JN 325

RAILEX SYSTEMS LTD

SOUTHPORT U.K. Tel:01704-228866 Fax:01704-225814
LONDON OFFICE Tel:020 7377 1777 Fax:020 7247 6181

APPLICATION NO:
F/2001/4556

LOCATION:
180 Reading Road, Woodley Reading.

APPLICANT:
Mr R Bridger C/O Crown Interiors Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **31/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/09/2001

CASE OFFICER: **George Allpress**

DO

989

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Bridger
C/O Crown Interiors Ltd
Unit 9
Headley Park 10
Woodley
Berkshire
RG5 4SW

Application Number: F/2001/4556

Parish: **WOODLEY**

Location: **180, Reading Road, 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

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 Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 12/09/2001

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.

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

Tel: 0118 974 6442

Date: **09 August 2001**

My ref: F/2001/4556

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/4556
180, Reading Road, 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4556**
180, Reading Road, 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 Dredge

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

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

Tel: 0118 974 6442

Date: **09 August 2001**

My ref: F/2001/4556

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

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George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4556**
180, Reading Road, 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 McCann

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

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

Tel: 0118 974 6442

Date: **09 August 2001**

My ref: F/2001/4556

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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

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Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4556**
180, Reading Road, 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 Lennard

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4556
CASE OFFICER: George Allpress

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

Received by Wokingham District Council

Application No: F/2001/4556

Proposal:
Proposed single storey rear extension to dwelling.

Location:
180, Reading 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 and 1.00pm - 4.00pm Sunday. Library 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 take this letter with you or quote application number F/2001/4556 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/08/2001. 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 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 Planning and Transportation

09 August 2001

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 7 January, 2002
My ref. BC/DC/2001/4556

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

R Bridger & T Baker
c/o Excel Design Limited
17 Gorse Ride South
Finchampstead
RG40 4EH

Dear Sirs

PLANNING PERMISSION 2001/4556
SITE: 180 READING ROAD, WOODLEY, READING

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 2001/4556 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

M L THORP
Principal Development Control Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4556	GA
BUILDING CONTROL NUMBER	BR 2001/2328	North
APPLICANT/AGENT	Excel.	
ADDRESS OF SITE	180 Reading Road Woodley.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01732/4	✓
ELEVATIONS	7 v8	CRN/0117/03
FLOOR PLANS	9	CRN/0117/02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/9/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/10/01	

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: George Allpress

Application Number: F/2001/4556

Applicant: Mr R Bridger C/O Crown Interiors Ltd.

Location: 180, Reading Road, Woodley, Reading.
Proposal: Proposed single storey rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		14/08/01

Date of Neighbour Notifications : 09/08/01

Date of Site Visit : 16/08/01

Date Registered : 01/08/2001

Earliest Date for Decision : 31/08/2001

Latest Consultation Date/Site Notice Expiry Date : 31/08/2001

6/9/01

This application will have expired on: 26/09/2001. 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 :

Woodley Town Council - no comment

At the time of writing no other comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity. The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/4556

Appraisal :

The application property is a detached single family chalet style bungalow which is situated on the north side of Reading Road. The neighbour to the east is no.178 and to the west 180.

The application proposes a part width single storey rear extension on the side of the property nearest no.178. The extension would have a pitched roof and measure around 7.0 metres long.

The dwelling has been added to incrementally, that proposed would be built on to the end of an existing single storey rear extension and the cumulative depth of extensions would measure just over 9.0 metres deep.

A gap of about 7.0 metres between property and boundary would be maintained on the side facing no.180, therefore no harm to their amenity and no.178 has a detached garage adjacent the boundary which extends to a point near where the proposed extension would reach. This would shield the bulk of the proposed extension from view from no.178. At least 25 metres of garden would remain and a substantial gap between new extension and boundary shared with no.182 would remain. Therefore no harm to neighbour amenity or the openness of the garden setting.

The site of the extension is only visible from the ~~public~~ PRIVATE domain, therefore no harm to street scene.

Parking demand would remain unchanged.

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

Application Number: F/2001/4556

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

RECORD OF SITE VISIT

SITE ADDRESS: 180 Reading Road, Woodley, Reading.

APPLICATION NUMBER: F/2001/4556

OFFICER: George Allpress

DATE OF SITE VISIT: 16/08/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising mixed period detached houses and bungalows.

3. DESCRIPTION OF SITE/BUILDING Detached single family chalet style bungalow situated within defined settlement.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.178 to the east, no.180 to the west - no other dwelling within immediate vicinity of the proposed extension.

5. SITE CONSTRAINTS

TREES	*No trees in the vicinity of the proposed extension.*
ACCESS/PARKING	As existing.
LEVELS	Level.
BOUNDARY TREATMENT	Hedge and fencing
OTHERS	None

FROM: George Allpress

DATE: 09 August 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4556

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 180, Reading Road, Woodley, Reading.

Applicant: Mr R Bridger C/O Crown Interiors Ltd.

Your observations are required in respect of this application **by 31/08/2001** .

The committee made no comment on this application.

PLANNING S...	
POL	
DC	
APP	
CS	
28 AUG 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 23.8.01.

Clerk To Woodley Parish/Town Council.

GA

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/4556 relates.

Address of site 180 READING RD.

WOODLEY

Signed _____ (CROWN INTERIORS LTD)

Date 14/8/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 01 AUG 2001	Map No. 44 Site 0.09
Officer: GA	Application No. F/2001/4456
	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: 180 READING ROAD

Parish: WOODLEY Ward: Coronation 9-8-01

Applicant: MR R BRIDGER

Fee Received 95-00 (1) 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 : 9.8.13 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 .....

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

Environmental Services

For office use only.
Application number: 01.AUG.2001 * 4556

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 RICHARD BRIDGER
	Address and postcode	180 READING RD WOODLEY READING BERKS, RG5 3AA
	Phone number	DAY 01344 388695 / 07767 638575
	Agent's Name	CROWN INTERIORS LTD
	Address and postcode	UNIT 9. HEADLEY PK 10 WOODLEY BERKS RG5 4SW
	Phone number	~~RG5~~ 0118 969 8222
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.	180 READING RD WOODLEY
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.	WHITE RENDER 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: 3
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

Date 30/7/01

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

ADDRESS 180 READING ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 7573 (4

BUILDER 01. AUG. 2001 * 4556

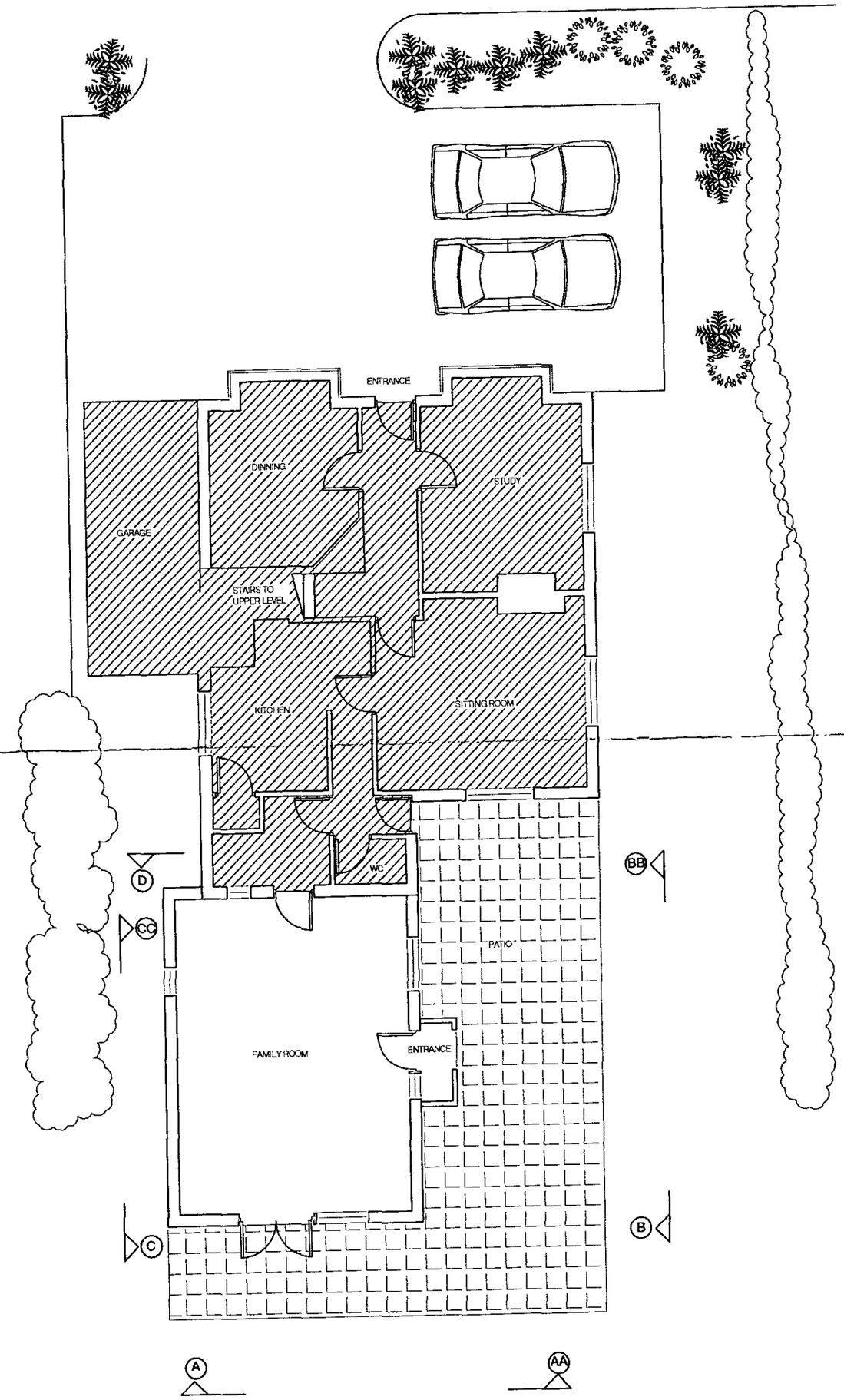
Plan No.	Applicant	Description of Development	Date of Decision	Decision
818/55	Mr. R. Maitland Pollock	part of Rear Garden to be Petrol Filling Station	8/11/55	N/A Refu
2787	MR. R. POLLOCK	BUNGALOW R/O	7.8.57	G
29583	" O/L	" "	17.2.88	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



PROPOSED PLAN 1:100

CLIENT	R. Bridger & T. Baker
PROJECT	PROPOSED SINGLE STOREY REAR EXTENSION
LOCATION	READING ROAD, WOODLEY
SCALE	100
DATE	30.07.01
DRN	S.P
CHD	-
NO.	CRN/01 17/02

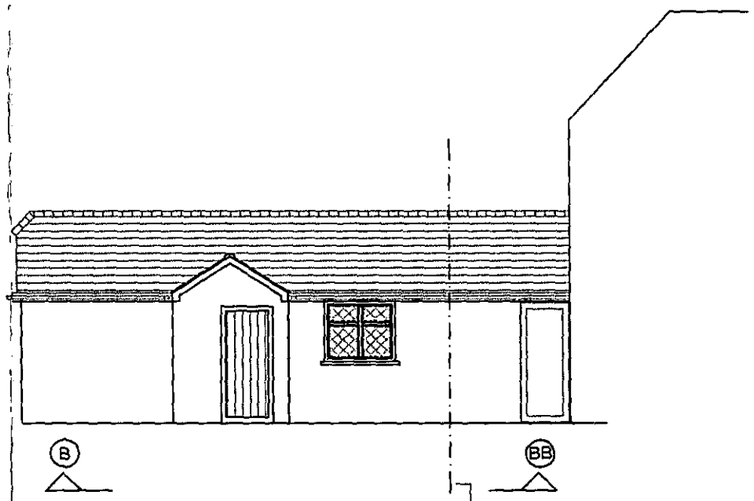
01. AUG. 2001

4556

01.AUG.2001* 4556



PROPOSED REAR ELEVATION

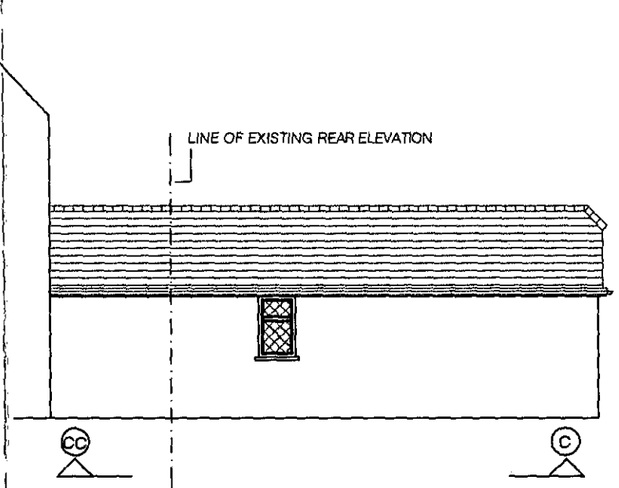


PROPOSED SIDE ELEVATION

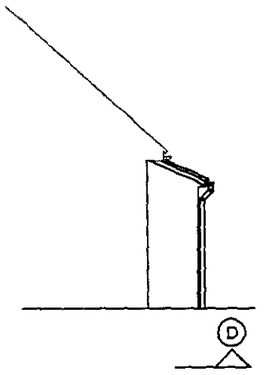
LINE OF EXISTING REAR ELEVATION



EXISTING REAR ELEVATION

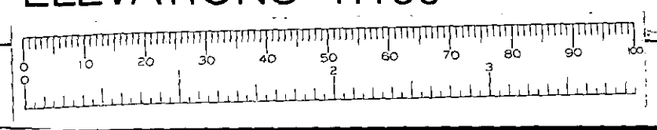


PROPOSED SIDE ELEVATION

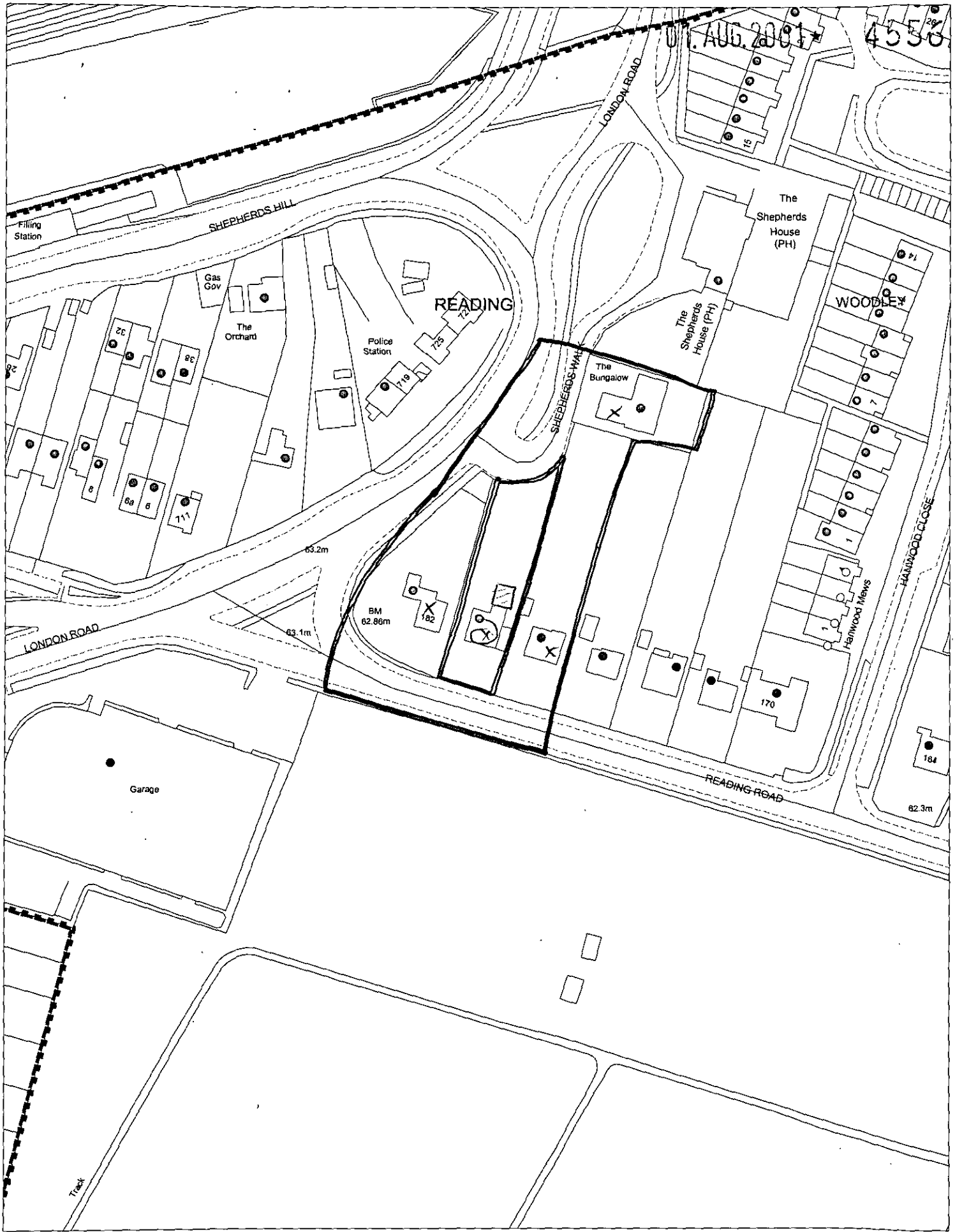


PROPOSED PART REAR ELEVATION

ELEVATIONS 1:100



CLIENT	R. Bridger & T. Baker
PROJECT	PROPOSED SINGLE STOREY REAR EXTENSION
LOCATION	READING ROAD, WOODLEY
SCALE 100	DATE 30.07.01 DRN S.P CHD NO. CRN/0117/03



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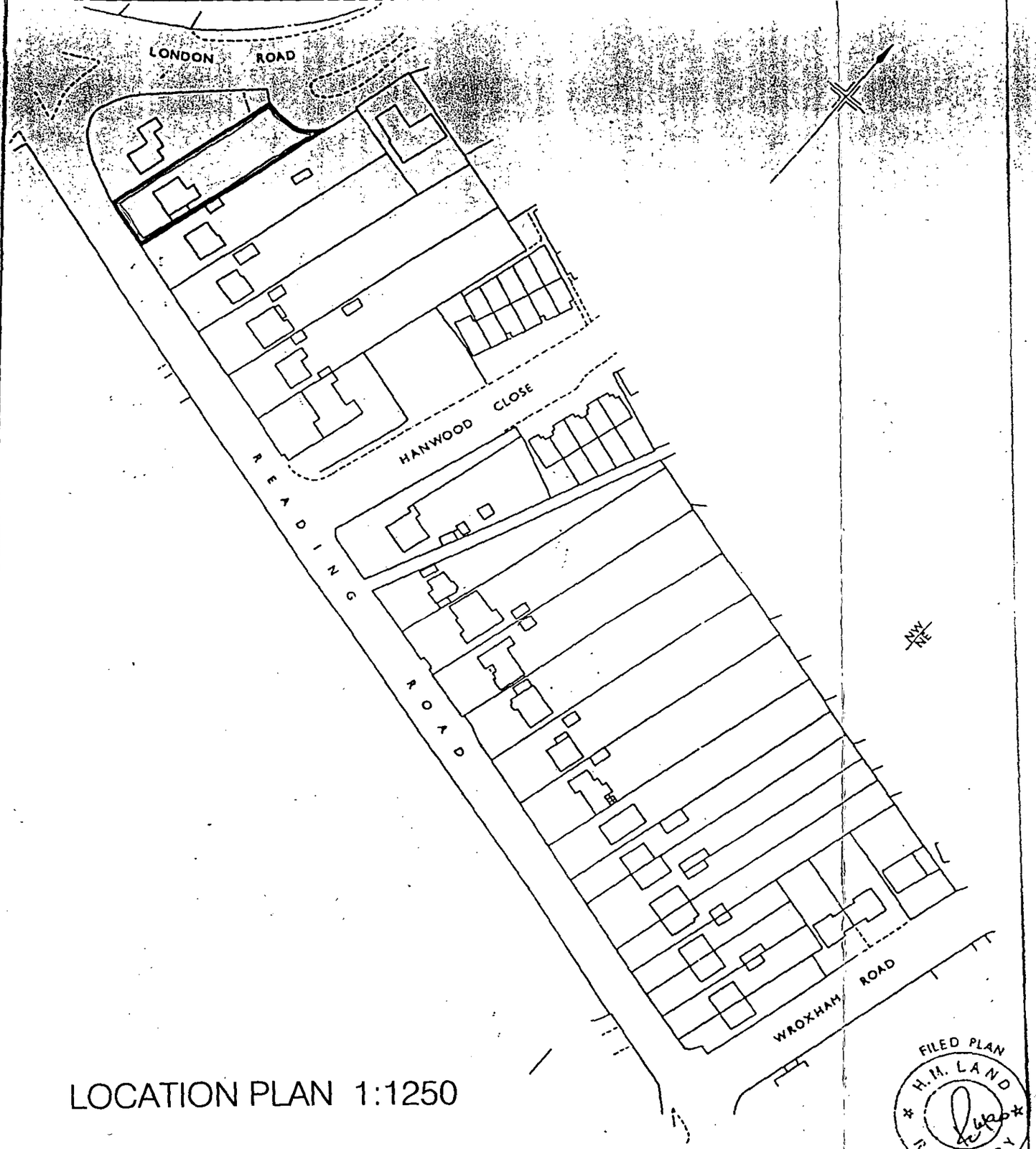
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
6 August 2001

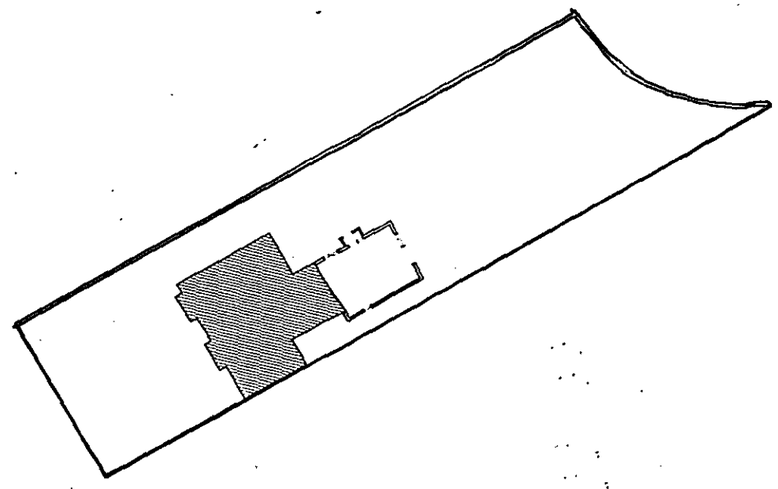
Scale: 1 : 1250

01.AUG.2001 * 4556



LOCATION PLAN 1:1250

FILED PLAN
H.M. LAND REGISTRY



BLOCK PLAN 1:500

11/10/01