SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0301

LOCATION:
23 Woodwaye Reading.

APPLICANT:
Mr H Mars C/O Priest Design Service

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **10/02/2000**

APPLICATION EXPIRY DATE: **06/03/2000**

CASE OFFICER: **Nicola Lake**

[redacted]

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr H Mars
C/O Priest Design Service
Greenlawns
22 Dovedale Close
Owlsmoor
SANDHURST
Berkshire GU47 OYG

Application Number: F/2000/0301

Parish: **WOODLEY**

Location: **23, Woodwaye, Woodley, Reading**

Proposal: **Proposed single storey rear extension to dwelling with window to loft space**

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: 15 March 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.

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0301**

23 , Woodwaye, Woodley, Reading.

Proposed single storey rear extension to dwelling with window to loft space.

Transfer: Yes ☐ No ☑

Reason for Transfer

Signed: _____ Date: 8/3/2000

Councillor Preston

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

Received by Wokingham District Council

Application No: F/2000/0301

Proposal:

Proposed single storey rear extension to dwelling.

Location:

23 Woodwaye 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 10/02/2000. 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.

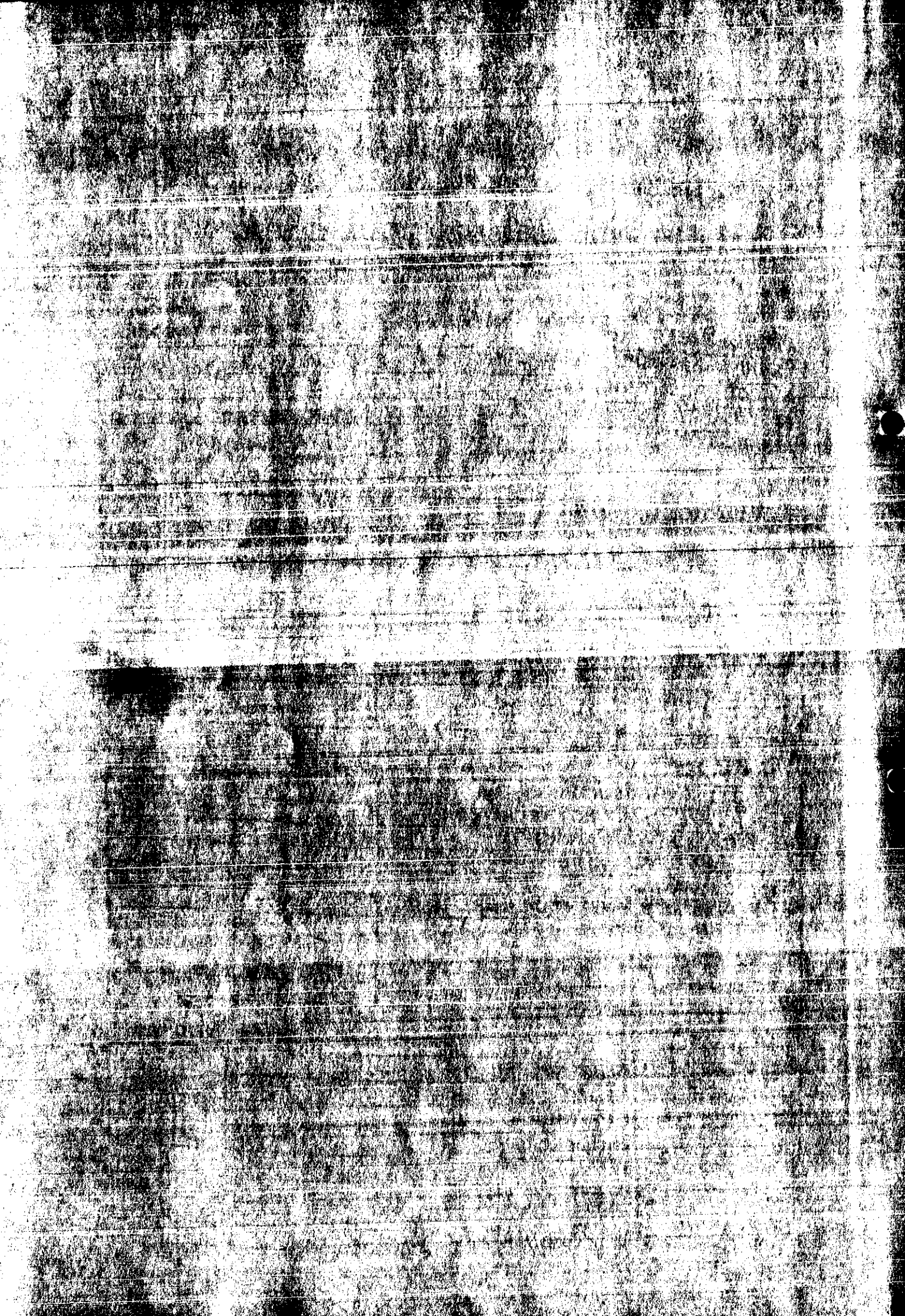
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0301	NL
BUILDING CONTROL NUMBER	BR 1999/0127	Paul
~~APPLICANT~~/AGENT	Priest Design Service	
ADDRESS OF SITE	23 Woodthorpe WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	1561/1	1561/1
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN BC/DC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES?	—	
DATE	25/10/00	

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	



Application Number F/2000/0301
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC03	SR12	Condition

RECORD OF SITE VISIT

SITE ADDRESS: 23 Woodwaye
Woodley Reading.

APPLICATION NUMBER: F/2000/0301

OFFICER: Nicola Lake

DATE OF SITE VISIT: 3.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. on telegraph pole.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

a single storey Bungalow (with detached)

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal is to infill at ground floor section and to build up on the rear to ridge of the existing dwelling. Proposed ext wouldn't project past the rear of No 25 which is out further. No 21 has a single storey rear ext across the about half of the rear. It has a hight pitched roof.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 3 March 2000

My ref: F/2000/0301

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

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

Dear Councillor

Application Number: F/2000/0301
23 , Woodwaye, Woodley, Reading.
Proposed single storey rear extension to dwelling with window to loft space.

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 13 March 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0301**
23 , Woodwaye, Woodley, Reading.
Proposed single storey rear extension to dwelling with window to loft space.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Samuel

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: 3 March 2000

My ref: F/2000/0301

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

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

Dear Councillor

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23 , Woodwaye, Woodley, Reading.
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Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0301**
23 , Woodwaye, Woodley, Reading.
Proposed single storey rear extension to dwelling with window to loft space.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Preston

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

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0301

Applicant : Mr H Mars C/O Priest Design Service.

Location : 23 , Woodwaye, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling with window to loft space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 3.2.2000

Date Registered : 10/01/2000

Earliest Date for Decision : 10/03/2000

Latest Consultation Date/Site Notice Expiry Date : 10/03/2000

Application Expiry Date: 06/03/2000

Consultation Responses :
Woodley T.C. - No comment

Planning Issues :
Site Designation - Within the Identified Settlement.

1.) The impact upon the amenity of the Neighbouring dwellings.

2.) Impact upon the character of the area.

Application Number: F/2000/0301

Appraisal :

1.) Impact upon the neighbouring dwellings.
The proposed development is for a single storey rear extension to infill a gap area between the side of the dwelling and the existing extension. The proposal will also create an extended new pitched roof over the existing extension and proposed extension.
The proposed development will be in line with No 29 and No 31's extensions. There will be no overlooking, overshadowing, or overbearing issues, there will be no detrimental impact upon the amenity of the residential dwellings.

2.) Impact upon the character of the Surrounding Area.
The proposed development is in keeping with the existing dwelling and the surrounding area. Therefore, there will be no detrimental impact upon the character of the Surrounding Area.

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

FROM: Nicola Lake

DATE: 17 January 2000

Woodley Town Council Consultation Sheet

RECEIVED
PLANNING SERVICES | HPT
TOL | TLS
DC | ENF
14 FEB 2000
COPIES TO:

Application Number: F/2000/0301

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 23 Woodwaye Woodley.

Applicant: Mr H Mars C/O Priest Design Service.

Your observations are required in respect of this application **by 10/02/2000** .

0301

No comment.

SIGNED: Sheena DATE: 10.2.00

CLERK TO Woodley Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~17 DEC 1999~~ 10 JAN 2000 VALID	Map No. 41 Site 0.05
Officer: NL Application No. F/2000/0301	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING with window to loft space.

Location: 23 WOODWAYE

Parish: WOODLEY Ward: Bulmarshe. 17.1.2000

Applicant: MR MARS

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

(4)

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		10 JAN 2000	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Not supplied. ✓	phoned 5/1/00	
3	Forms unsigned		to follow	
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	(No new room - for light only)		
9	Miscellaneous	They are also putting in a new upstairs window, should this be included in application? (are they making new room in roof?) If so, will need to consult Highways		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.1.2000 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 + 28 & 30 Woodlands Avenue .....

Priest Design Service

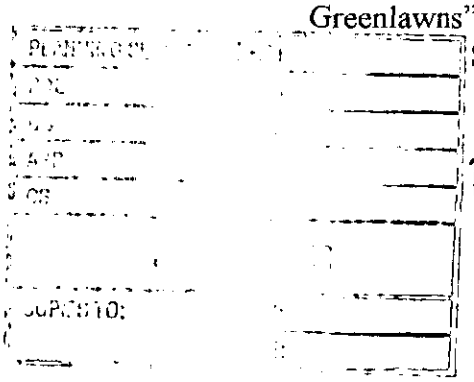
ENGINEERING BUILDING CONSULTANT

Consultant
R.A.Priest Eng, Tech.(AMIMGTech E) A.M.A.S.I.

"Greenlawns", 22, Dovedale Close, Owlsmoor,
Sandhurst, Berkshire. **GU47 0YG.**
Telephone No. 01344-778257

Our ref: RAP/1561

Your ref:



Wokingham District Council,
Planning Department,
P.O.Box 155,
Shute End,
Wokingham,
Berkshire,
RG40 1WW.

7th January 2000

Dear Mrs Hurst.

RE : Planning Application for a Single Storey Rear Extension at 23, Wood Waye, Woodley, Reading.

Further to your telephone conversation on Wednesday 5th January 2000, I enclose six copies of the block plan to a scale of 1:500 for your use. I also confirm the new window in the gable wall is to give light into the roof space, and this area will only be used for storage.

Yours Sincerely,

R.A.Priest

R.A.Priest.

ADDRESS 23 WOOD WAYE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 7573 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/1/68	Mrs. M. Page	Car Port.	18.1.68	App. N
R/211/70	"	Extension of Kitchen & Detached Garage	14.5.70	App. Ap

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

10. JAN. 2000*

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR. H. MARS.
	ADDRESS	23, WOODWAYE, WOODLEY READING
	POST CODE	RG5 3HA Tel. No. 0118-9442271
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	PRIEST DESIGN SERVICE
	ADDRESS	GREENLANDS 22, DOVEDALE CLOSE OWLSMOOR, SANDHURST BERKS
	POST CODE	GU47 0YG Tel. No. 01344-778257
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	ATTACHED
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR EXTENSION

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED: RENDER - PEBBLEDASHING PAINTED WHITE

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. YES / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

✓
£95-00

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

✓
-
✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

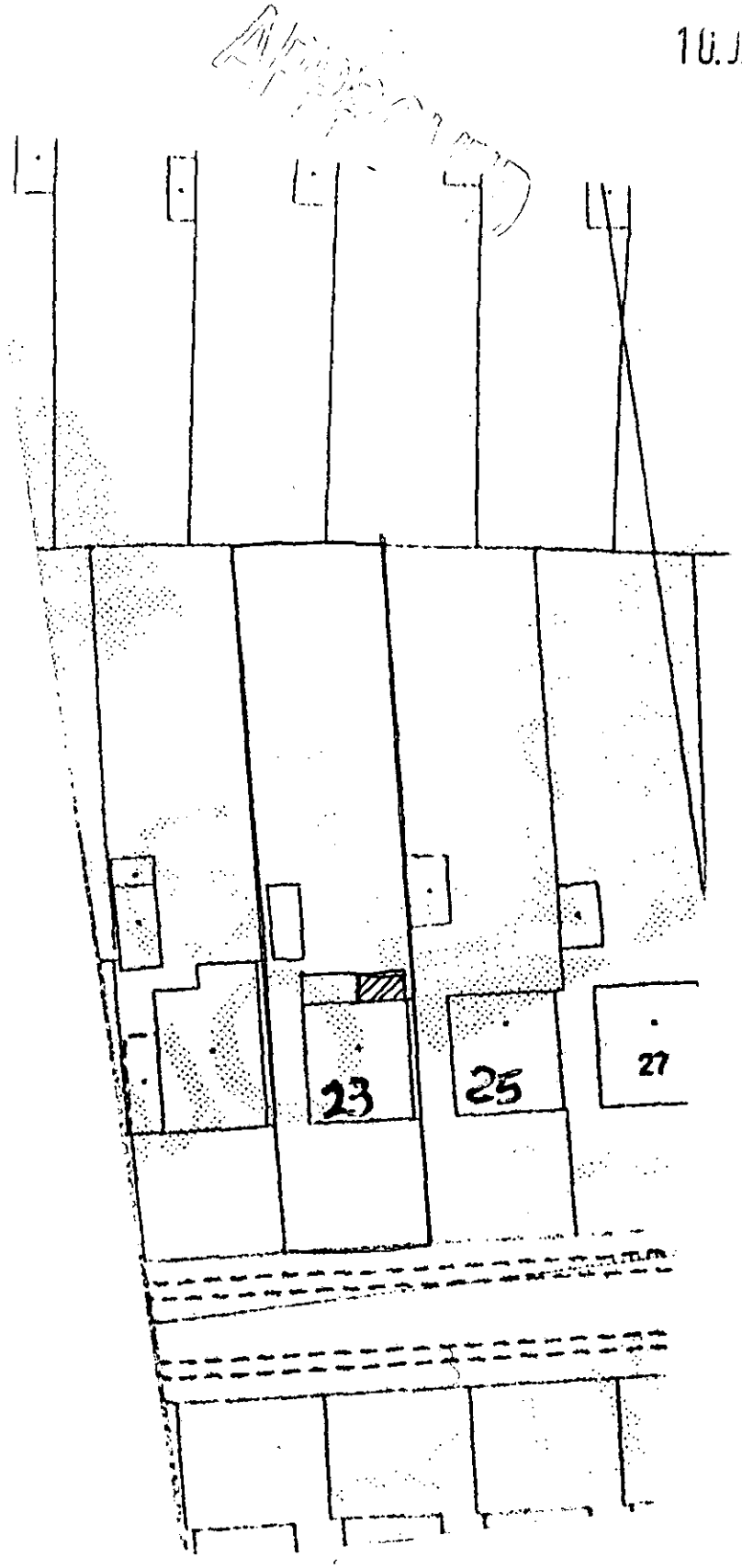
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED Robert A. Pratt ON BEHALF OF MR. H. MARS.

DATE 10/12/99

10. JAN. 2000* 0501



23 WOODWAYE WOODLEY

Scale 1:500

Ordnance Survey

10.JAN.2000* 0301

Siteplan

1:1250 Scale



Produced 20 Nov 1999 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 1999.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

Reproduction in whole or in part is prohibited without prior permission of Ordnance Survey.

20 0 20 40 60 80

Metres

1 - 34 WOODWAYE, WOODLEY, READING
RG5 3HA

Centre coordinates : 475926mE 173172mN

National Grid sheet reference at centre of this Siteplan: SU7573SE.

Supplied by : Dorne, Guildford
Serial Number : 2532

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/