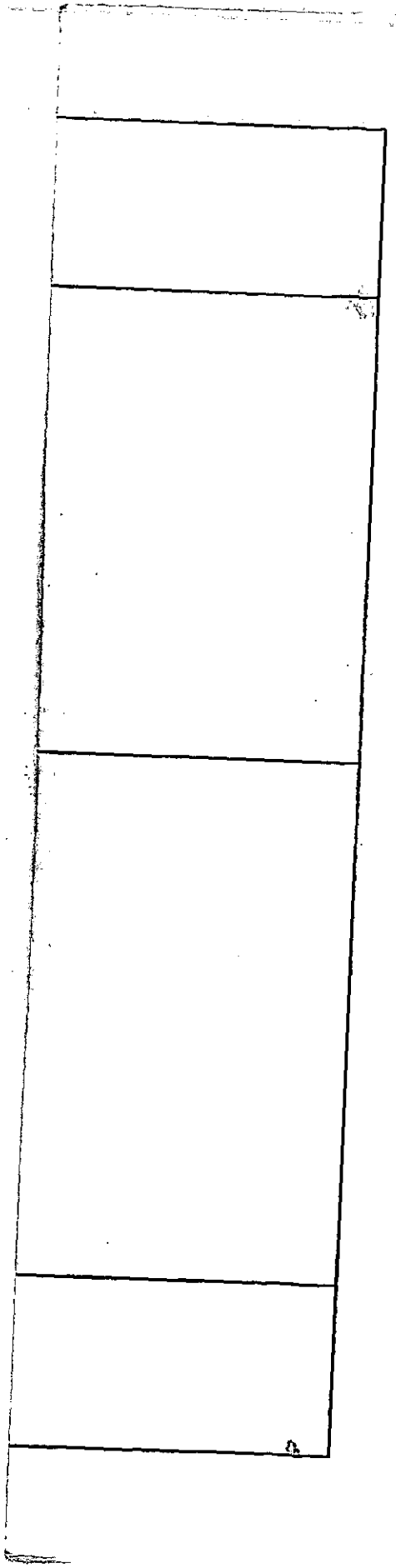


APPLICATION NO:
F/2001/3557

LOCATION:
34 Nightingale Road, Woodley Reading.

APPLICANT:
Mr & Mrs Thomson C/O John R Hall

PROPOSAL:
Proposed single storey rear extension t dwelling.

EARLIEST DATE FOR DECISION: **14/04/2001**

APPLICATION WILL HAVE EXPIRED ON 08/05/2001

CASE OFFICER: **Jackie Emmett**

RAILEX
Marbleboard

EASIFILE EP7

D1 1374

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 2nd September 2002
My ref: LS/NL /Woodley/1B

Mr & Mrs Thomson
34 Nightingale Road
Woodley
Reading
Berkshire

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

Dear Mr & Mrs Thomson

RE: PROPOSED ROOF AMENDMENTS TO THE SINGLE STOREY REAR EXTENSION AT 34 NIGHTINGALE ROAD, APPROVED UNDER PLANNING CONSENT F/2002/3557.

I refer to your plans received on the 28th August 2002 with reference to the above.

I can confirm that as the proposed flat roof amendment will mean a reduction in the volume of the approved extension, then this will not require planning permission and will be treated as a minor amendment.

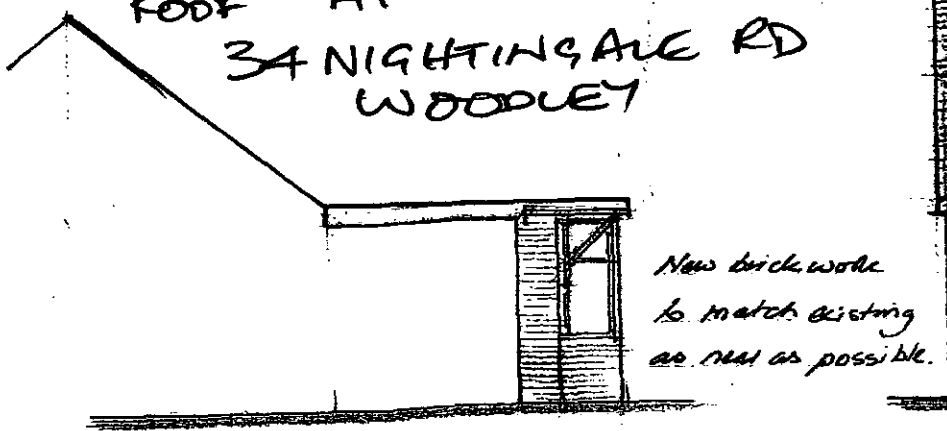
I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Louise Smith on the above number.

Yours sincerely

N LAKE
Senior Planning Officer

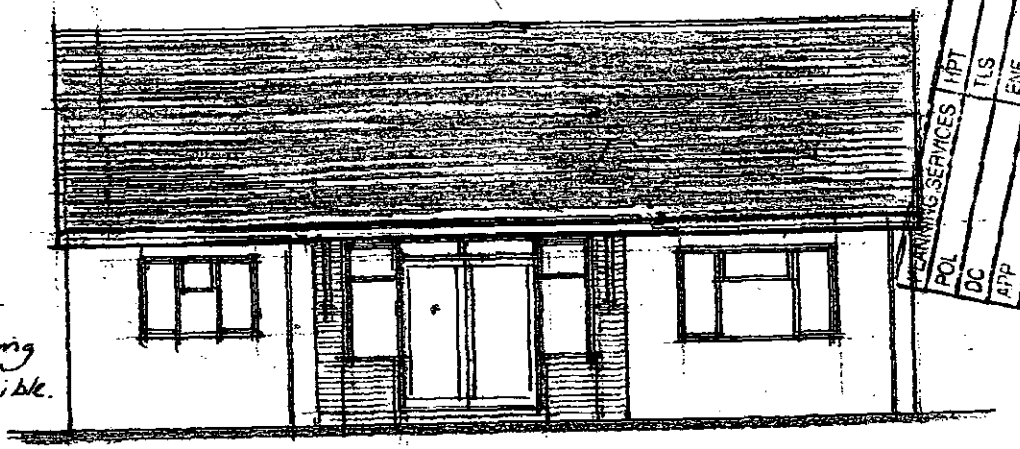
File: PD.34
Nightingale Road,
Woodley

REVISED DRAWING SHOWING CHANGE FROM PITCH TO FLAT ROOF AT 34 NIGHTINGALE RD WOODLEY

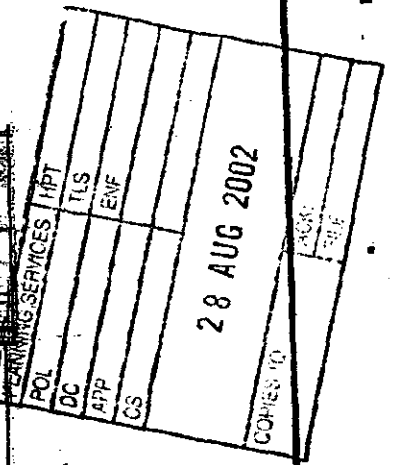


New brickwork to match existing as near as possible.

SOUTH

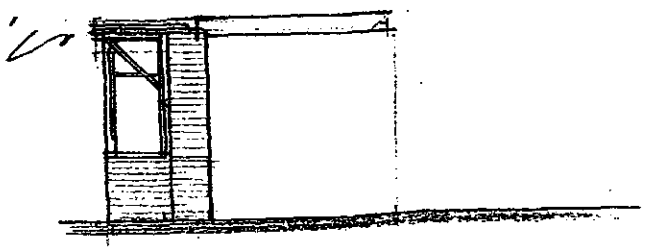


EAST

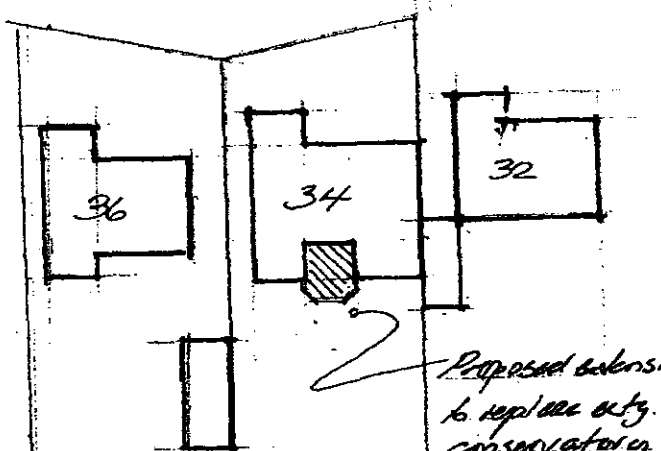


Glazing to doors and sidelights all in toughened safety glass to BS 6206.

Double glazed upvc. door & window units fitted with draught seals & trickle ventilators of min 8000 mm² total.



NORTH



Proposed extension to replace exty. conservatory

NOTE - ALL DIMENSIONS AND SETTING OUT TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT PARTICULARLY WITH REGARDS CONFORMITY TO EXISTING STRUCTURE, ROOF PITCHES ETC.

ALL ELECTRICAL, HEATING AND GENERAL

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3557	JE
BUILDING CONTROL NUMBER.	FP2001/1749 Paul.	
~~APPLICANT~~/AGENT	John R. Hall.	
ADDRESS OF SITE	34 Nightingale Rd WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1676A	PBC/1676A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/5/01	

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	

(JE)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Thomson
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
Berkshire RG7 1AX

Application Number: F/2001/3557

Parish: **WOODLEY**

Location: **34, Nightingale 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 LTV1.
Deposit Draft Wokingham District Local Plan Policy WOS2.

John Mitchell

John Mitchell
Development Control Manager
Date: 07/05/2001

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.

WORK SHEET FOR : Jackie Emmett

Application Number : F/2001/3557

Applicant : Mr & Mrs Thomson C/O John R Hall.

Location : 34, Nightingale Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	/	18.04.01

Date of Neighbour Notifications : .....

Date of Site Visit : 18.04.01

Date Registered : 13/03/2001

Earliest Date for Decision : 14/04/2001

Latest Consultation Date/Site Notice Expiry Date : 14/04/2001

This application will have expired on: 08/05/2001. 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 :

Parish council : no comment
neighbours : no letters have been received.

Planning Issues :

street Scene: the development is to the rear of the property. It will not be visable from the street to the front of the property.

neighbouring properties : the development will not protrude obtrusively

Highways : not consulted as this does not effect parking facilities or highways.

Application Number: F/2001/3557

Appraisal :

Impact on street scene: The development is to the rear of the property and therefore not visable from the street to the front of the property (Nightingale road) The street along the rear of the property is 40mtrs away from the development and considered to have no detrimental impact on either street scence to front or rear.

Impact on neighbouring properties: The property is a detached bungalow with neighbours apprx 4mtrs away and screened by hedging. The development is within an existing alcove of the property that already has a conservatory in it with the exact dimensions (apart from Pitch roof) as the proposal. Therefore this development does not appear to have any detrimental impacts on neighbouring properties or amenities.

Impact on Highways: The development is not relevant to highway issues. Therefore no detrimental impact to highways will occur.

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

Application Number F/2001/3557
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 to match.

RECORD OF SITE VISIT

SITE ADDRESS: 34 Nightingale Road Woodley Reading.

APPLICATION NUMBER: F/2001/3557

OFFICER: Jackie Emmett

DATE OF SITE VISIT: 18.04.01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO. 18.04.01

2. DESCRIPTION OF SURROUNDINGS

Residential Area. Detached properties with off road parking.

3. DESCRIPTION OF SITE/BUILDING

Bungalow having main road Building of red brick and white plaster Brown roof tiles. P.V.C double glazing.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Front faces busy main road with T-Jupeter. Both sides have detached bungalows of similar design.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Good.

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

FROM: Jackie Emmett

DATE: 21 March 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3557

Proposal: Proposed single storey rear extension to dwelling..

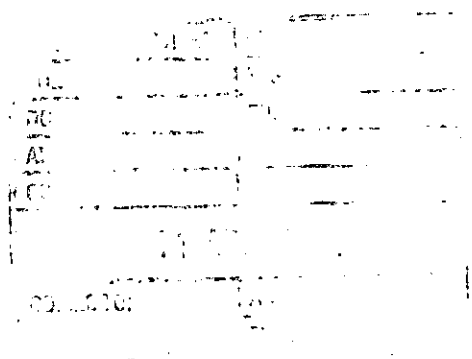
Site Address: 34, Nightingale Road, Woodley, Reading.

Applicant: Mr & Mrs Thomson C/O John R Hall.

Your observations are required in respect of this application **by 14/04/2001** .

COMMENTS:

Members had no comment to make on this application but asked that any neighbours' comments on the proposal should be taken into account.



SIGNED: [signature] DATE: 9/4/01

pp Clerk To Woodley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/3557

Proposal:
Proposed single storey rear extension to dwelling.

Location:
34, Nightingale 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. 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 Jackie Emmett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2001. 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

21 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3557
CASE OFFICER: Jackie Emmett

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

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

Tel: 0118 974 6449

Date: **21 March 2001**

My ref: F/2001/3557

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/2001/3557
34, Nightingale 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 **Jackie Emmett** on **0118 974 6449.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3557**
34, Nightingale 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 Rowland

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

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

Tel: 0118 974 6449

Date: **21 March 2001**

My ref: F/2001/3557

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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John Mitchell

John Mitchell
Development Control Manager

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Proposed single storey rear extension to dwelling.
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: 0118 974 6449

Date: **21 March 2001**

My ref: F/2001/3557

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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34, Nightingale Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3557**
34, Nightingale 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 Gilder

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



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Development Control Section, Environmental Services, Wokingham District Council.

14 March 2001

Scale: 1 : 1250

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 MAR 2001	Map No. 46/47 Site 007
Officer: JE	Application No. F/2001/3557
	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: 34 NIGHTINGALE ROAD

Parish: WOODLEY Ward: South lake 21.3.01 B.

Applicant: MR/MRS THOMSON

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

Enforcement Section (4) 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 : 21.3.017 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:

.....not pre-apps.....
.....
.....

NEIGHBOURS:

.....site notice & see map for neighbour notices.....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 34 NIGHTINGALE ROAD PARISH WOODLEY

PLOT No. 48 ORD. SHEET No. SU. 7673(

BUILDER J. T. COOR & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12. 4. 55	N/A. Cl
0/247/58	Mr. & Mrs. Ben. S. Clark	"	17. 4. 59	N/A. Cl
218/60	J.T. COOR & Son Ltd	Layout	1. 12. 60	App. Cl
237/60	"	Detached House	29. 12. 60	App. Cl
147/61	"	Layout - Rd. & Sewers	5. 10. 61	N/A. Cl
R/8/63	"	Landscape Rd. verges	24. 1. 63	N/A. Ap
R/42/64	Mr. R. W. Storrar	Dining Room & Garage	20. 2. 64	App Ap
97/65159/F	MR. M. THOMSON	S/ST. EXTENSION	15-4-97	Cl
FP 97/6169	MR. M. THOMPSON	S/ST. EXTENSION	03-03-97	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

Environmental Services

For office use only.
Application number: 3557

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	MR & MRS M. THOMSON 34 NIGHTINGALE ROAD WOODLEY READING
	Agent's Name Address and postcode Phone number	JOHN R. HALL SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX 0118 9882883
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.	34 NIGHTINGALE ROAD WOODLEY READING
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.	BRICK & TILE AS 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

13 MAR 2001

COPIES TO: ACK: FILE:

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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 Mr. & Mrs M Thomson

Date 9/3/01

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

MRS J. THOMSON.

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3557**
CASE OFFICER: **Jackie Emmett**
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				