APPLICATION NO:
F/2001/3594

LOCATION:
11 Hanwood Close, Woodley Reading.

APPLICANT:
Mr S Arnold C/O C A Associates

PROPOSAL:
Proposed single storey rear extension to dwelling. (Retrospective)

EARLIEST DATE FOR DECISION: **20/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/05/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

7

01

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Arnold
C/O C A Associates
18 Cinnamon Close
Earley
Reading
RG6 5GP

Application Number: F/2001/3594

Parish: **WOODLEY**

Location: **11, Hanwood Close, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.(Retrospective).**

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 condition, the reason for which is specified hereunder.

Condition

1. 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 side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Reason

1. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 08/05/2001

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3594	FH
BUILDING CONTROL NUMBER	FP 2001/1561	Paul.
~~APPLICANT~~/AGENT	C. A. Associates	
ADDRESS OF SITE	11. Hanswood Close WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext (retrospective)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CA 01.400 location	CA 01.400
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes	
APPLIC.RECEIVED & APPROVED		8/5/01
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		—
DATE	9/3/01	21/5/01.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	9/3/01.	19/3/01	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

BC application rec'd 5th Feb. Just received in my IN tray in BC today CD 9/3/01.

TOTAL AREA

$- 2.1 \times 3.7 \times 5.7$

$= 50.6$

Plus 12.6

$= 63.2$

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3594

Applicant : Mr S Arnold C/O C A Associates.

Location : 11, Hanwood Close, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		25/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/03/2001

Earliest Date for Decision : 20/04/2001

Latest Consultation Date/Site Notice Expiry Date : 20/04/2001

This application will have expired on: 14/05/2001. 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 objections

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE

Application Number: F/2001/3594

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop. s/st rear extension to dwelling. The prop. extension has a pitched roof design which stands at 3.7m to the pitch and 2.5 m to the eaves. The extension projects 3.7m from the rear of the property. There are no prop. side facing windows.

The neighbouring property of No 10 Hanwood Close is set back from No 11 It is considered that due to the relationship between the two properties the extension may have an overshadowing impact. However as the extension is only marginally over the permitted development allowance for a terraced property and therefore the impact is not of a degree to warrant a refusal.

It is also considered there may be an overshadowing impact on No 12, however as No 12 is in line with No 11 it is not considered the impact will not be so significant to have a detrimental impact on the residential amenity of neighbouring property.

IMPACT UPON STREET SCENE

No 11 is a terraced property. The extension is located to the rear of the property and therefore not clearly visible in the street scene. However the extension would be visible from the side garages in Hanwood close. There is an existing extension of similar design to No 13. Therefore it is not considered the proposal will have an adverse impact upon the street scene.

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

Application Number F/2001/3594
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~	~~C001~~	~~R001~~	
~~2~~	~~C014~~	~~R014~~	
3	C014	R014	SIDE ELEVATIONS OF THE EXTENSION

RECORD OF SITE VISIT

SITE ADDRESS: 11 Hanwood Close
Woodley Reading.

APPLICATION NUMBER: F/2001/3594

OFFICER: Farah Humayun

DATE OF SITE VISIT: 25/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

~~TERRACE WITH INTEGRAL GARAGE~~
RES.

3. DESCRIPTION OF SITE/BUILDING

TERRACE WITH INTEGRAL GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 13 EXISTING S/ST EXT TO - WITH LOWER PITCH - SLIGHTLY LESS PROJECTION.
NO 12 - HABITABLE WINDOW 0.5 M FROM BOUNDARY.
NO 10 - SET BACK FROM 11

PITCH ROOF TO RIDGE - PD COMPLETED.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8 M CB FENCE TO BOUNDARY.

OTHERS

FROM: Farah Humayun

DATE: 27 March 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3594

Proposal: Proposed single storey rear extension to dwelling..

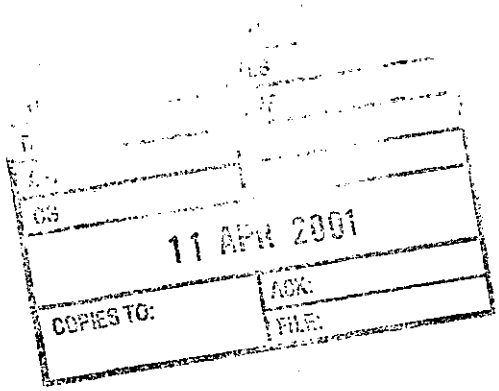
Site Address: 11, Hanwood Close, Woodley, Reading.

Applicant: Mr S Arnold C/O C A Associates.

Your observations are required in respect of this application **by 20/04/2001** .

COMMENTS:

Members had no objections to the proposed rear extension but commented that the drawing appears to be misleading in that the text refers to "toilets" and to an "ensuite" but there is no indication of any toilets or bathroom facilities on the plan.



SIGNED: _____ DATE: 9/4/01

pp Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **27 March 2001**

My ref: F/2001/3594

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/2001/3594
11, Hanwood 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 **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3594**
11, Hanwood 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 Dredge

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

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

Tel: 0118 974 6482

Date: **27 March 2001**

My ref: F/2001/3594

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3594**
11, Hanwood 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 McCann

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

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

Tel: 0118 974 6482

Date: **27 March 2001**

My ref: F/2001/3594

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3594**
11, Hanwood 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 Lennard

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

Received by Wokingham District Council

Application No: F/2001/3594

Proposal:
Proposed single storey rear extension to dwelling.

Location:
11, Hanwood 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 20/04/2001. 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

27 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 MAR 2001
Officer: FH	Application No. F/2001/3594

Map No. 41. **Site** ...0.02.....
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: 11 HANSWOOD CLOSE

Parish: WOODLEY Ward: CORONATION 27.03.01

Applicant: MR S ARNOLD

Fee Received 95-00 (6) 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	? Encroachment likely — letter reqd or Cert B.	27.03.01	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.03.01. 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

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

Environmental Services

For office use only.
Application number: 19.MAR200. 3594

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	S.A. ARNOLD 11. HANSWOOD CLOSE. WOODLEY.
2	Agent's Name Address and postcode Phone number	C A ASSOCIATES. 18 CINNAMON CLOSE EARLEY READING RG6 5GP 0118 9869330.
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.	11 HANSWOOD CLOSE. 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.	FACING BRICKWORK TO MATCH EXISTING ROOF TILES
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 S. ARNOLD.

Date 15.03.01.

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

[illegible]-23 880 011

ADDRESS 11 HANWOOD CLOSE PARISH WOODLEY

PLOT No. 11 ORD. SHEET No. SU.7573 (4

BUILDER H. Carter (Builders) Ltd

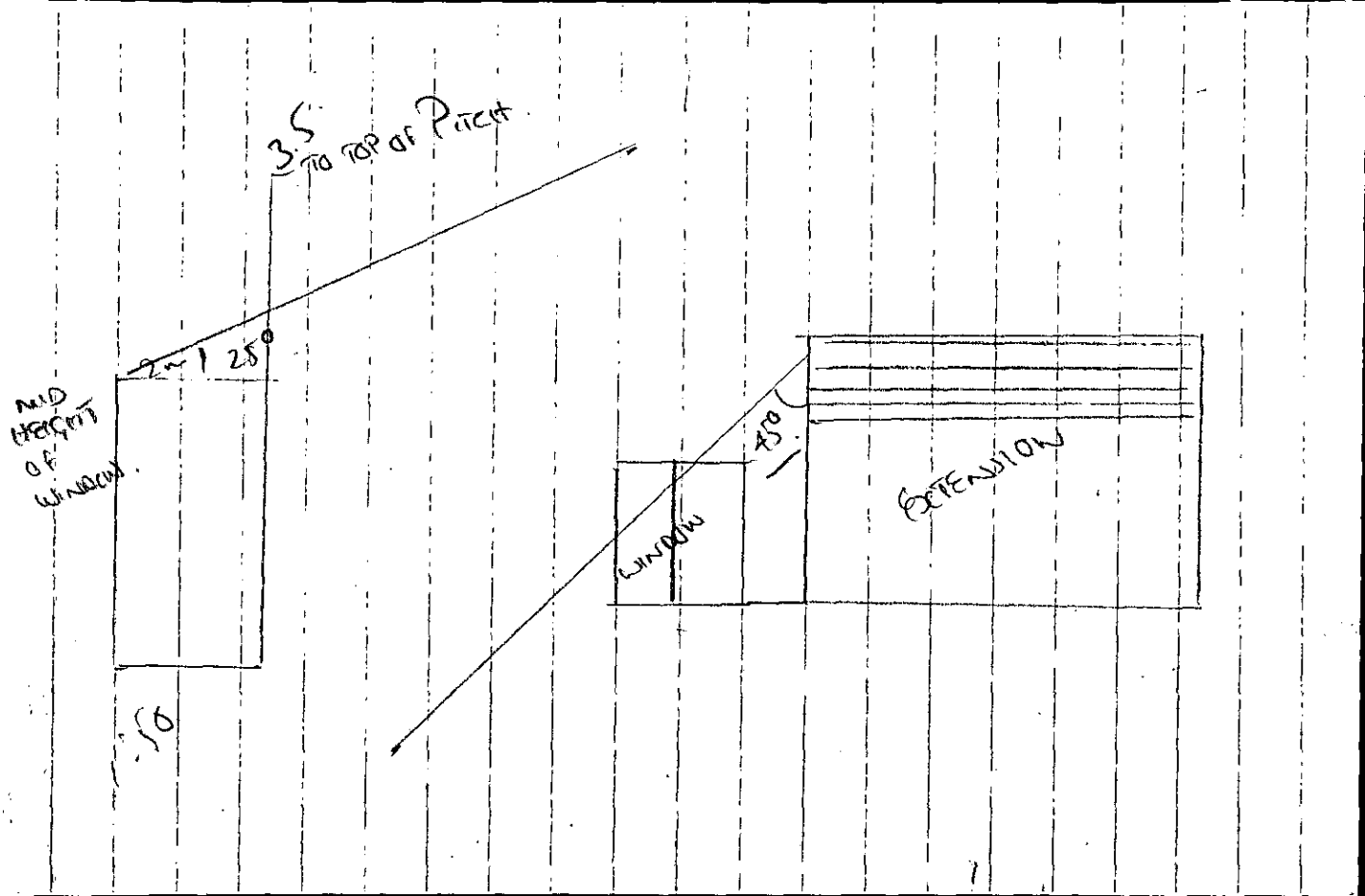
Plan No.	Applicant	Description of Development	Date of Decision	Decision
616/51	Mr. W. Carter	Outline (storage, scrap metal etc.)	7.11.51	N/A. Refu
0/108/60	Mr. A. Burns	Outline	15.8.60	N/A. Refus
0/47/61	Mrs. Delatour Corrie	"	7.6.61	N/A. B C/
0/236/62	"	"	29.11.62	N/A. C/
159/64	H. Carter (Builders) Ltd	Terraced House	6.8.64	App. C/
PD/564/64	"	Drainage etc.	1.10.64	App. N/

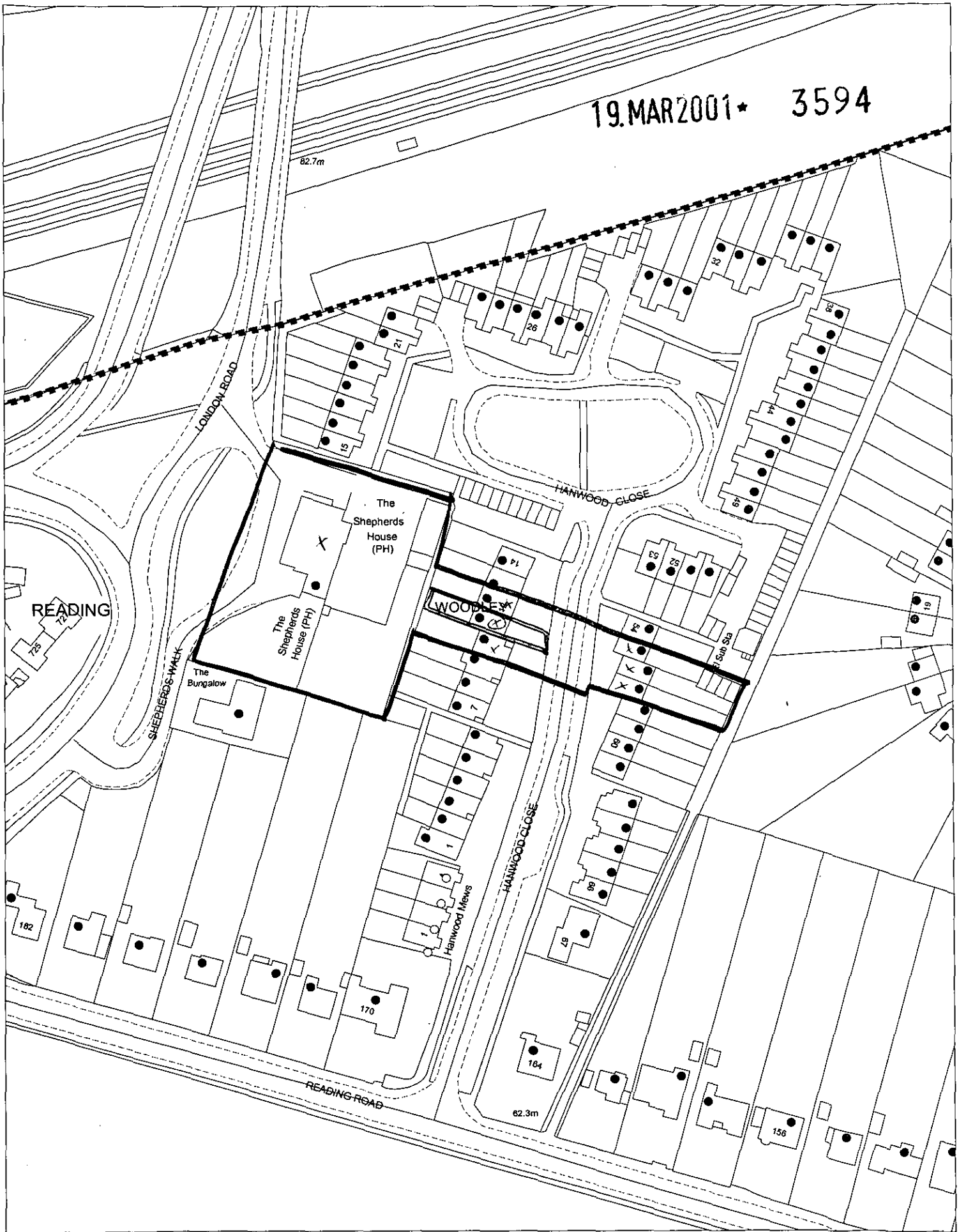
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE


3.5
TO TOP OF PITCH
2m
25°
MID HEIGHT OF WINDOW
50
45°
WINDOW
EXTENSION



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Development Control Section, Environmental Services. Wokingham District Council.

21 March 2001

Scale: 1 : 1250

N W E S

0 10 20 30 40 50 60 70 80 90 100

0 2 3