2001

Earliest Date for Decision : 11/03/2001

Latest Consultation Date/Site Notice Expiry Date : 11/03/2001

This application will have expired on: 05/04/2001. 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 :

Highways: Approval with conditions
Woodley TC: Wish to make no comment.
Neighbours: 2 letters of objections
~~Env~~/ Environment Agency: No Objections

Planning Issues : (identified settlement)

1) Impact on neighbours.
2) Impact on street scene.
3) Highways

Application Number: F/2001/3328
Appraisal:

1) Impact on neighbouring properties

The proposal is for a two-storey rear extension to a detached two-storey house.

The proposed two-storey rear extension will project 4 metres towards the rear garden and will be 6.6 metres wide, the overall width of the existing house. To be located 2 metres away from the northern and southern boundaries.

The roof pitch and eaves height of the two-storey extension would match that of the existing main roof, the ridge height will be 7.8 metres (0.4 metres lower than the ridge height of the main roof). Six new windows and a pair of patio doors are proposed. The proposed bedroom window on the north elevation would overlook the neighbouring property. The proposed accommodation includes one additional bedroom with en-suite facilities and a dining room /sitting room.

No. 5, to the south west, 2 storey detached house, enclosed rear garden. Located 5.6 metres away from proposal behind a 1.8 metre high boundary fence. Main windows at ground floor and at first floor face rear garden. There is an obscured glazed landing window on the flank elevation. This neighbour is concerned (see letter on file) that the proposal "is a vast over development of the site and an intrusion upon the Hawker Way street scene".

No. 3, to the north, 2 storey detached house, enclosed rear garden. Located 4.2 metres away from proposal behind a 1.8 metre high boundary fence. Main windows at ground floor and at first floor face rear garden. There are no windows on the flank elevation. This neighbour is concerned (see letter on file) that they would be "overlooked from the proposed first floor bedroom window in the side elevation", and that the proposed extension would "take a lot of the sun off their garden, patio, and the light off their dining room".

It is considered that due its size the proposed 2 storey extension would create an overbearing effect and be detrimental to the amenities of the occupiers of this property.

2) Impact on street scene /visual impact.

The design of the proposed 2 storey extension and the proposed materials would match existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions.

Recommendation : Approval [ ] **Refusal : [✓]**
(tick appropriate box)

Application Number F/2001/3328
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
			The proposed 2 storey extension, by virtue of its design, siting, scale, bulk and massing would have an overbearing impact on No.3, & No.5, Orville Close and due to the loss of sunlight there would be a consequential loss of amenity to the garden area of No. 3, Orville Close. As such it is, therefore, contrary to Policies LBE1, LBE2 & LTV6 of the LALP and Polices WBE1, WOS3 of the WDLPDD.
			to the detriment of the amenity of the their occupiers

Informative for approvals
N16
~~LODDON AREA~~ LOCAL PLAN POLICIES:
~~SOUTH EAST AREA LOCAL PLAN POLICIES~~: LBE1/2 LTV1/6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: ENV
~~MINERALS LOCAL PLAN POLICIES~~:

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

Date: 9/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 4 Orville Close
Woodley Reading.

APPLICATION NUMBER: F/2001/3328

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post

2. DESCRIPTION OF SURROUNDINGS Residential (1980s)
No. 3, 2 storey det house, enclosed rear garden, main windows at grd floor + at first floor face rear gdn. No windows on flank elev. nearest windows patio + bed.
No 5, 2 storey semi-det house, main windows face rear gdn, obscured glazed landing window on flank elev only. nearest windows kitchen + bedroom.

3. DESCRIPTION OF SITE/BUILDING 2 storey det house with integral garage, ~~Brick~~ orange brick, red roof tiles, brown fascia panels, boards + guttering. White UPVC windows + doors.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to site plan / End of open frontage cul-de-sac

5. SITE CONSTRAINTS

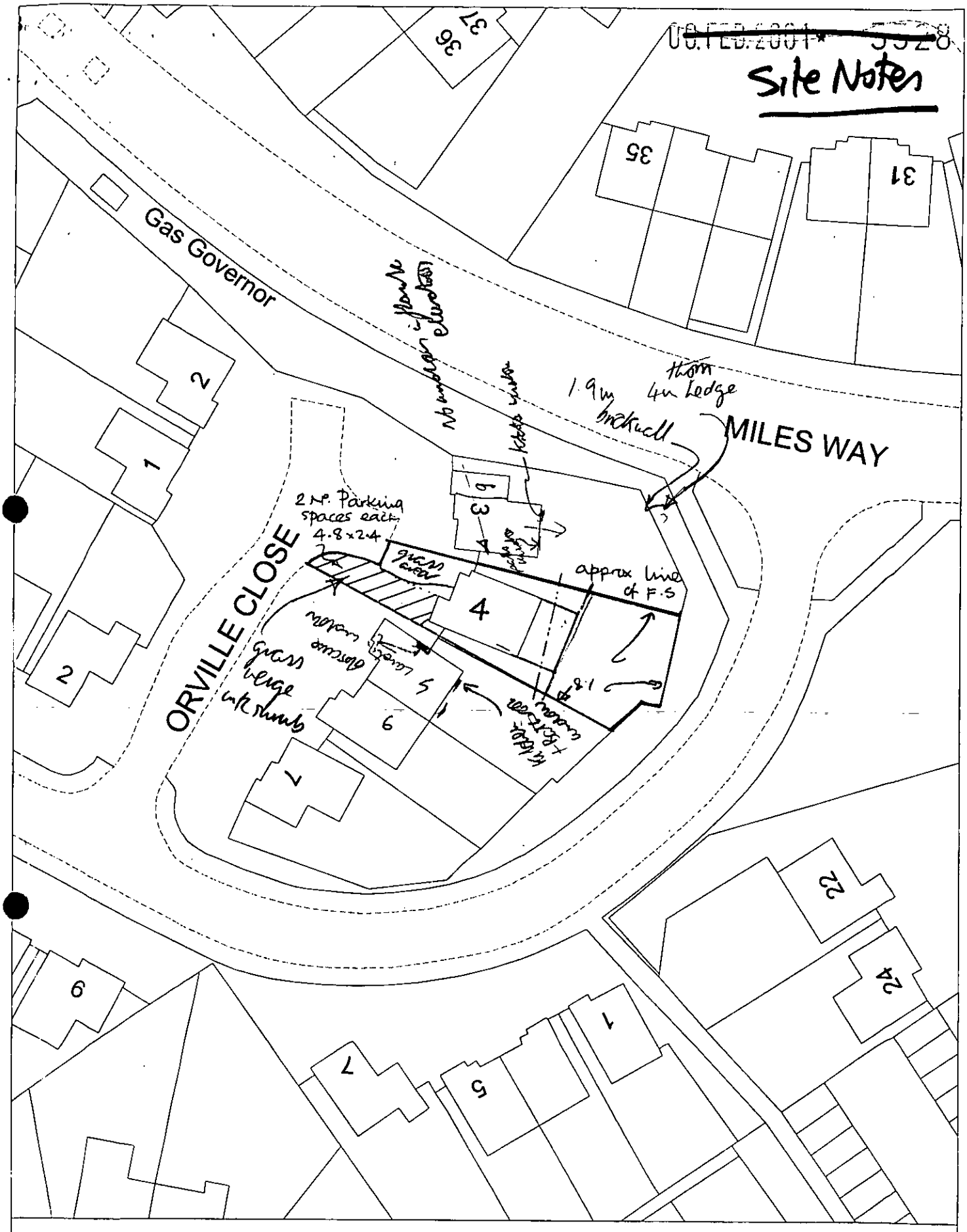
TREES — None affected

ACCESS/PARKING — As existing

LEVELS — House level, higher than road level.

BOUNDARY TREATMENT — No 3. 1.8m high fencing
— No. 5. 1.8m high fencing
— Rear boundary 1.8m CB fencing + 4m approx thorn hedge.

OTHERS



Site Plan, Scale: 1 to 500

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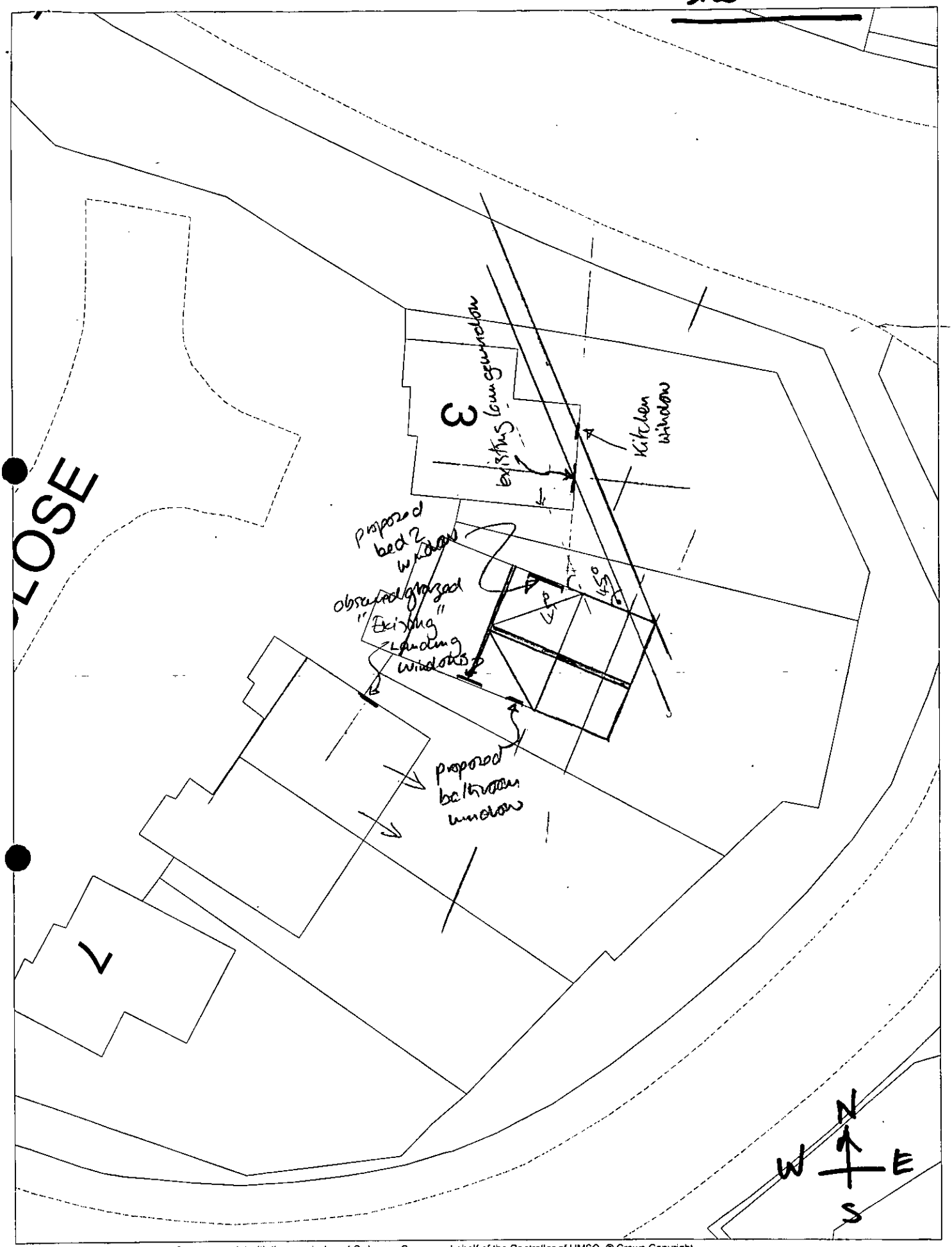
Date: 29 January 2001

[redacted]

Site Notes



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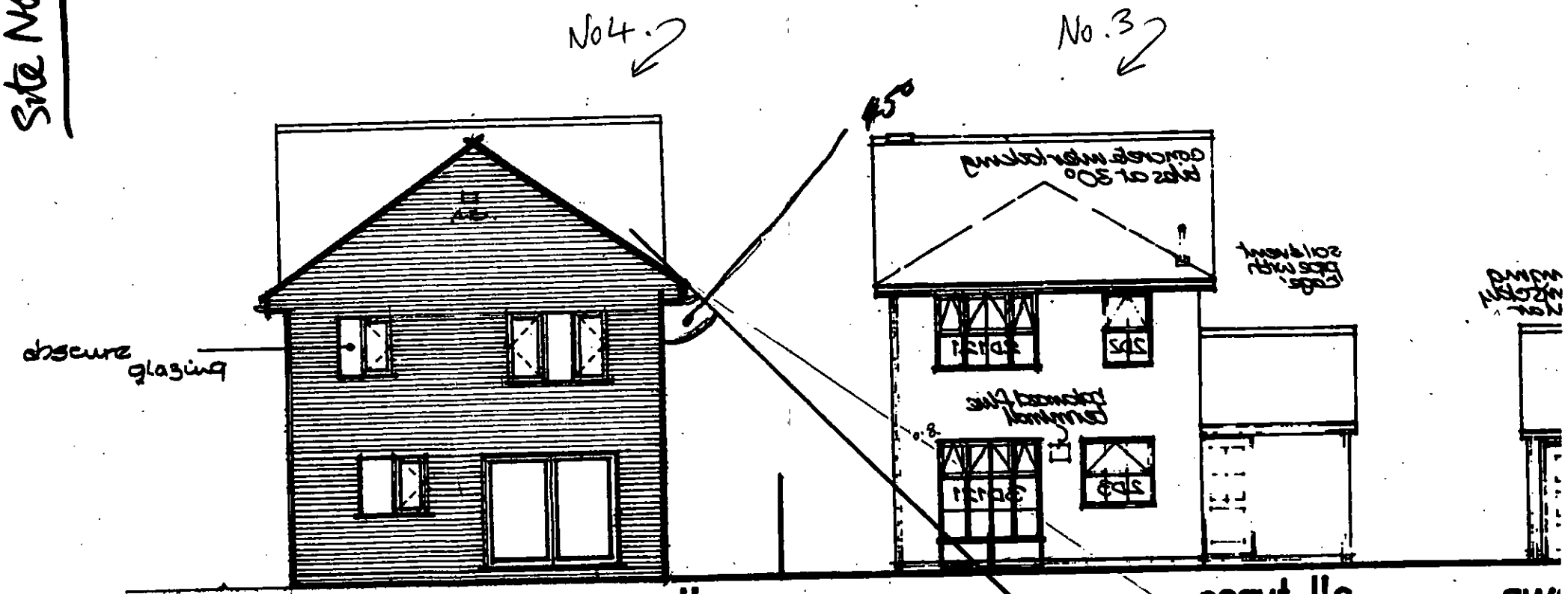
Development Control Section, Environmental Services, Wokingham District Council.

28 February 2001

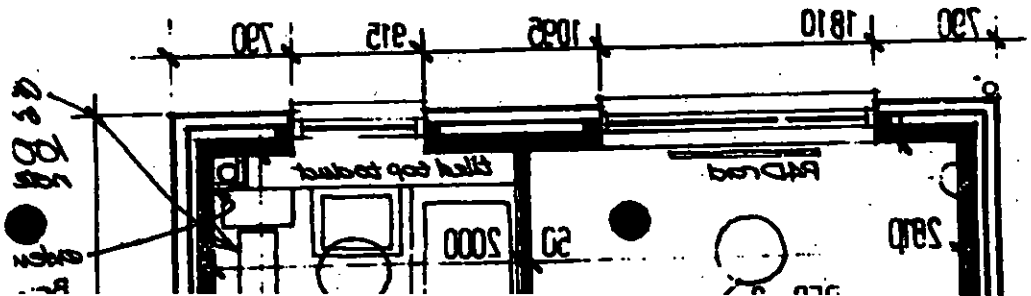
Scale: 1 : 250

Site Notes



REAR

Scale 1/100



Should be Refused

Privacy impact on 3+5.

+ loss of sunlight + consequential loss of amenity + garden area of No. 7.

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

Tel: 0118 974 6441

Date: **15 February 2001**

My ref: F/2001/3328

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3328
4, Orville Close, Woodley, Reading.
Proposed two 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2001/3328**
4, Orville Close, Woodley, Reading.
Proposed two 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 Thair

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

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

Tel: 0118 974 6441

Date: **15 February 2001**

My ref: F/2001/3328

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3328
4, Orville Close, Woodley, Reading.
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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3328**
4, Orville Close, Woodley, Reading.
Proposed two 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 Clifford

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

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

Tel: 0118 974 6441

Date: **15 February 2001**

My ref: F/2001/3328

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/2001/3328
4, Orville Close, Woodley, Reading.
Proposed two 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3328**
4, Orville Close, Woodley, Reading.
Proposed two 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 Clacey

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

Received by Wokingham District Council

Application No: F/2001/3328

Proposal:
Proposed two storey rear extension to dwelling.

Location:
4, Orville 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2001. 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

15 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3328
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Refusal — F/2001/3328.

David Simmonds,

Tel. 0118 - 984 - 2277

Submitted sketches for a single storey extension to the rear of property.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 FEB 2001	
Officer: AT	Application No. F/2001/3328

Map No. 41 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 4 ORVILLE CLOSE

Parish: WOODLEY Ward: Loddon.
15.2.01 B.

Applicant: MR / MRS STEGGALL

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

Enforcement Section (5) 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	Encroachment letter deleted.		
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 : 15.2.01 B 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 (INTERNAL) .....
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 250 m Landfill Site Cons. .....

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 + See map

.....
.....
.....
.....
.....
.....
.....
.....
.....

FROM: Andrew Thorley

DATE: 15 February 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3328

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 4, Orville Close, Woodley, Reading.

Applicant: Mr & Mrs Steggall .

Your observations are required in respect of this application **by 11/03/2001** .

The committee agreed to make no comment on this application

SIGNED: _____ DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

A THORLEY

Mr Thorley

Please find enclosed copy of H.M Land Registry for 4 Orville close Woodley .. Thankyou.

J. Stoggall

PLANNING SERVICES	HPT
POL	
DC	40952
ARP	
CS	
09 MAR 2001	
COPIES TO:	ACK:

OFFICE COPY ISSUED BY THE GLOUCESTER DISTRICT LAND REGISTRY ON FEB 16 1996

THE REGISTERED LAND CONSISTING OF THE PART OR PARTS EDGED WITH A THICK LINE REPRESENTING THE RED EDGING ON THE FILED PLAN IS MORE PARTICULARLY DESCRIBED IN THE PROPERTY REGISTER. IF THE THICK LINE ENCLOSES ANY NUMBERED PARTS BEARING LETTERED PREFIXES THEN THOSE PARTS HAVE BEEN REMOVED FROM THE TITLE.

Crown copyright. All rights reserved.

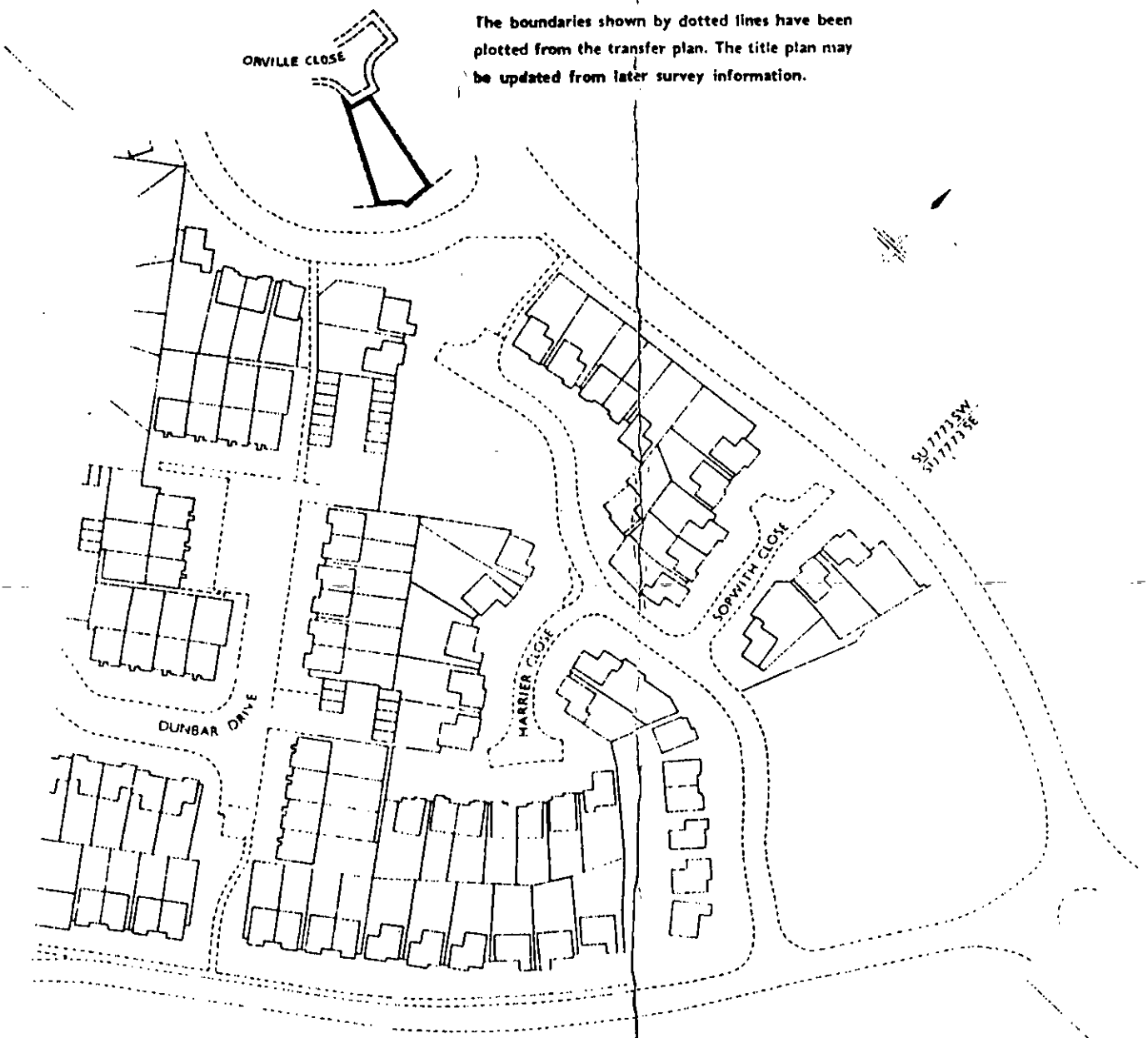
H.M. LAND REGISTRY

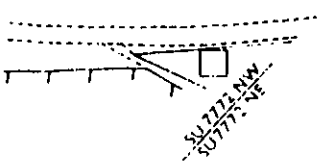
TITLE NUMBER

BK208482

ORDNANCE SURVEY PLAN REFERENCE	SU 7772	SECTION J	Scale 1:1250
COUNTY BERKSHIRE	DISTRICT WOKINGHAM		© Crown copyright 1981

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.





FILED PLAN H.M. LAND REGISTRY

F/2001/3328

3. Orville Close
Woodley.
6.3.01

For the attention
of mr Andrew Thorley.

Dear Sir,

With reference to the two storey extension on no 4 Orville Close. I have no objection to the extension except for the bedroom Window overlooking my house, unless it is fitted with frosted glass.

But I was a bit concerned, as it is to go so far back whether it will take a lot of the sun off my garden + patio, + maybe the light off my dining room.

OBS-AT

PLANNING SERVICES	PT
POL	
DC	
APP	
CS	
08 MAR 2001	
COPIES TO:	
	FILE:

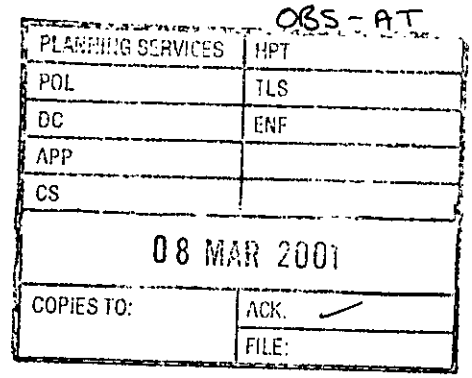
yours Truly
J. Goodall

Byhand 8/3/01

5 Orville Close
Woodley
Reading
RG5 4TZ

March 7th 2001

Mr Thorley
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR



Dear Mr Thorley,

Application Number : F/2001/3328

Site Address: 4 Orville Close, Woodley, Reading

Proposal: Proposed two storey rear extension to dwelling

I would like to formally object to this planning application for the following reasons.

1. I feel the rear extension is a vast over development of the site and an intrusion upon the Hawker Way street scene.

2. As indicated by the plan for the front parking area I would dispute the area of land is owned by the applicant. The plan as drawn is inaccurate. The drawing does not reflect the current driveway and the parking situation of the applicant. I understand from our conversation the existing driveway towards my property will not be altered.

   I would like to formally request an accurate drawn to scale plan of the area between my house/driveway and the applicant's house/driveway.

Yours sincerely,

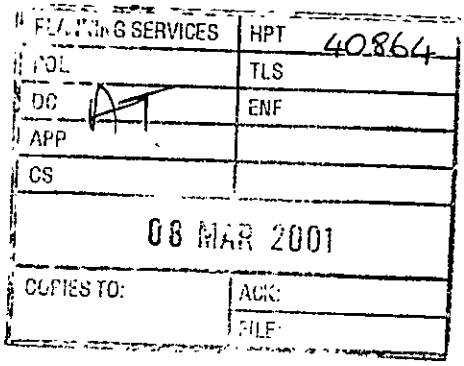
M Lowe.

Margaret Lowe

ENVIRONMENT AGENCY

Our ref: SP\2001\003206\001
Your ref: F/2001/3328

Date: 5th March 2001



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Fao: Andrew Thorley

Dear Sir/Madam

PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AT 4 ORVILLE CLOSE, WOODLEY, READING

Thank you for your letter dated 15th February 2001, which was received on 19th February 2001. You are asked to quote the following reference in any correspondence: SU77SE/18/43. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

Environmental Planning: Contact Miranda Wycherley on 01276 454384

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

Grid reference	Distance from site	Landfill name
SU 771 733	Approx 220metres	Woodley Airfield

In view of the type of landfill and the form of development proposed, it is unlikely that landfill gas will present a risk to this proposal..

ADVICE TO APPLICANT

Surface water from roadways should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from car parking areas should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Max Ross
Development Planning Officer

cc Mr & Mrs B. Steggall, 4 Orville Close, Woodley, Reading, RG5 4TZ.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 15 February 2001

Application Number: F/2001/3328

Proposal: Proposed two storey rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
4, Orville Close, Woodley, Reading.

Applicant:
Mr & Mrs Steggall .

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:** Adam Coggin 19/02/01

ADDRESS 4 ORVILLE CLOSE PARISH WOODLEY

PLOT No. 88 WOODLEY AIRFIELD PHASE I ORD. SHEET No SU7772 47.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
M/1/62 M/1/63	Adwest	Mineral extraction	13. 11. 63	NA	CA
M/1/64	"	" "	11. 3. 64	NA	CA
O/119/64	Woodley Dev.	O/L Res Dev. 240 acres	28. 2 66	NA	Ref
50/73, 741/73	Adwest	" Area 1. Road etc			
04538	"	" W/hsing 284.3 acres			
07209-10	Adwest & Wimpey	138.3 "	30. 10. 78	NA	CA
08308	" "	Peripheral Rd.	WITHDRAWN		
09407	" "	Links from "	15. 2. 79	N/A	CA
12133	Bryant	Det hse & garage	13 12 79	NA	CA
BR 12151	"	" " "	29 11. 79	App	NA
BR 18811	"	SUBST. OF HOUSE TYPE	5.8.82 30.6.82	APP REF.	N/A
17652	ADWEST	"	1.7.82	N/A	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

08.FEB.2001* 5528

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. B. STEGGALL
	Address and postcode	4 ORVILLE CLOSE WOODLEY READING RG5 4TZ
	Phone number	0118 969 0108
2	Agent's Name	
	Address and postcode	MR. David Simmonds
	Phone number	0118 984 2277
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.	4 ORVILLE CLOSE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	2 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.	FACING BRICK. RED/BROWN ROOF TILES. " " 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 ☐

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. STET

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

Date 4/02/01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3328**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



Site Plan, Scale: 1 to 2500

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Date: 29 January 2001

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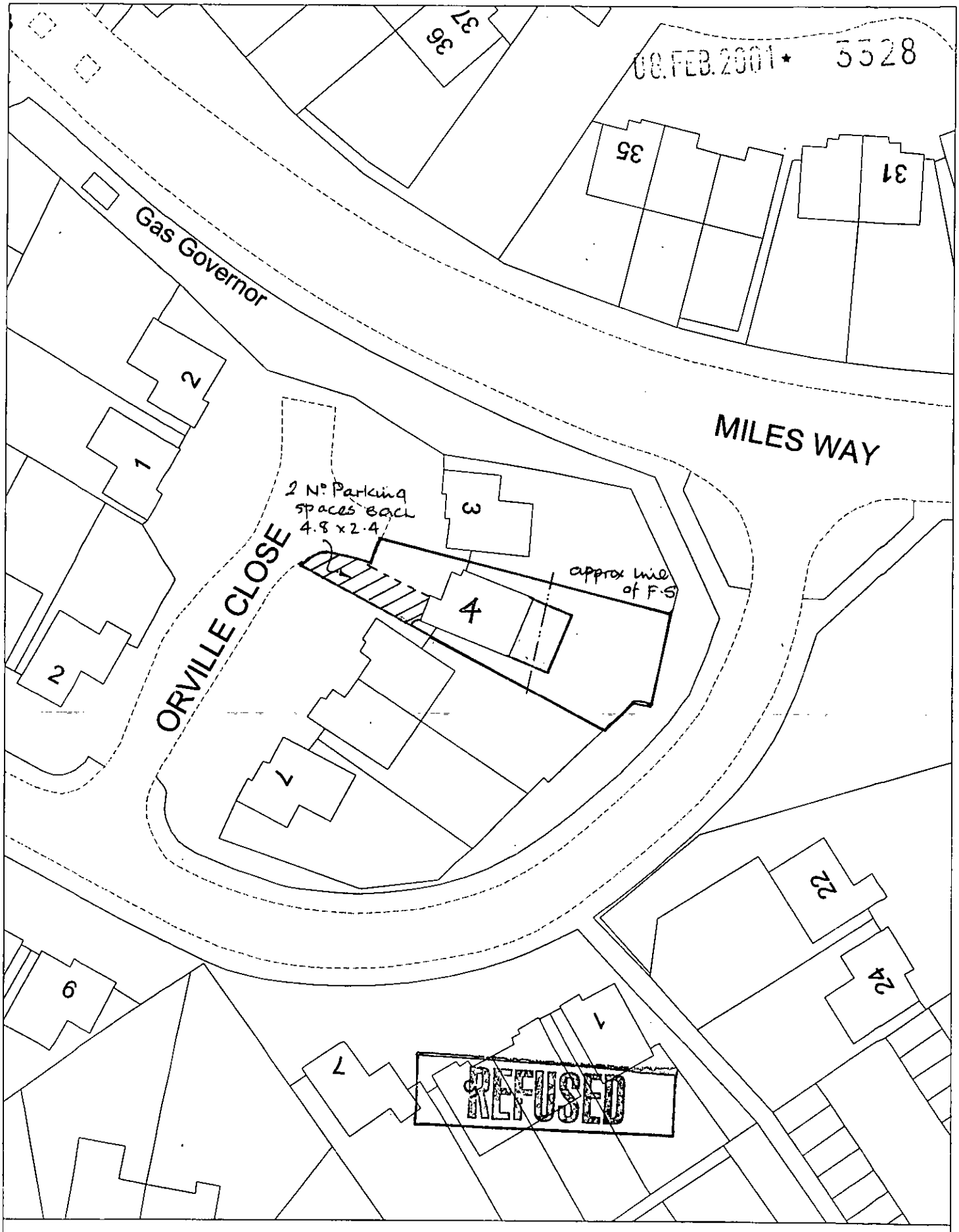

Site Plan, Scale: 1 to 500

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Date: 29 January 2001

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Development Control Section, Environmental Services, Wokingham District Council.

12 February 2001

Scale: 1 : 1250

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