SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
**F/2000/0292**

LOCATION:
**3 Ashwood Reading.**

APPLICANT:
**Mr K Crowe**

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

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

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

CASE OFFICER: **Nicola Lake**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr K Crowe**
**3 Ashwood**
**Woodley**
**Reading**
**RG5 3RX**

**Application Number: F/2000/0292**

**Parish:** **WOODLEY**

**Location:** **3, Ashwood, 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 external works 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 :** Nicola Lake

**Application Number :** F/2000/0292

**Applicant :** Mr K Crowe .

**Location :** 3 Ashwood Woodley.
**Proposal :** Proposed single storey rear extension to dwelling to form conservatory.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 3.2.2000 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....3.2.2000.....

**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 T.C - 'No comment'

**Planning Issues :**
Site Designation - within the identified settlement.
1.) Impact upon amenity of the neighbouring dwellings.
2.) Impact upon the character of the surrounding area.

**Application Number: F/2000/0292**

**Appraisal :**

1.) Impact upon the neighbouring dwellings.

The proposed development is for a single storey pitched roof rear conservatory. The conservatory would project 3.6 m out from the rear of the dwelling with a width of 7.5m. The extension will be screened from No 2 by an existing outhouse and utility room. The rear boundary of the site is marked by a wooden fence and a hedge of conifer trees.

There will be no overlooking, overshadowing or overbearing issues, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the character of the area.

The proposed extension is in keeping with the character of the existing dwelling and the wider area as such there will be no detrimental impact upon the character of the surrounding area.

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

**Application Number F/2000/0292**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | SC01 | 3F02 | |
| | | | |
| 2 | SC53 | 3R98 | Woodce |
| | | | |
| | | | |
| | | |

# RECORD OF SITE VISIT

SITE ADDRESS: 3 Ashwood Reading.

APPLICATION NUMBER: F/2000/0292

OFFICER: Nicola Lake

DATE OF SITE VISIT: 3.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on Gate post.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/3 Detached dwelling - which has already been increased in side with 2 side ext

4. RELATIONSHIP TO ADJOINING PROPERTIES existing projecting rear ext will screen No 2 from the conservatory to dwelling to the opposite side very large row of conifers to the rear - garden - angled with storage to the side screened from Neighbours - check garden area.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 15 Feb 2000

My ref: F/2000/0292

WOKINGHAM DISTRICT COUNCIL
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: 33505 – Wokingham

**CONFIDENTIAL**

Councillor K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

**Application Number: F/2000/0292**
**3 Ashwood ~~Reading~~. Woodley**
**Proposed single storey rear extension to dwelling to form conservatory..**

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 Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning ~~and~~ Transportation

Tel: (0118) 974 6481

Date: 15 Feb 2000

My ref: F/2000/0292

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: 33505 – Wokingham

**CONFIDENTIAL**

Councillor C Lawley
26 Farriers Close
Woodley
RG5 3DD

Dear Councillor

**Application Number: F/2000/0292**
**3 Ashwood Woodley.**
**Proposed single storey rear extension to dwelling to form conservatory.**

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 Nicola Lake on **(0118) 974 6481**. 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 25 Feb 2000
Yours faithfully

Head of Planning and Transportation

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**LISTING FORM**
Case officer: **Nicola Lake** Application Number: **F/2000/0292**
**3 Ashwood ~~Reading.~~ Woodley**
**Proposed single storey rear extension to dwelling to form conservatory.**

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 6481

Date: 15 Feb 2000

My ref: F/2000/0292

WOKINGHAM DISTRICT COUNCIL
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: 33505 – Wokingham

**CONFIDENTIAL**

Councillor E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Dear Councillor

**Application Number: F/2000/0292**
**3 Ashwood ~~Reading~~ Woodley**
**Proposed single storey rear extension to dwelling to form conservatory..**

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 Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ludlow
Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0292**

**3 Ashwood ~~Reading~~. Wokingham**

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

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 17/2/00

Print Name: C LAWLOR

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

**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.

PLANNING SERVICES U.T.
APP
CS
11 FEB 2000
COPIES TO:
ACK:
FILE

**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**

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

NL **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**

FROM: Nicola Lake

DATE: 13 January 2000

# Woodley Town Council Consultation Sheet

| PLANNING SERVICES | HPT |
|---|---|
| FOL | TLS |
| | |
| | |

**Application Number:** F/2000/0292

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

**Site Address:** 3 Ashwood Woodley.

**Applicant:** Mr K Crowe .

COPIES TO:

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

---

0292

No comment.

SIGNED: Sheena DATE: 10.2.00

CLERK TO Woodley Town Council

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 5 JAN 2000 |
| Officer: NL | Application No. F/1999/0292 |

Map No. 52 Site 0044
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: 3 ASHWOOD

Parish: WOODLEY Ward: South Lake
13.1.2000

Applicant: MR K CROWE

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

Enforcement Section to be notified ☐ tick if required (2)

---

**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 : 13.1.2000 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 + 9, 10, 11, 12, 13 Rosewood ✓

05.DEC.2000* 0292

PC 23 045 003

ADDRESS 3 ASHWOOD PARISH WOODLEY

PLOT No. 33 Stage 9 (Phase 1) ORD. SHEET No. SU.7571(52)

BUILDER Cooks of Reading Ltd

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/32/61 | J.T. Cook & Son Ltd | Outline | Referred to BEPC. | No decision |
| 0/278/65 | " | " | 30.12.65 | N/A Refuse |
| 0/76/66 | " | " | 11.3.66 | N/A Refuse |
| 157/71 | Cooks of Reading Ltd | Layout Rd & Sewers | 18.3.71 | N/A C/A |
| 473/71 | " | Detached House | 13.5.71 | App. C/A |
| 983/73 | Mr. D. Cavallina | [illegible] | 5.7.73 | C/A |
| 42904 | | | 11.7.94 | C/A |
| RP94/2629 | Mr. K. Crowe | Gr. & 1st Floor Ext. | 16.6.94 | App |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

# Environmental Services

For office use only.
Application number:

05.DEC.2000* 0292

## 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<br>Address and postcode<br><br><br>Phone number | MR K. CROWE<br>3 ASHWOOD, WOODLEY<br>READING. BERKS<br>RG5 3RX.<br><br>0118 9267614 |
| | Agent's Name<br>Address and postcode<br><br><br>Phone number | N/A. |
| 3 | Site<br>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. | 3 ASHWOOD, WOODLEY<br>READING, BERKS<br>RG5 3RX. |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | SINGLE STOREY REAR CONSERVATORY EXTENSION. |
| 5 | Are there any trees on the site?<br>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 ☐<br>NO TREES TO BE CUT DOWN. |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | FACE BRICKS TO MATCH EXTG HOUSE.<br>ROOF TILES TO MATCH HOUSE |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: 5 | Proposed: NONE |
| **10** | Does a public right of way touch the site?<br>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).<br>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.

M Crown 2/1/00

**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: M Crown

on behalf of

Date 2/1/00

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

**Received by Wokingham District Council**

# Application No: F/2000/0292

**Proposal:**

Proposed single storey rear extension to dwelling to form conservatory.

**Location:**

3 Ashwood 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 Nicola Lake 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**

05. DEC. 2000* 0292




# Site Plan, Scale: 1 to 1250

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Date: 10 January 2000

N
W E
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finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | CASE OFFICER |
|---|---|
| PLANNING APPLICATION NUMBER | 0292 NC |
| BUILDING CONTROL NUMBER | BN2000/0928 Nick |
| APPLICANT/~~AGENT~~ | K-Crowe |
| ADDRESS OF SITE | 3 Ashwood GOODLEY |
| DESCRIPTION OF PROPOSED WORK | S/S rear ext (Conservatory) |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | Recd 26/4/00 | Recd 5/11/00. |
| ELEVATIONS | — " | — " |
| FLOOR PLANS | None | — " |

| 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 | 26/4/00. | |

| 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 | |