APPLICATION NO:
F/2001/3261

LOCATION:
91 Butts Hill Road, Woodley Reading.

APPLICANT:
Mr D Tarrant

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **26/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Applicant phoned
Site advised
of
09/02/01

Mr D Tarrant
91, Butts Hill Road
Woodley
Reading
RG5 4NT

Application Number: F/2001/3261

Parish: **WOODLEY**

Location: **91, Butts Hill Road, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

Condition
3. The conservatory window panels in the north west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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.

Reason

3. 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 Policies LTV1/LTV6 and LBE1/LBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/WOS3.

John Mitchell
Development Control Manager
Date: 06/03/2001

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3261

Applicant : Mr D Tarrant .

Location : 91, Butts Hill Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		13/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/02/01

Date Registered : 29/01/2001

Earliest Date for Decision : 26/02/2001

Latest Consultation Date/Site Notice Expiry Date : 26/02/2001

This application will have expired on: 26/03/2001. 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 TC: No objections
Neighbours : No comments received

Planning Issues : (identified settlement)

1) Neighbours
2) Streetscene

Application Number: F/2001/3261
Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey rear extension to a 2 storey semi-detached house to form a conservatory.

The proposed extension will be 3.2 metres wide and will protrude from the rear elevation of the semi-detached house via the dining room area by 3.2 metres.
To be constructed with clear glazed panels. It will have a hipped, pitched roof with an eaves height of 2.2 metres and a ridge height of 2.6 metres.

No.89, to the northwest, 2 storey, semi-detached neighbour, main windows at ground floor and at first floor face the rear garden. There is a patio styled dining room window positioned 0.7 metres away adjacent to a 1.85 metre high boundary fence, which measures 2 metres wide by 2 metres high approximately.

After applying the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' it is considered that due to the shallow roof pitch and the fact that the conservatory will be totally glazed there will be minimal loss of light to the dining room area.

Due to the construction, orientation, boundary treatments and distance away the proposed conservatory will not affect neighbouring properties, therefore no detrimental impact.

2) Impact on street scene /visual impact.

Will not be visible from the adjoining roads due to the boundary treatments and the fact that the houses are built so close together. However the materials proposed will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

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

Application Number F/2001/3261
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	CO01	RO01	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to match
3.	CO45	RO45	Obscured Glazing
			Insert: "conservatory window panels" in the "north west elevation"
			INFORMATIVES:
			N16 Relevant Policies
			BSP: EN1 **WDLP: WBE1, WOS2/WOS3** **LALP: LTV1/LTV6, LBE1/LBE2**

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 6/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 91 Butts Hill Road Woodley Reading.

APPLICATION NUMBER: F/2001/3261

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post at front garden

2. DESCRIPTION OF SURROUNDINGS 'Residential'
89, 2 storey semi-detached neighbour, similar dining room type window located 0.7m away from boundary fence, (main windows at first floor + at grd floor take rear garden).
93, 2 storey semi-detached house, extended to rear with single st ext - sec window faces No 91, single storey garage adjacent/distance away.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-detached house, extended to side/back of garage. Red/Brown brick, red clay tiled roof, white UPVC windows + doors. White fascia + guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES See Site Plan / staggered but in line with adjoining properties, facing Butts Hill Rd quite busy main road.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front, drive + garage

LEVELS — N/C

BOUNDARY TREATMENT — No 89, 1.8m high fence extends 1.8m then reduces down to a 1.5m high fence which continues the length of

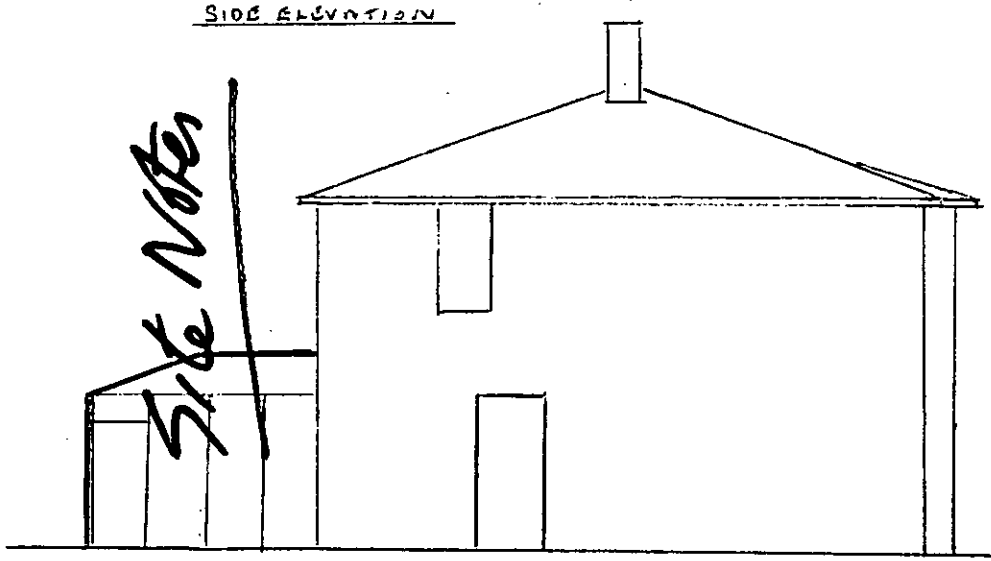
OTHERS — Rear boundary group of tall conifers + 1.8m high open branch fencing

— No. 93 1.8m high fencing steps along the length of boundary.

condition side panels with neighbour at No. 89 to be obscured glazed.

LOOKING FROM NUMBER 89 (SOUTH)
SIDE ELEVATION

Site Notes



N

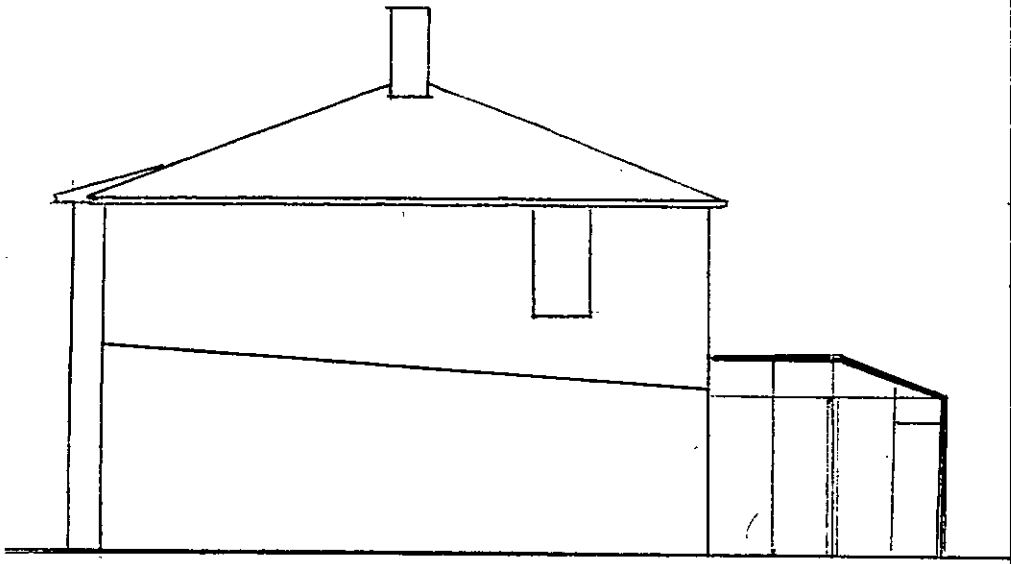
DRAWING FOR NEW CONSERVATORY AT
91 BUTTSHILL ROAD
WOODLEY
READING

DRAWING NUMBER 1 OF 2

SCALE 1:100

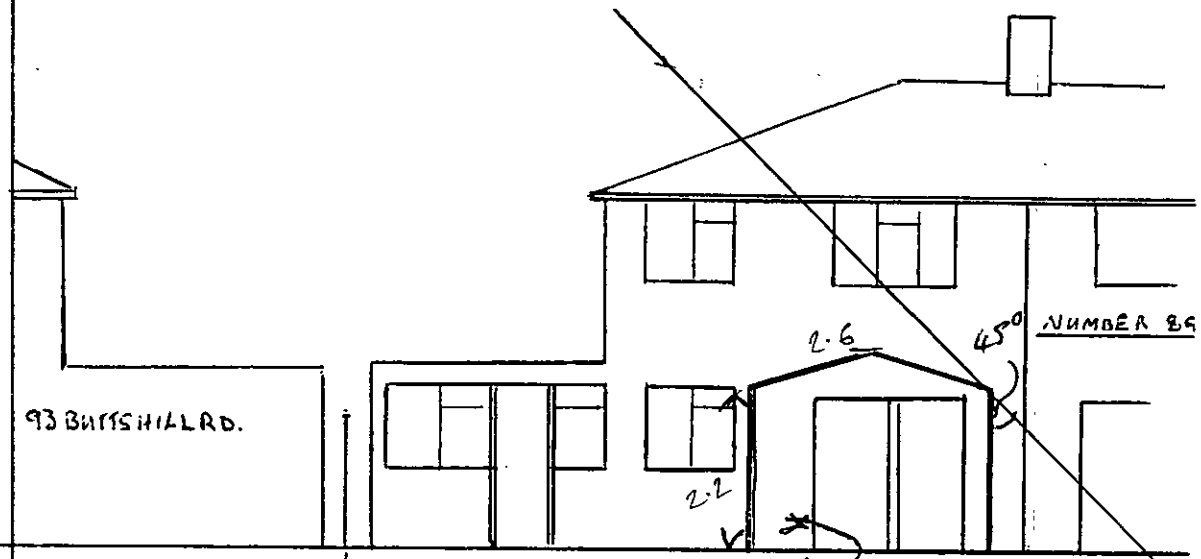
MR D.W. TARRANT.

29. JAN. 2001* 3261



SIDE ELEVATION
LOOKING FROM NUMBER 93 (NORTH)

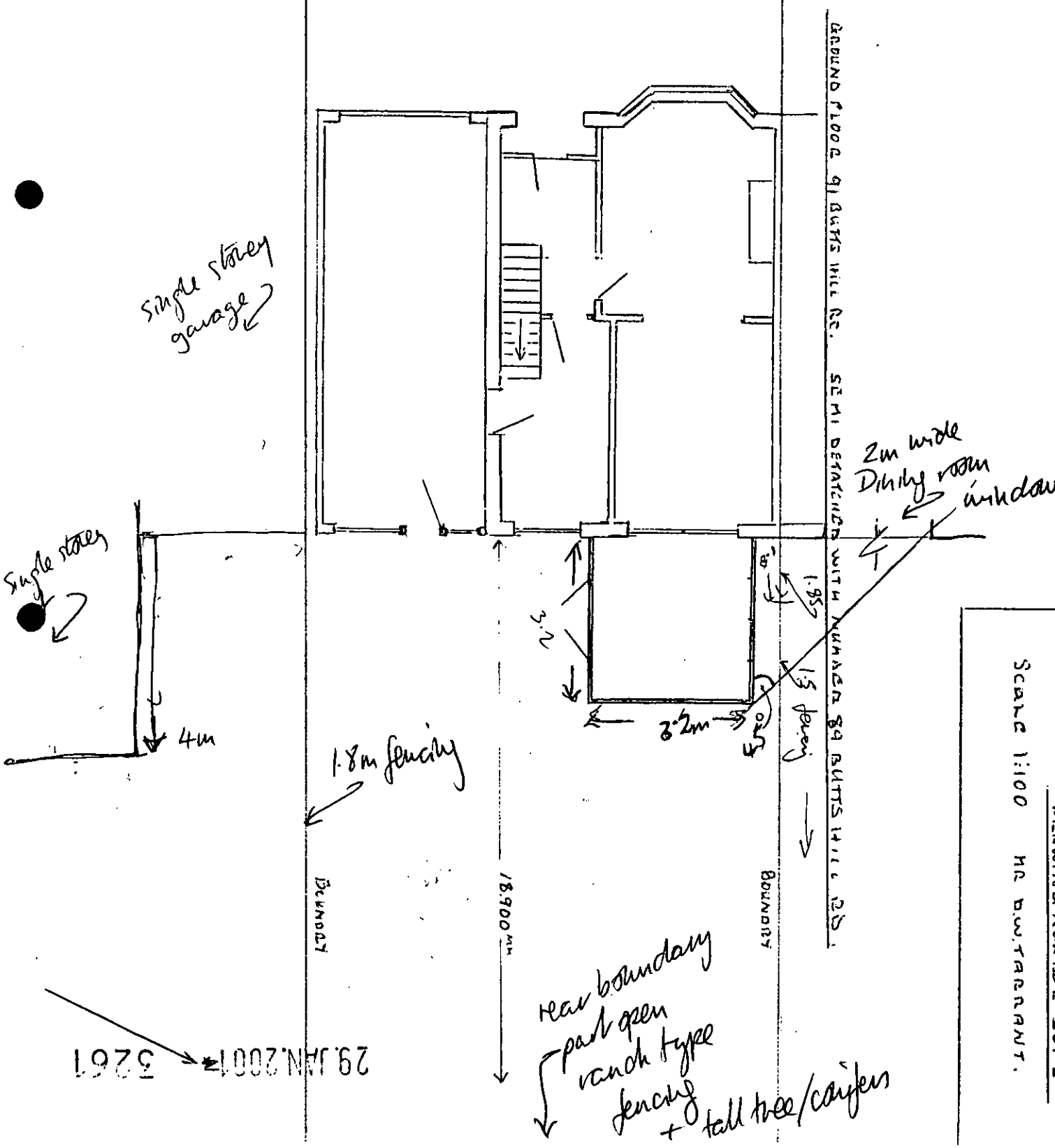
93 BUTTSHILL RD.



REAR ELEVATION 91 BUTTHILL RD

BOUNDARY

Site Notes


GROUND FLOOR 91 BUTTS HILL RD. SEMI DETACHED WITH NUMBER 89 BUTTS HILL RD.
single storey garage
Single storey
4m
2m wide Dining room window
1.95
3.2
3.2m
1.5 deep
1.8m fencing
BOUNDARY
18.900m
BOUNDARY
rear boundary park open ranch type fencing + tall tree/conifers
29 JAN 2001
5261
SCALE 1:100
DRAWING NUMBER 2002
MR D.W. TARRANT.

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

Tel: 0118 974 6441

Date: **02 February 2001**

My ref: F/2001/3261

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

Dear Councillor

Application Number: F/2001/3261
91, Butts Hill Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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/2001/3261**
91, Butts Hill Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 6441

Date: **02 February 2001**

My ref: F/2001/3261

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3261**
91, Butts Hill Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 6441

Date: **02 February 2001**

My ref: F/2001/3261

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3261**
91, Butts Hill Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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/2001/3261
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/3261

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
91, Butts Hill 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/02/2001. 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

02 February 2001



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Development Control Section, Environmental Services, Wokingham District Council.

31 January 2001

Scale: 1 : 1250

N W E S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 JAN 2001
Officer: AT	Application No. F/2001/3261

Map No 42 Site 003
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY.

Location: 91 BUTTS HILL ROAD

Parish: WOODLEY Ward: Coronation 2.2.01 B

Applicant: MR D TARRANT

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	ENCROACHMENT?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22.01.09 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 .....
Encroachment ✓

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:

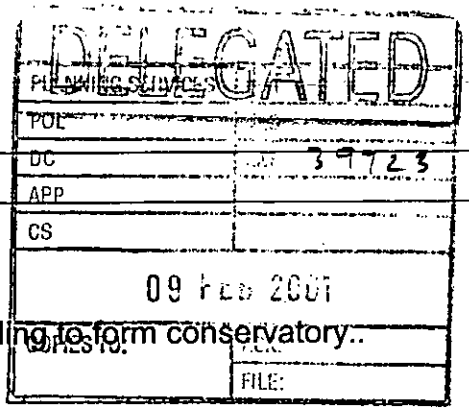
.....No pre apps.....
.....
.....

NEIGHBOURS:

.....Site notice and see map.....
.....
.....
.....
.....
.....
.....
.....
.....

FROM: Andrew Thorley

DATE: 02 February 2001



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3261

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 91, Butts Hill Road, Woodley, Reading.

Applicant: Mr D Tarrant .

Your observations are required in respect of this application **by 26/02/2001** .

The committee had no objections to this proposal but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 7.02.01

Clerk To Woodley Parish/Town Council.

PC 23/50 091

ADDRESS 91 BUTTS HILL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7673(42)

BUILDER Messrs P.H. Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr & Mrs Pitter	use of land for excavation of Sand & Ballast	No decision	
275/55	Mr J. & Mr T Pitter	Outline	24-6-55	N/A Refuse
142/56	Messrs Taylor Woodrow Ltd.	"	11-5-56	N/A Refuse
340/56	Messrs P H Smith (Reading)	"	12-6-56	N/A C/A
562/56	"	layout - Sewers etc	3-8-56	APP C/A
746/56	"	Semi/det House	9-10-56	APP C/A
R/48/60	Mr D.L. Jones	garage & access	12-4-60	APP APP

DATE OF COMPLETION October 1957

MINISTRY DECISION

SPECIAL ORDERS PD Eng mc D W Jarrett conservator 19/5/00

DRAINAGE

Environmental Services

For office use only.
Application number: 29.JAN.2001* 3261

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 D.W. TARRANT 91, BUTTS HILL ROAD WOODLEY READING BERKS RG5 4NT 0118 969 4377
2	Agent's Name Address and postcode Phone number	N/A
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.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	PVCu CONSERVATORY TO REAR OF DWELLING.
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 PVCu
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: 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 26/1/01

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

DRAWING FOR NEW CONSERVATORY AT
91 BUTTSHILL ROAD
WOODLEY
READING

DRAWING NUMBER 1 OF 2

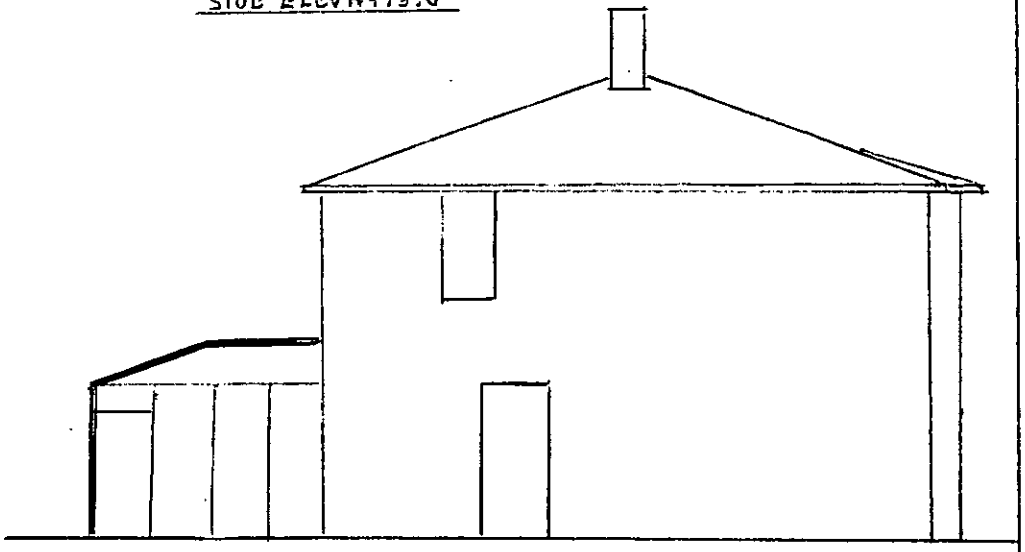
SCALE 1:100

MR D.W. TARRANT.

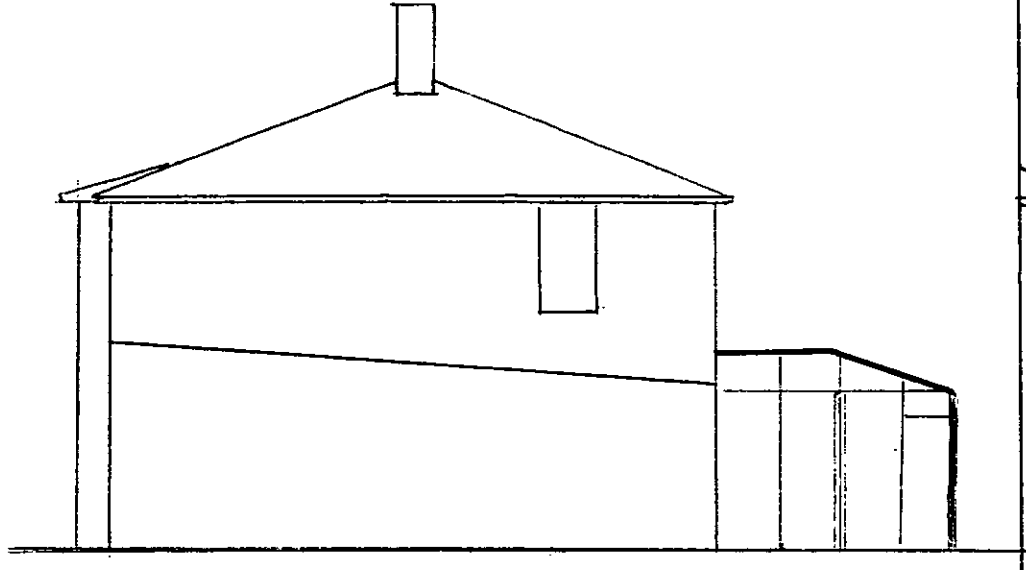
N

29 JAN 2011 * 3261

APPROVED



SIDE ELEVATION
LOOKING FROM NUMBER 89 (SOUTH)



SIDE ELEVATION
LOOKING FROM NUMBER 93 (NORTH)



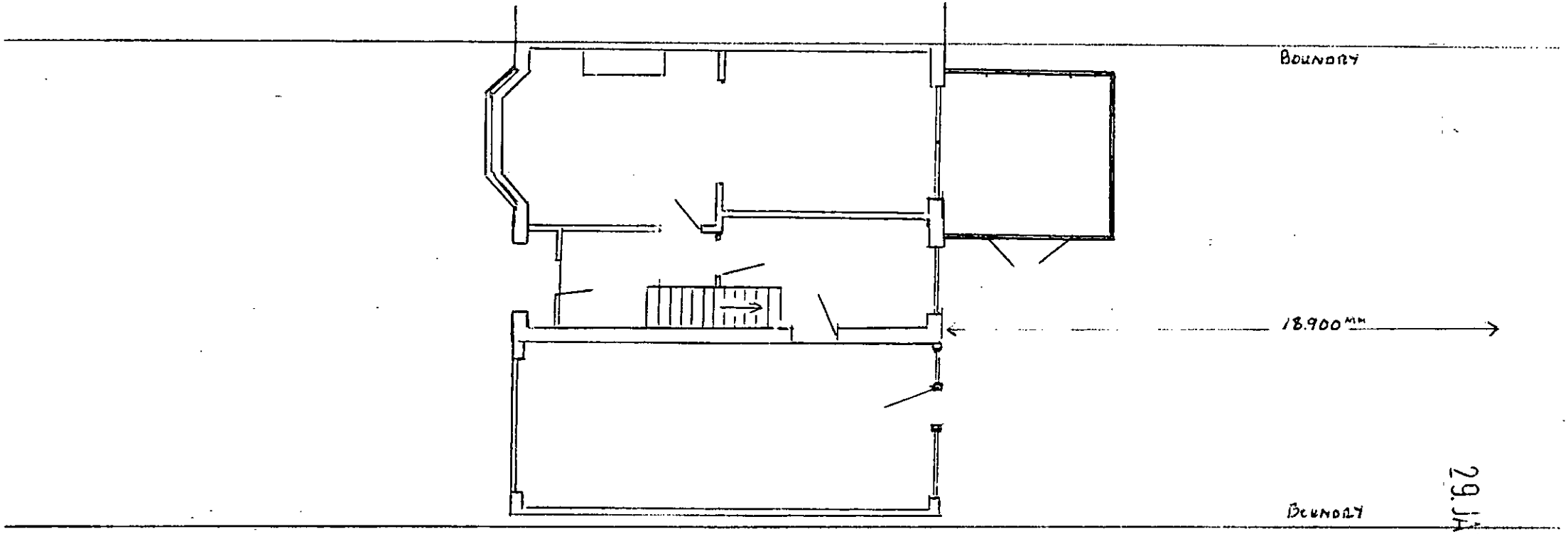
REAR ELEVATION 91 BUTTHILL RD

BOUNDRY

DRAWING NUMBER 2 OF 2

SCALE 1:100 MR D.W.TARRANT.

GROUND FLOOR 91 BUTTS HILL RD. SEMI DETATCHED WITH NUMBER 89 BUTTS HILL RD.



APPROVED

29 JAN 2001

52761



Site Plan, Scale: 1 to 500

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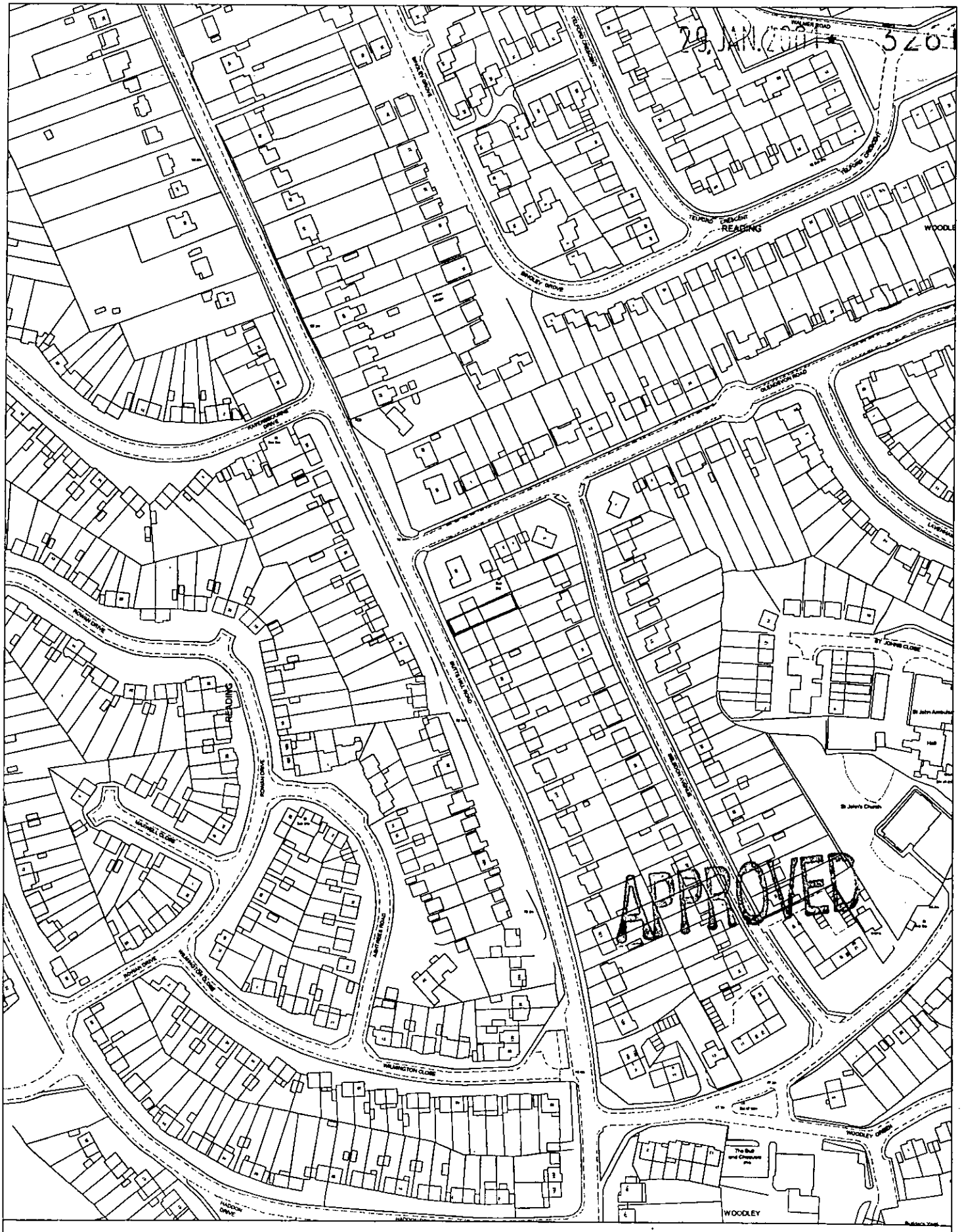
Date: 22 January 2001

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 22 January 2001

N
W E
S