APPLICATION NO:
F/2001/3262

LOCATION:
7 Buccaneer Close, Woodley Reading.

APPLICANT:
Mr S Reeves

PROPOSAL:
Proposed erection of front porch (retrospective)

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

APPLICATION WILL HAVE EXPIRED ON:
27/03/2001

CASE OFFICER: **Jackie Emmett**

(JE)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Reeves
7, Buccaneer Close
Woodley
Reading
RG5 4XP

Application Number: F/2001/3262

Parish: **WOODLEY**

Location: **7, Buccaneer Close, Woodley, Reading.**

Proposal: **Proposed erection of front porch (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 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 Policies LTV1 and LBE1.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 07/03/2001

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 : Jackie Emmett

Application Number : F/2001/3262

Applicant : Mr S Reeves .

Location : 7, Buccaneer Close, Woodley, Reading.
Proposal : Proposed erection of front porch (retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		06.02.01.

Date of Neighbour Notifications : .....

Date of Site Visit : 26.02.01.

Date Registered : 30/01/2001

Earliest Date for Decision : 26/02/2001

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

This application <u>will have expired on</u>: <u>27/03/2001.</u> 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.
Environment Agency : - No objection.
Neighbours. : No letters received.

Planning Issues :

1) Impact on neighbouring properties.
2) Impact on the street scene
3) Impact on Highways

Application Number: F/2001/3262

Appraisal :

Impact on neighbouring properties : This is a retrospective application for the retention of a front porch. This property is and end terrace so there is only one immediate neighbour to consider. The development is not considered to be overbearing, cause overshadowing or loss of light to neighbouring property. The development doesnot seem to have any significant detrimentall impact to neighbouring properties.

Impact on Street Scene : The development does not stand forward of the building line. It is built in keeping with the individual property, however it is not in keeping with the rest of terrace properties it is adjoined to. It is not considered to have a significant detrimental effect on street scene as the housing estate it is situated on has other dwellings of similar appearance.

Impact on Highways : none

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

Application Number F/2001/3262
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001.	
	C014	R014.	

RECORD OF SITE VISIT

SITE ADDRESS: 7 Buccaneer Close Woodley Reading.

APPLICATION NUMBER: F/2001/3262

OFFICER: Jackie Emmett

DATE OF SITE VISIT: 26.02.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES 26.02.01

2. DESCRIPTION OF SURROUNDINGS -

Densly packed private residential estate. Lots of terrace properties. open plan smallish front gardens. Allocated parking with no garage facilities.

3. DESCRIPTION OF SITE/BUILDING

Small end of terrace. Rendered with mock beams.

4. RELATIONSHIP TO ADJOINING PROPERTIES

End of terrace. with side plot garden.

5. SITE CONSTRAINTS

TREES none.

ACCESS/PARKING not applicable for this site.

LEVELS —

BOUNDARY TREATMENT - 2ft high fencing.

OTHERS -

Our ref: SP\2001\003119\001
Your ref: F/2001/3262

Date: 2nd March 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Jackie Emmett

Dear Sir/Madam

ERECTION OF FRONT PORCH (RETROSPECTIVE)
7 BUCCANEER CLOSE, WOODLEY, READING

Thank you for your letter dated 2 February 2001 which was received on 5 February 2001. You are asked to quote the following reference in any correspondence: SU77SE/18/42. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref	*Distance from site*	*Landfill name*
SU 771 733	Approx 30 metres	Woodley Airfield

In view of the type of fill and the form of development proposed, it is considered unlikely that landfill gas will present a risk to this proposal.

A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Steven Reeves, 7 Buccaneer Close, Woodley, Reading RG5 4XP

	HPT 40786
	TLS
DC	ENF JE
APP	
07 MAR 2001	
COPIES TO:	ACK:
	FILE:

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

0118 9757090

PLANNING SERVICES 40717
TLS
ENF JE
DC
06 MAR 2001
ACK:
FILE:
COPIES TO:

ENVIRONMENT AGENCY

Our ref: SP\2001\003119\001
Your ref: F/2001/3262
Date: 2nd March 2001

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

niceday fax notes
To: Jackie Emmett
Company: WDC Fax No: 0118 974 6484
From: Sarah Paxman
Company: EA Tel No: 01276 454323
No. of pages: 1 Date: 6/3/01 No.122498

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Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Received by Wokingham District Council

Application No: F/2001/3262

Proposal:
Proposed erection of front porch (retrospective)

Location:
7, Buccaneer 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 Jackie Emmett 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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3262
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: **02 February 2001**

My ref: F/2001/3262

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2001/3262
7, Buccaneer Close, Woodley, Reading.
Proposed erection of front porch (retrospective)

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/2001/3262**
7, Buccaneer Close, Woodley, Reading.
Proposed erection of front porch (retrospective)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: 0118 974 6449

Date: **02 February 2001**

My ref: F/2001/3262

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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 erection of front porch (retrospective)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6449

Date: **02 February 2001**

My ref: F/2001/3262

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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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John Mitchell

John Mitchell
Development Control Manager

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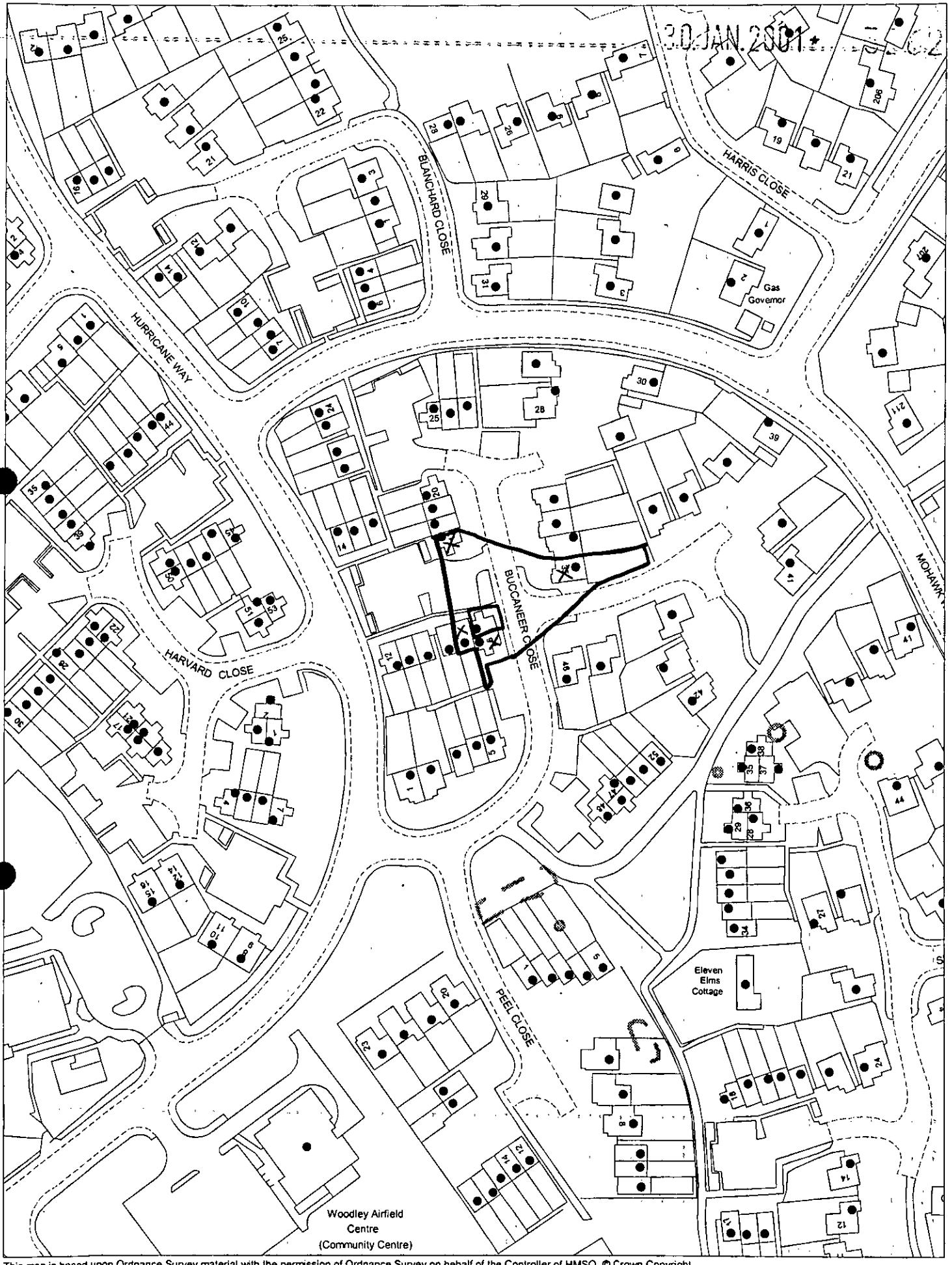
Case officer: **Jackie Emmett** Application Number: **F/2001/3262**
7, Buccaneer Close, Woodley, Reading.
Proposed erection of front porch (retrospective)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

30 JAN 2001



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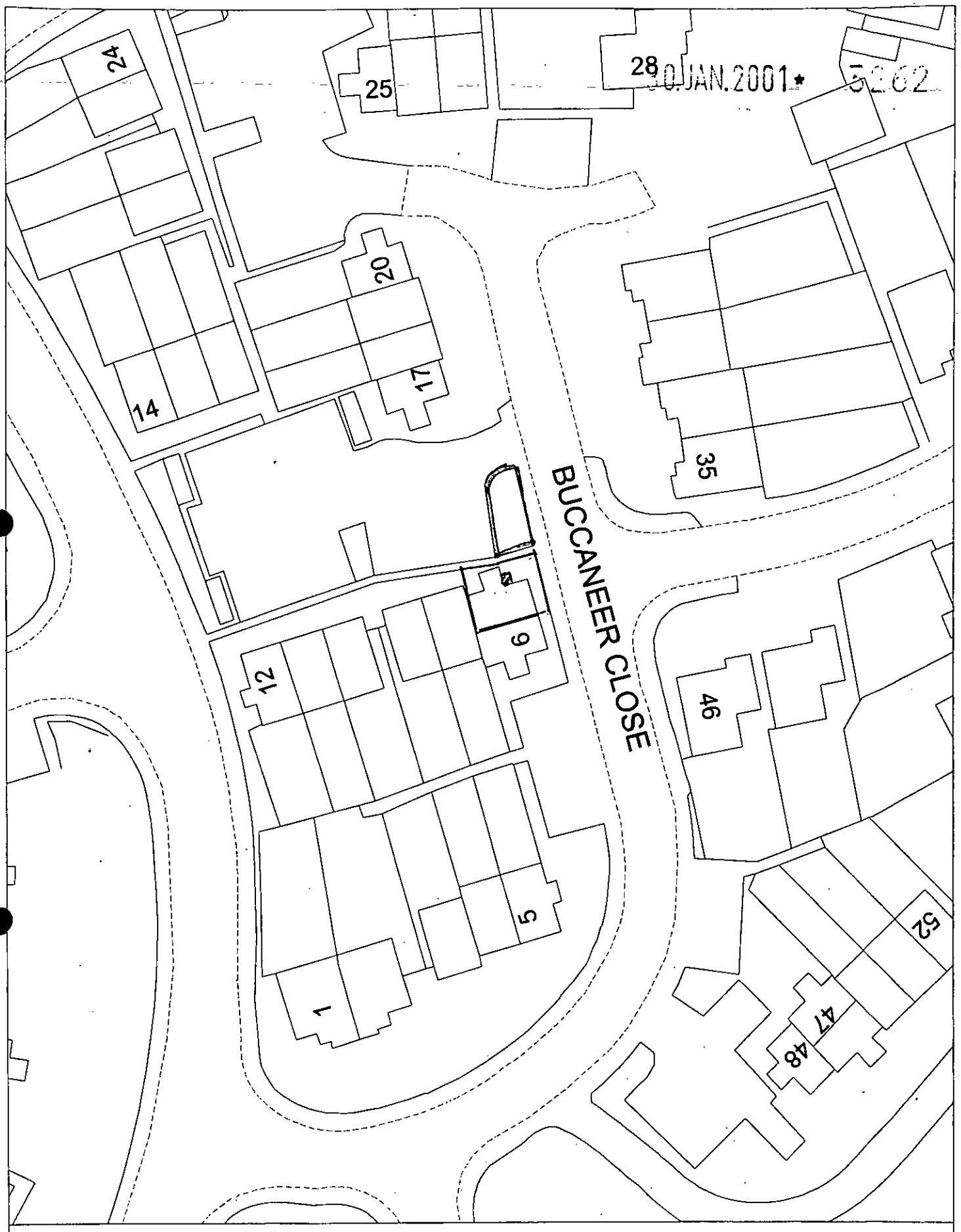
Development Control Section, Environmental Services, Wokingham District Council.

31 January 2001

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 500

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Date: 26 January 2001

N
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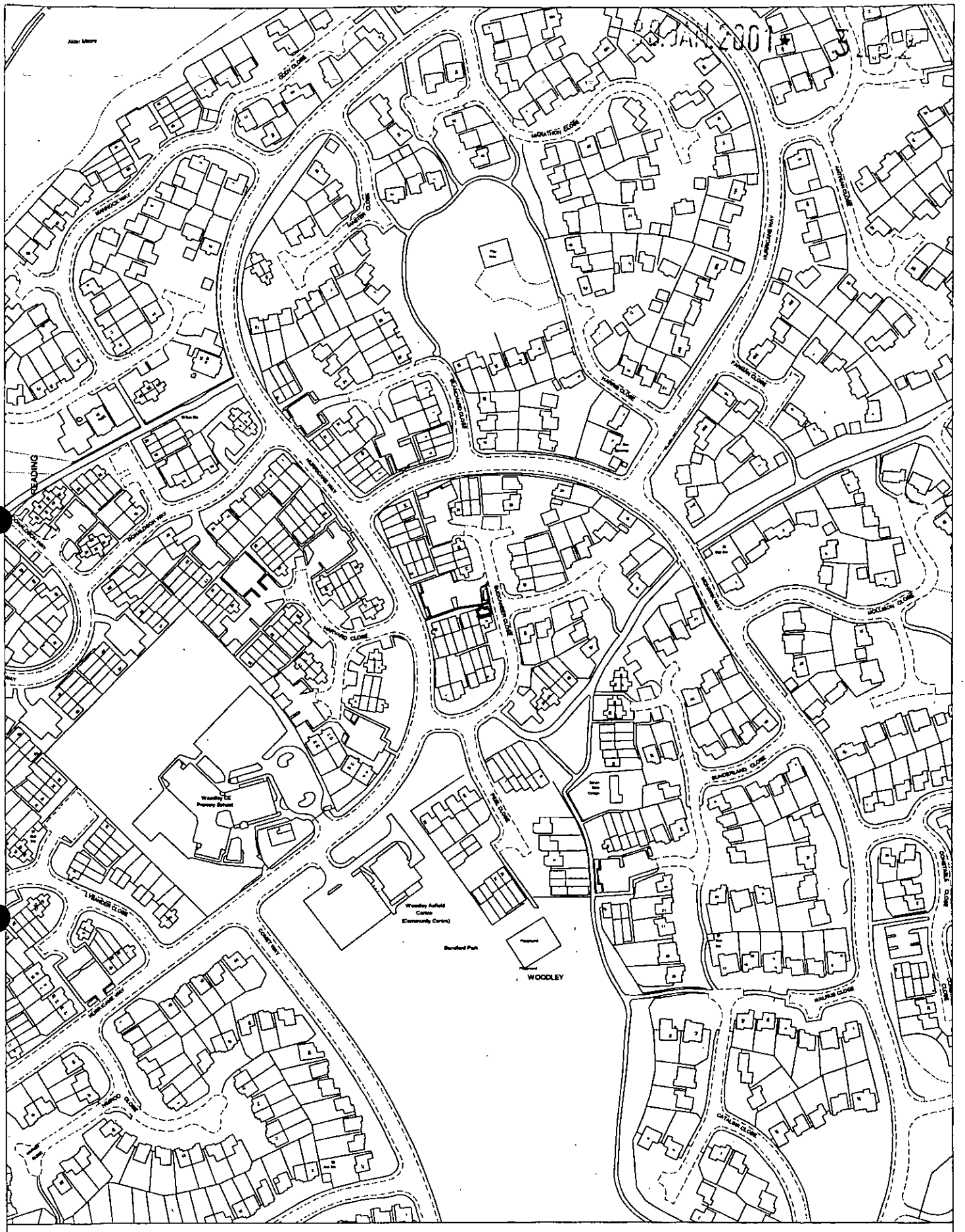

Site Plan, Scale: 1 to 2500

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Date: 26 January 2001

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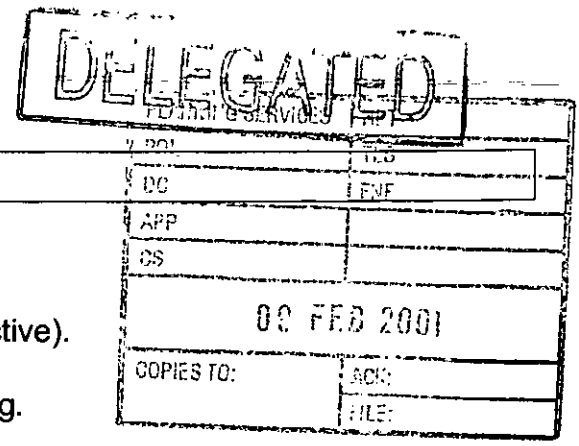
FROM: Jackie Emmett

DATE: 02 February 2001



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3262

Proposal: Proposed erection of front porch (retrospective).

Site Address: 7, Buccaneer Close, Woodley, Reading.

Applicant: Mr S Reeves .

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

The committee had no comment to make on this application.

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL 30 JAN 2001 * 3262

Start date: 30 JAN 2001	Map No. 42 Site 001
Officer: JE / Application No. F/2001/3262	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF FRONT PORCH (RETROSPECTIVE)

Location: 7 BUCCANEER CLOSE

Parish: WOODLEY Ward: Laddon 2.2.01

Applicant: MR S REEVES

PD rights removed

Fee Received 00-00 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 : 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 .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency 250 m landfill consultation
Tel: 01276454331
Rail Track 4323 .....
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

URGENT.

30.JAN.2001 * 3262

STEVEN REGICS

7 BUCCANEER CLOSE

WOODLEY

READING

BERKS

PLANNING OFFICER.

I AM WRITING TO YOU WITH A SMALL PROBLEM WHICH HAS TURNED INTO A LARGE ONE.

I HAVE BUILT A PORCH ON THE FRONT OF MY HOUSE 2 YEARS AGO. WHICH I WAS TOLD AT THE TIME THAT IT DID NOT NEED PLANING APPLICATION AND IT ~~NEED~~ ~~NOT~~ WAS NOT BIG ~~ENOUGH~~ ENOUGH FOR BUILDING REGS.

NOW I AM IN THE PROCESS OF SELLING MY HOME AN IT HAS NOW COME TO MY ATTENTION THAT I SHOULD NOT HAVE BUILT IT, BECAUSE THERE WAS SOMETHING IN MY DEEDS SAYING THAT I SHOULD NOT OF BUILT IT WHICH HAS NOW ONLY COME TO MY ATTENTION

THE SIZE OF THE PORCH IS.

2·400 mm HIGH

1·000 mm WIDE EXTERNAL SIZES

0·800 mm DEEP

IN THE TWO YEARS IT HAS BEEN UP NO ONE PERSON HAS OBJECTED TO IT OR SAID ANYTHING BAD ABOUT IT.

PTO

ALL I AM ASKING IS IN YOUR REPLY IS THAT IT CAN STAY WITH NO FURTHER COMPLICATIONS

1764

E
No. 6.

ADDRESS 6/7/8/9 Buccaneer Close PARISH Woodley

PLOT No. 6/7/8/9 3c Woodley Airfield ORD. SHEET No. SU. 777342

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
27224	Bryant	Terr. Houses / Parking	13.5.87	CLA
AR A 2880	"	" "	27.5.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

30. JAN. 2001 * - 5262

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	STEVEN BOOKS
	Address and postcode	7 BUCCANEER CLOSE WOODLEY READING RG5 4XP
	Phone number	0118 9540 665
2	Agent's Name	
	Address and postcode	
	Phone number	
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	ONE STOREY PORCH TO FRONT - RETROSPECTIVE
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 TO MATCH RENDER TO MATCH TIMBER WINDOWS - FELT FLAT ROOF
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 ☑

5844 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 1	Proposed:
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.

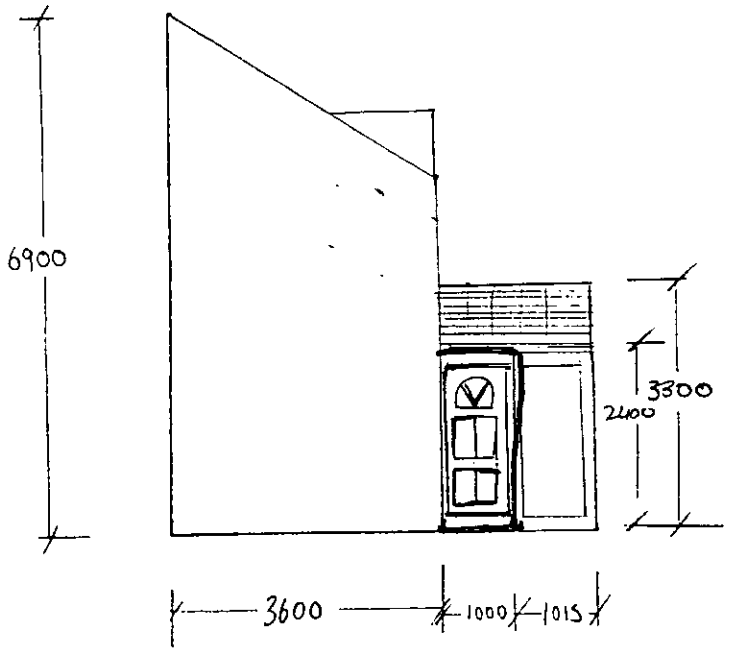
Your signature: [signature]

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 ☐

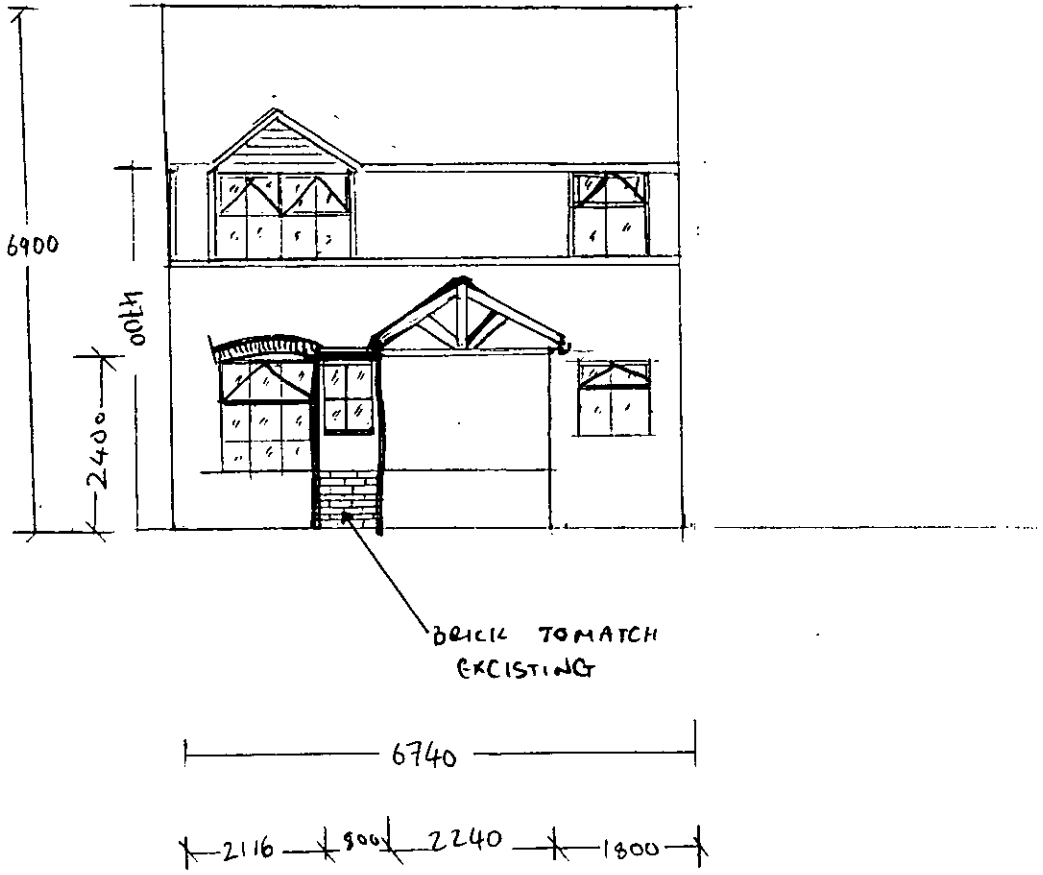
1:100 SIDE ELEVATION



30.JAN.2001 ★ 3262

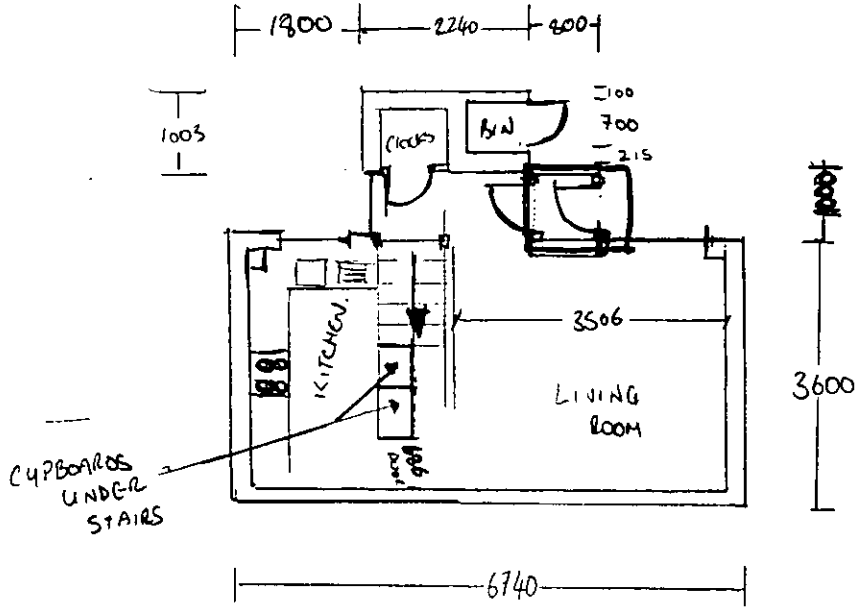
1-100

FRONT ELEVATION



30.JAN.2001 * 3262

1·100 PLAN



1·100

30.JAN.2001 5262