SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0291

LOCATION:
5 Farman Close Reading.

APPLICANT:
P Challis C/O R F Hood

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **06/02/2000**

APPLICATION EXPIRY DATE: **01/03/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

P Challis
C/O R F Hood
12 Kirkfell Close
Tilehurst Reading
Berkshire
RG31 6QL

Application Number: F/2000/0291

Parish: **WOODLEY**

Location: **5, Farman Close, 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

Head of Planning and Transportation
Date: 22 February 2000

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 : Natalie Brown

Application Number : F/2000/0291

Applicant : P Challis C/O R F Hood.

Location : 5 Farman Close Woodley.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		24/01/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 24/01/2000

Date Registered : 05/01/2000

Earliest Date for Decision : 06/02/2000

Latest Consultation Date/Site Notice Expiry Date : 06/02/2000

Application Expiry Date: 01/03/2000

Consultation Responses :

Woodley PC : no response received

Neighbours/SN : None received

(14/2 - received "No comment" after letter sent out
received faxed comments dated 11/2 after 14/2.)

Planning Issues :

1) Impact upon neighbouring props.

2) Impact upon the street scene.

Application Number: F/2000/0291

Appraisal :

1) Impact upon neighbouring properties :-
The proposed d'mens is a single storey rear extn forming a kitchen extn and conservatory. It will protrude beyond the main rear bldg line by 3.1m. It will not protrude beyond the kitchen/utility/study building line & be of width 9.1m. It will be of height 2.4m to eaves & 3.5m to ridge. There are no windows in the side elevt. of the kitchen extn.
- There is a 1.8m fence to the rear & 1.8m fence with the public park area (TPO area facing the south elevation) & a 1.8m / 1m wall & trellis with N°6. The proposed extn will be set app 1m (at its closest point) with N°6 & 1.5m from the park and TPO area.
There will be no detrimental impact to neighbouring properties by overlooking, overmassing or by being overbearing.

2) Impact upon the street scene :-
The kitchen extn will have a (mono) pitched roof - echoing the style of the existing main roof. Materials such as tiles & brick will match existing :. no detrimental impact upon the street scene.

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

Application Number F/2000/0291
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.

RECORD OF SITE VISIT

SITE ADDRESS: 5 Farman Close Reading.

APPLICATION NUMBER: F/2000/0291

OFFICER: Natalie Brown

DATE OF SITE VISIT: 24/01/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes 24/01. Site on edge of f. garden

2. DESCRIPTION OF SURROUNDINGS

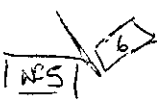
Detached props with detached double garages.
open plan fronts - houses clustered around a cul-de-sac.
Residential.

3. DESCRIPTION OF SITE/BUILDING

Prop set back 1/2 → 1m with N° 6 (boundary)
corner will be set back 1 - 1.5m from boundary.
small patio area within which extn will come

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached prop.
NF side windows in N° 6
to over look.



Properties at rear - 1st floor windows visible

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING ✓

LEVELS ✓

BOUNDARY TREATMENT 1.8m with ~~NFS~~ rear area.
small wall & 1.8m & 1m fence + trellis with N° 6
1.8m fence at rear

OTHERS ✓

Tel: (0118) 974 6492

Date: 8/2/2000

My ref: F/2000/0291

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0291
5 Farman Close Woodley.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18/2/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0291**
5 Farman Close ~~Reading~~. Woodley
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 8/2/2000

My ref: F/2000/0291

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax (0118) 9746484
Minicom No: (0118) 9746991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0291
5 Farman Close Woodley.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18/2/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0291**
5 Farman Close ~~Reading~~. Woodley
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 8/2/2000

My ref: F/2000/0291

CONFIDENTIAL

Councillor D 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/2000/0291
5 Farman Close Woodley.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18/2/2000
Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0291**
5 Farman Close ~~Reading~~. Woodley
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	5 JAN 2000
Officer: NB	Application No. F/2000/0291

Map No. 42 Site ...0.05...
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: 5 FARNAN CLOSE

Parish: WOODLEY Ward: Loddon
13.1.2000

Applicant: P CHALLIS

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

Enforcement Section to be notified ☐ tick if required (1)

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 : 13.12.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps. ✓

NEIGHBOURS:

..... S/N + 7 Farman Close .....

.....

.....

.....

.....

.....

.....

.....

.....

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0291**

5 Farman Close ~~Reading~~. Woodley

Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: D. A. Thair Date: 8/2/00

Print Name: DENIS THAIR

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

FROM: Natalie Brown

DATE: 13 January 2000

Woodley Town Council Consultation Sheet

PLANNING SERVICES	HPT
FOL	TLS
DC	EHF
AFP	
CS	

14 [illegible]

COPIES TO:

Application Number: F/2000/0291

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 5 Farman Close Woodley.

Applicant: P Challis C/O R F Hood.

Your observations are required in respect of this application **by 06/02/2000** .

0291

No comment.

SIGNED: [signature] DATE: 10.2.00

CLERK TO Woodley Town Council

Plan No. F/2000/0428: Proposed single storey rear extension to dwelling, plus first floor side extension – 83 Beechwood Avenue
The committee particularly asked that any neighbours' comments were taken into account for this application.

Plan No. F/2000/0436: Proposed two storey side extension to dwelling and single storey rear extension – 44 Ravensbourne Drive
The committee particularly asked that any neighbours' comments were taken into account for this application.

Plan No. 99/70820 (Revised): Proposed single storey rear extension to industrial unit – Unit 15 Headley Road (rear of Farriers Close), for Hicks Developments Ltd.
The committee noted the revised plans showing proposed landscaping screening and fully supported the concerns and comments from neighbours in Farriers Close.

RESOLVED:

- to make no comments on the following plans:

Plan No. F/1999/0216: Proposed single storey front and rear extensions to dwelling, plus front and rear dormer extensions to form rooms in loft space

Plan No. F/1999/0223: Proposed first floor side extension to dwelling – 12 Mitchell Way

Plan No. F/1999/0237: Proposed single storey rear extension to dwelling – 79 Headley Road

Plan No. F/1999/0259: Proposed erection of brick wall entrance feature – land adjacent 27 Willowside

NB **Plan No. F/2000/0291: Proposed single storey rear extension to dwelling – 5 Farman Close**

Plan No. F/2000/0292: Proposed single storey rear extension to dwelling to form conservatory – 3 Ashwood

Plan No. F/2000/0303: Proposed loft conversion with rear dormer – 23 Rowan Drive

Plan No. F/2000/0307: Proposed retention of modular triple classroom block – The Bulmershe School, Chequers Way

05.DEC.2000* 0291

ADDRESS 5 FARMAN CLOSE PARISH WOODLEY

PLOT No. 8 3E WOODLEY AIRFIELD ORD. SHEET No. SU. 7773 NE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2[illegible]74	BRYANT	DET. HOUSE & GARAGE	30-9-87	CLA
3RA 3931	"	"	27-11-87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

05.DEC.2000* 0291

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	P. CHALLIS 5, FARMAN CLOSE, WOODLEY, READING RG5 4XF 9442164
2	Agent's Name Address and postcode Phone number	R. F. HOOD 12, KIRKFELL CLOSE, TILEHURST, READING RG31 6QL 9425277
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.	5, FARMAN CLOSE.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED SINGLE STOREY REAR EXT'N WITH CONSERVATORY.

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.	RED BKWK TO MATCH EXSTG. RED TILES " " " WHITE UPVC FRAMING TO CONSERVATORY.	
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: 4	Proposed: 4
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 P. CHALLIS.

Date 3/1/2000

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



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map *return scheme purposes only. No further copies may* be made.

This map is reproduced from Ordnance Survey material *with the permission of Ordnance Survey on behalf of* the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 10 January 2000

N
W E
S

Received by Wokingham District Council

Application No: F/2000/0291

Proposal:

Proposed single storey rear extension to dwelling.

Location:

5 Farman Close Woodley.

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)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/02/2000. 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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0291	NB
BUILDING CONTROL NUMBER	FP 2000/0167	N.dk
~~APPLICANT~~/AGENT	R F Hood	
ADDRESS OF SITE	5. Farman Close Woodley.	
DESCRIPTION OF PROPOSED WORK	S/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P/620/1	P/620/1
ELEVATIONS	--	--
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/2/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/4/00	

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	