SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/1146

LOCATION:
30 Bideford Close, Woodley Reading.

APPLICANT:
Miss Day C/O Mr Sd Kendrick

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **23/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss Day
C/O Mr S Kendrick
4 Cody Close
Woodley
Berkshire
RG5 4XN

Application Number: F/2000/1146

Parish: **WOODLEY**

Location: **30, Bideford Close, 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle garaging and parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side facing, north west elevation of the hereby approved extension.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 23rd May 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 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/1146
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) 977 8909
DX: 33506 – Wokingham

Mr D Miles
C/o Mr S Kendrick
4 Cody Close
WOODLEY
Berkshire
RG5 4XN

Dear Sir

PLANNING PERMISSION 2000/1146
SITE: 30 BIDEFORD CLOSE, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1146 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NICOLA LAKE
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1146	NL
BUILDING CONTROL NUMBER.	FP2000/0767	Paul
~~APPLICANT~~/AGENT	Mr S. Kendrick	
ADDRESS OF SITE	30 Bideford Close WOODLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/115-1	00/115-1
ELEVATIONS	00/117-4	00/117-3
FLOOR PLANS	- "	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/6/00	

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 : Nicola Lake

Application Number : F/2000/1146

Applicant : Miss Day C/O Mr Sd Kendrick.

Location : 30, Bideford Close, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4·5·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4:5:2000

Date Registered : 28/03/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 23/05/2000

Consultation Responses :

Woodley T.C - Concerned about visual aspect of the dwelling.

Planning Issues :

Site Description within the Identified Settlement.

1.) Impact upon the neighbouring dwellings

2.) Impact upon the Street Scene.

Application Number: F/2000/1146

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for a s/s side extension. The proposal will replace the existing garage with a new structure with first floor accommodation above. There is only 1 ground floor side facing window which is high level, obscure glazed. The property is at the end of the row / terrace of properties. There will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the Street Scene

The proposed development will contrast as existing bathroom. The proposed windows and roof plan reflect that of the existing dwelling.

The proposal is both in keeping with the existing dwelling and in character within the wider area.

As such, there will be no detrimental impact upon the street scene.

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

Application Number F/2000/1146
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC001	SR02	
2	SC53	SR12	wades.
3	SC23	SR06	Garaging + Parking.
4	SC08	SR05	No additional windows or Similar
			openings shall be constructed in
			the side facing, North west
			elevation of the hereby approved
			extension.

John Mitchell
23/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 30 Bideford Close Woodley Reading. APPLICATION NUMBER: F/2000/1146	OFFICER: Nicola Lake DATE OF SITE VISIT: 4.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Front of property.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

3/5 end of terrace property.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal is a 2/3 side extension with a low pitched roof which reflects the character of the property. There are no side facing windows. Parking & Garaging to the side - Good user distance to O'L, O'S or O'B.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Parking across the frontage of the site

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **17 April 2000**

My ref: F/2000/1146

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/2000/1146
30, Bideford Close, 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1146**
30, Bideford Close, 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 6481

Date: **17 April 2000**

My ref: F/2000/1146

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
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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 6481

Date: **17 April 2000**

My ref: F/2000/1146

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
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30, Bideford Close, 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**********

Received by Wokingham District Council

Application No: F/2000/1146

Proposal:
Proposed two storey side extension to dwelling.

Location:
30, Bideford 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/05/2000. 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

FROM: Nicola Lake

DATE: 17 April 2000

28895

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1146

Proposal: Proposed two storey side extension to dwelling..

Site Address: 30, Bideford Close, Woodley, Reading.

Applicant: Miss Day C/O Mr Sd Kendrick.

Your observations are required in respect of this application **by 11/05/2000** .

The committee expressed concern at the proposed visual aspect from the side and front of the dwelling.

SIGNED: _____ DATE: 27.4.00.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 MAR 2000
Officer: NL	Application No. F/2000/1146

Map No. 46 Site 0:03

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: 30 BIDEFORD CLOSE

Parish: WOODLEY Ward: South Lake

17.4.2000

Applicant: MISS DAY

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

(7)

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			

PC 23 099 030

ADDRESS 30 BIDEFORD CLOSE PARISH WOODLEY

PLOT No. 305. (Stage 9) Phase 2 ORD. SHEET No. SU.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~0/32/61~~	~~J T. Cook & Son Ltd.~~	~~Outline~~	~~Referred to PC~~	~~PC. No decision~~
0/278/65	"	"	30.12.65	N/A Refuse
0/76/66	"	"	11.3.66	N/A. Refuse
157/71	Cooks of Reading	Layout-Rds & Sewers	18.3.71	N/A C/A
~~727/71~~	"			
1202/71	"	Terraced House	20.1.72	App. C/A
BR15734	Mr Linge	S/S extn	28.10.80	app N/A
14377	"	" & CARAVAN SHELTER	20.10.80	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51 PA. [illegible] - c/o/use garage - 26.2.96

DRAINAGE

28 MAR 2000 * 1146

Environmental Services

For office use only.
Application number: 28.MAR2000* 1146

Householder planning application form

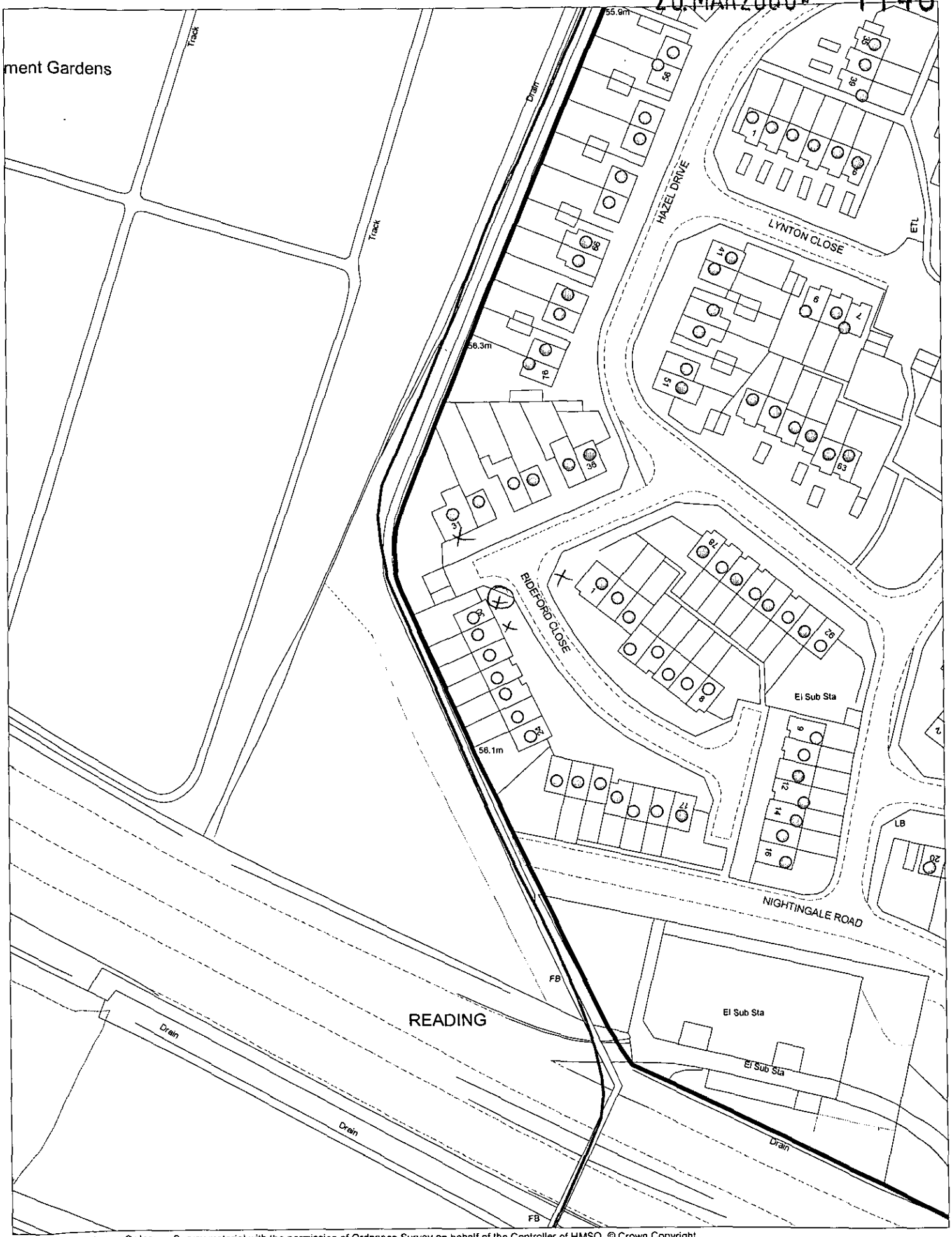
Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please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

1	Your name	MISS DAY
	Address and postcode	30 BIDEFORD CLOSE WOODLEY READING
	Phone number	
	Agent's Name	MR S KENDRICK
	Address and postcode	4 CODY CLOSE WOODLEY READING RG5 4XN
	Phone number	0402 882052
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.	30 BIDEFORD CLOSE WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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.	BRICKWORK TO MATCH EXISTING 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

28.MAR2000* 1146



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Development Control Section, Environmental Services, Wokingham District Council.
3 April 2000

Scale: 1 : 1250

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