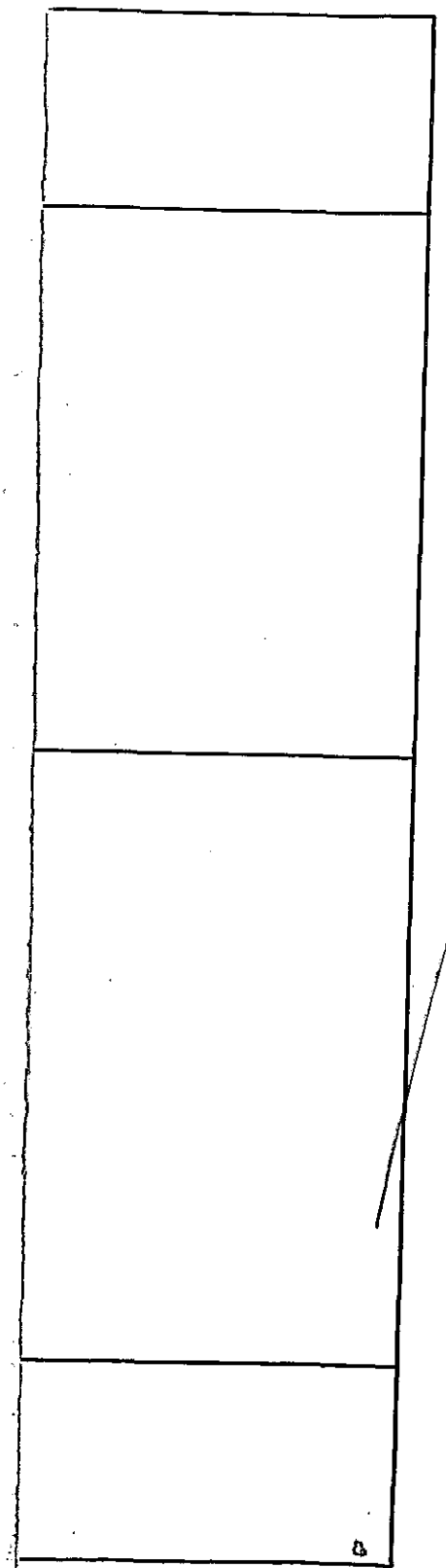


APPLICATION NO:
F/2001/3579

LOCATION:
267 Loddon Bridge Road, Woodley Reading.

APPLICANT:
E C Phillips

PROPOSAL:
Proposed single storey *front extension* to dwelling to form porch and single storey side extension to form car port.

EARLIEST DATE FOR DECISION: **19/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

WITHDR
26/7

RAILEX
Marbleboard

EASIFILE EP7

D4 1396

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

E C Phillips
267 Loddon Bridge Road
Woodley
Reading
RG5 4BL

Application Number: F/2001/3579

Parish: **WOODLEY**

Location: **267 Loddon Bridge Road, Woodley, Reading.**

Proposal: **Proposed single storey front extension to dwelling to form porch and single storey side extension to form car port.**

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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space for 2 vehicles herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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 ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informatives;

This permission relates to the application as amended with revised plans, drawing number 1B and 2A submitted to the Local Planning Authority on 3.5.2001 showing a reduced projection of the carport from 400mm to 290mm on the front elevation and does not approve the proposals as originally submitted and does not approve the proposals as originally submitted.

The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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 Policies EN1
Loddon Area Local Plan Policies LTV1 , LTV6, LBE1
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 20/06/2001

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.

Enclosed for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3579	A.T.
BUILDING CONTROL NUMBER.	ff 2001/1667	Paul
APPLICANT/~~AGENT~~	E. C. Phillips	
ADDRESS OF SITE	267 Loddon Bridge Rd. Crookham	
DESCRIPTION OF PROPOSED WORK	construct porch + carport.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2	2A
ELEVATIONS	1	1B
FLOOR PLANS	2	2A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ? DC	- projection of carport reduced to 290mm from 400mm.	
DATE	29/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	29/6/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application no	Name & Address
F/2001/3579	Mr & Mrs A S Kamara 265 Loddon Bridge Road Woodley READING Berkshire RG5 4BL

APP APPROVED
LETTERS SENT
28/06/01

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20 JUNE 2001 FROM 7.00 PM TO 10.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mr AJ Ross.

Also present under Standing Order 39:- Mrs P Bray, Mrs ANMC Drake, Mrs D King, Mrs T Marinos and Mrs C Smith.

PART I

4. MINUTES

The Minutes of the meeting of the Committee held on 18 June 2001 were confirmed as a correct record and signed by the Chairman.

5. ORDER OF BUSINESS

With the agreement of Committee it was;

RESOLVED: That the order of business detailed on the agenda be varied to enable those items for which Members of the public had attended to be considered first.

The Committee considered a report on this Application set out on Agenda pages 179 to 184.

RESOVLED: That Application No: 2001/3579 be approved subject to the conditions set out on Agenda pages 181.

17. APPLICATION NO: 2001/3579, SINGLE STOREY FRONT EXTENSION TO DWELLING TO FORM PORCH AND SINGLE STOREY SIDE EXTENSION TO FORM CAR PORT, 267 LODDON BRIDGE ROAD WOODLEY, FOR: MR EC PHILIPS

Application No. **Received** **Woodley**
F/2001/3579 **13/03/01**

Applicant: **Mr. E.C.Phillips**
Proposal: **Single storey front extension to dwelling to form porch and single storey side extension to form car port**
Location: **267, Loddon Bridge Road, Woodley.**

1. **Planning History**
The site is located within the identified Settlement of Woodley. It is a two storey semi-detached house set back from the road with off street parking at the front and at the side. In 1979 (11902) it was refused planning permission for a two-storey extension, garage and study, on grounds which included over development, unneighbourly and having a detrimental effect on the adjacent property.

2. **Proposal**
The proposal is for a single storey front and side extension to dwelling to form a porch and carport.

This application is before the Development Control Committee as the proposed development is on a property owned by an employee of Wokingham District Council.

3. **Consultations**
- ***Woodley Town Council*** – Object due to the nature of its construction being so close to the neighbour's property.
- ***Highways Authority*** – No objections subject to conditions
- ***Neighbour Consultations*** – 1 letter of objection was received on the following grounds: Proximity of the extension to neighbouring property, resulting in loss of amenity and light.

4. **Appraisal**
The main issues are:

A. Impact upon Neighbouring properties: BSP policy EN1, LALP policies LTV1 and LBE2, WDLP policies WOS3 and WBE1.

B. Impact upon Street scene: BSP policy EN1, LALP policies LTV1 and LBE1, WDLP policies WOS3 and WBE1.

C. Concerns of the town council and neighbouring residents

A. Impact upon Neighbouring properties:
The proposal is for a single storey front and side extension to a two storey semi-detached house to form a porch and carport. It will be "L" shaped in design and will be located on the southern elevation of the existing house, adjacent with the neighbouring property No. 265, Loddon Bridge Road. It was advised that a minor amendment be made to the proposal in order to reduce the impact on the neighbouring property and to overcome the detrimental impact on the street scene.

The proposed extension would be a maximum of 5.4 metres wide by 9.2 metres deep, including a projection of 290 mm beyond the front building line. It would be open, yet flush with the rear elevation of the house. It would be constructed in part with freestanding timber framework and brickwork, and have a flat felted roof with dummy pitched tiled roof at the front. The eaves height at both front and rear would be 2.5 metres with a ridge height of 3.1 metres.

No. 265, to the south, is a 2-storey, semi-detached house. There is a [redacted] metre high privet hedge along the front boundary with No.267. It has been extended to the side with a 2-storey extension right up to the boundary line with No.267. The footprint is set back from the front elevation of No.267 by approximately 2.4 metres. The main windows at ground floor and first floor face front and rear gardens, and there are no windows on flank elevation. On the front elevation of No.265, facing the road there is a garage door immediately adjacent to the proposal, then a front door with two obscured glazed panels either side. It is considered that due to the orientation and distance away (5 metres minimum) the front lounge window on the front elevation of the property would not be adverse affected to any significant extent.

No. 269, to the north, is a 2-storey semi-detached house. It is considered that due to the orientation and distance away the occupants of this property will not be affected.

B. Impact upon Street scene:
The proposed development would project a further 290 mm forward beyond the existing front bay window, and the proposed extension would only be single storey. As its design would be in keeping with that of the existing house, it is considered that the proposed extension would not have an adverse impact upon the character of the area.

C. Concerns of the town council and neighbouring residents:
The concerns of the town council and neighbouring residents are noted, and have been addressed in paragraphs (A) and (B) above.

5. **Conclusion**
It is considered that the proposed development would have no detrimental impact on the neighbouring properties and on the character of the area, and would therefore not be contrary to local plan policies.

6. **Recommendation**
GRANT planning permission subject to the following conditions.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. To ensure that the external appearance of the building is satisfactory.

INFORMATIVES

1. This permission relates to the application as amended with revised plans, drawing numbers 1B and 2A submitted to the Local Planning Authority on 3rd May 2001 showing a reduced projection of the carport from 400mm to 290 mm on the front elevation and does not approve the proposals as originally submitted.

2. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

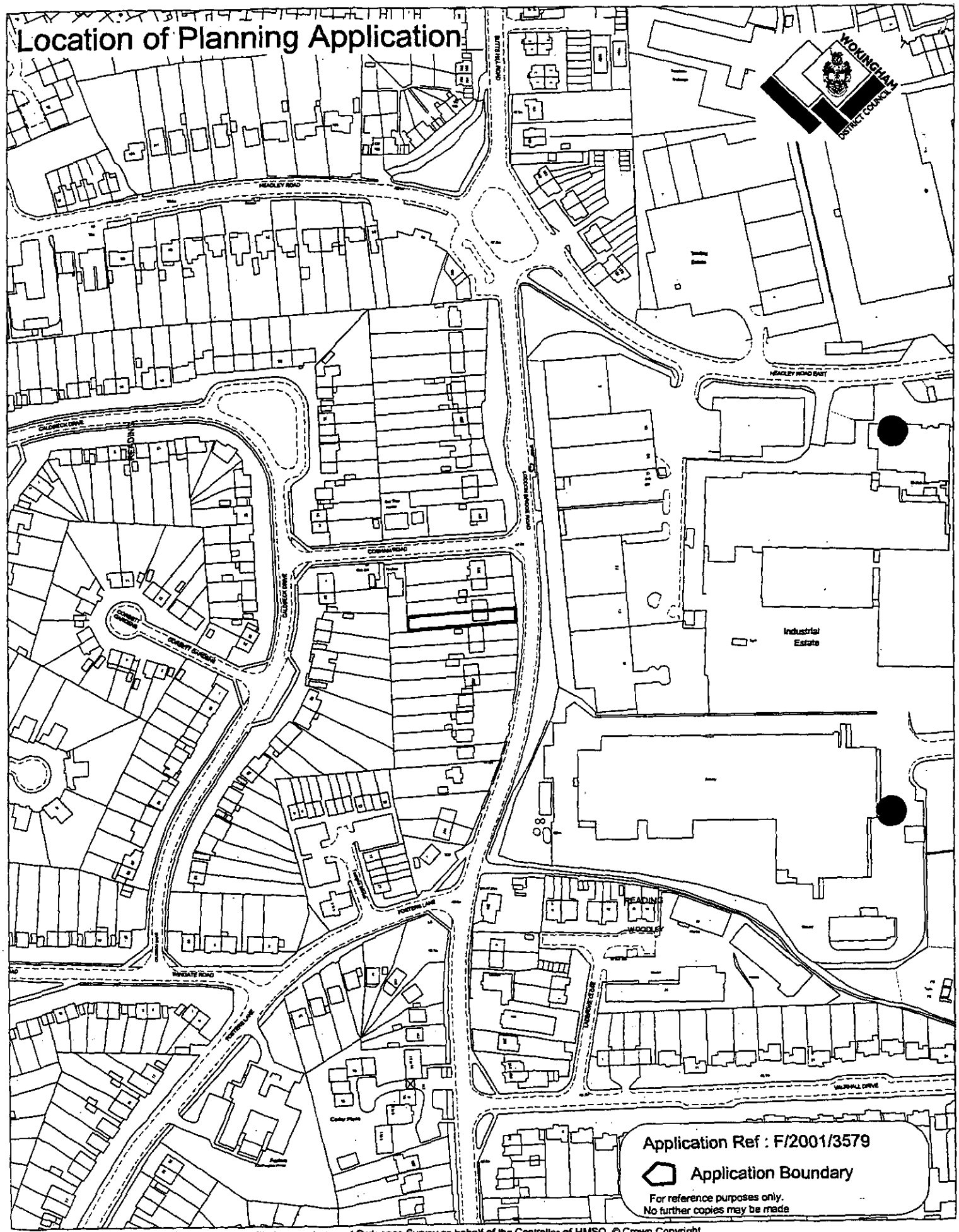
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

4. You are advised, in compliance with The Town & 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 policies EN1
Loddon Area Local Plan policies LTV1/6 & LBE1
Deposit Draft Wokingham District Local Plan policies WOS2/3 & WBE1

Andrew Thorley

Location of Planning Application



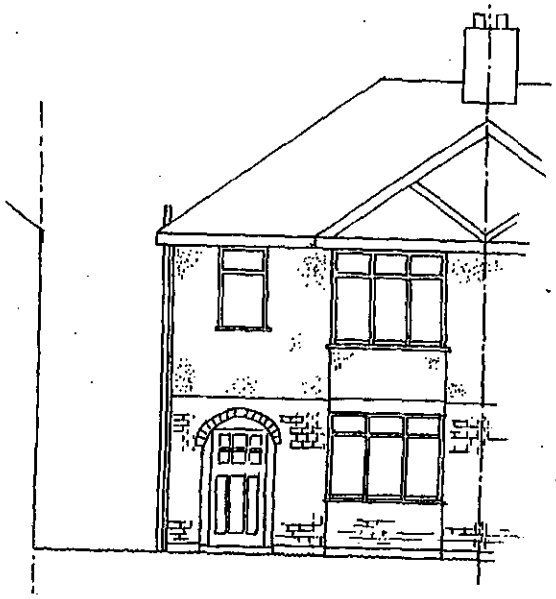
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

20 June 2001

Scale: 1 : 2500

N W E S

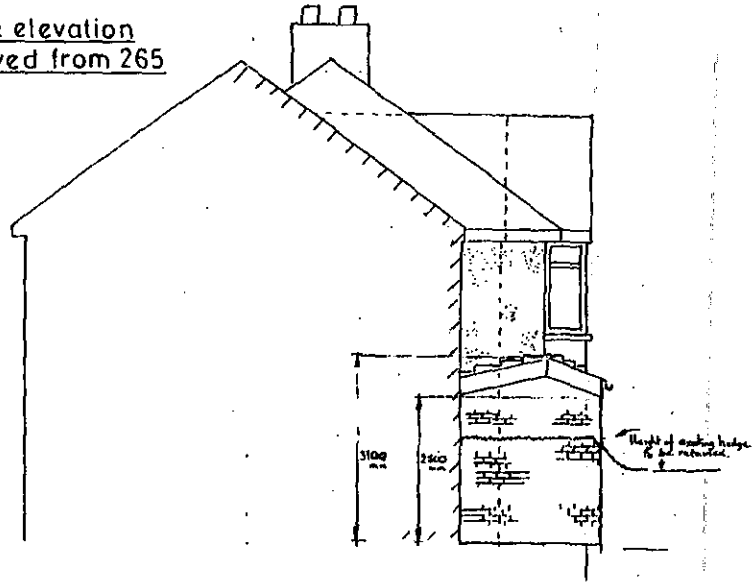


Existing Front Elevation

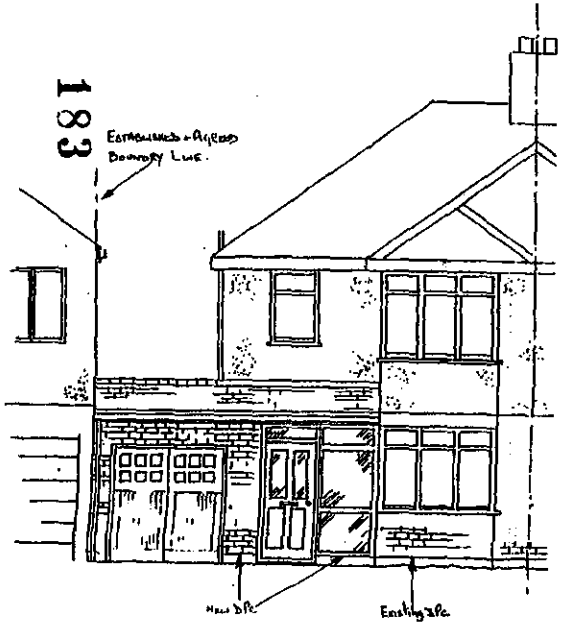


Existing Rear Elevation

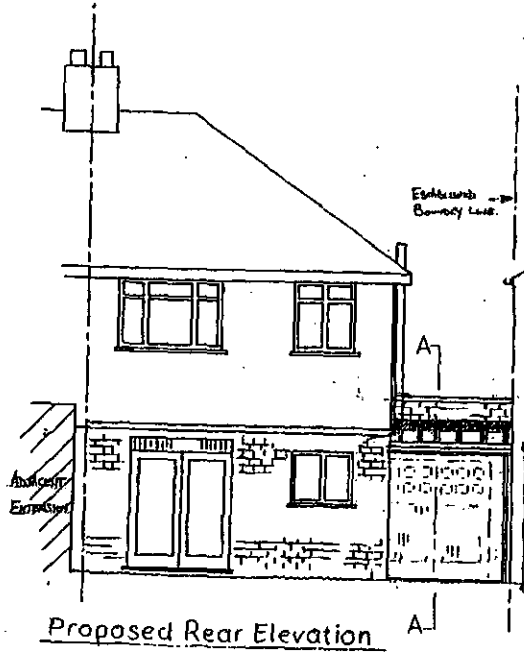
side elevation
viewed from 265



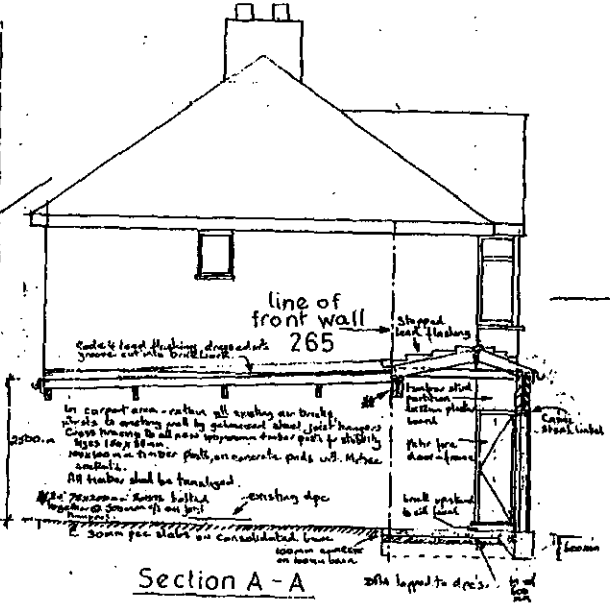
183



Proposed Front Elevation

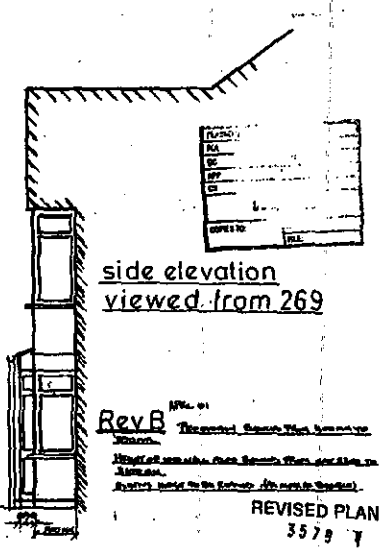


Proposed Rear Elevation



Section A - A

side elevation
viewed from 269

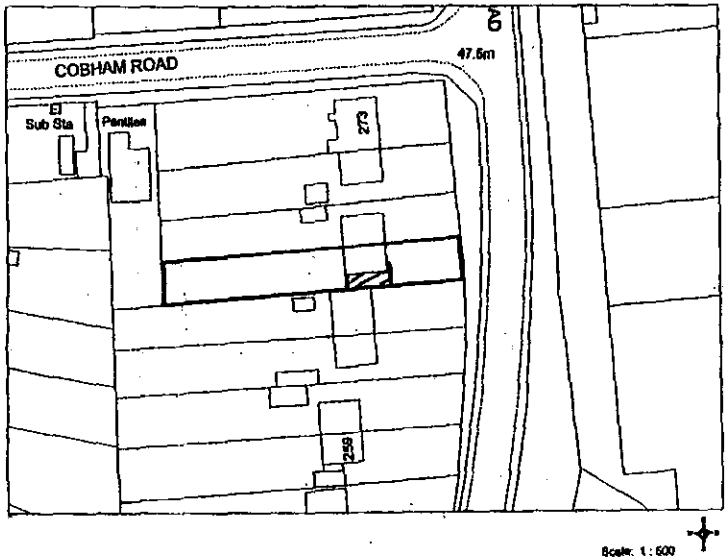


Rev B

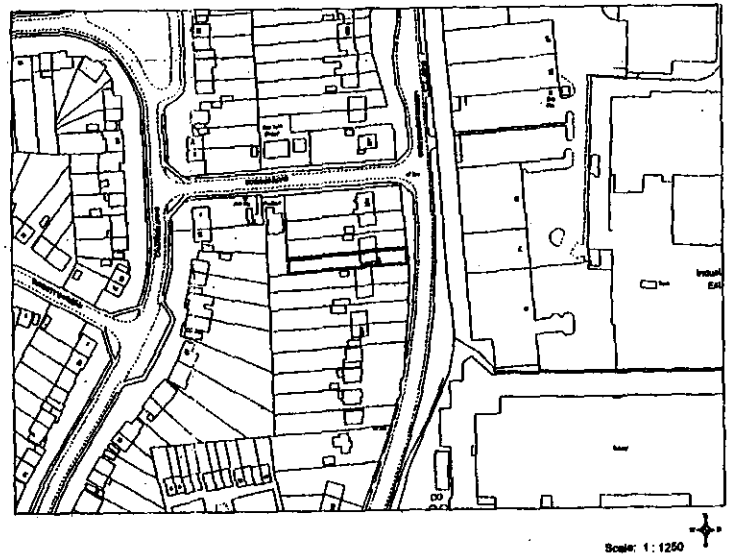
REVISED PLAN

Rev A

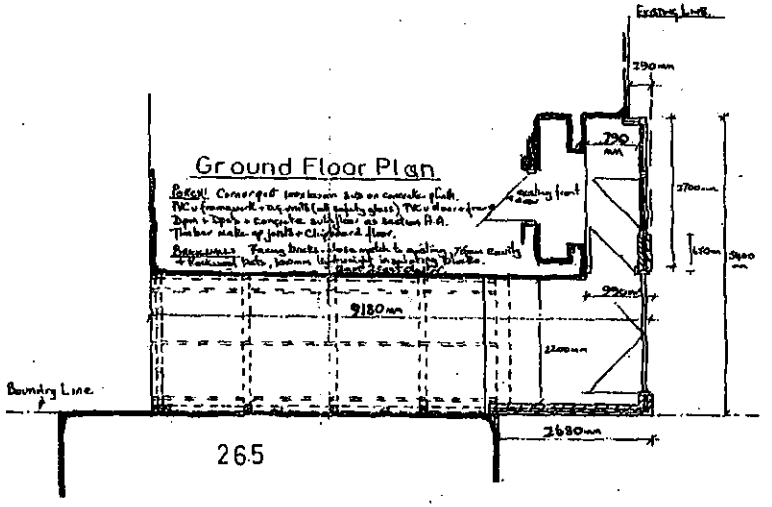
PROPOSED PORCH
N°1B & CARPORT
267 Loddon Bridge Rd.
Woodley
Scale 1:50 February 01

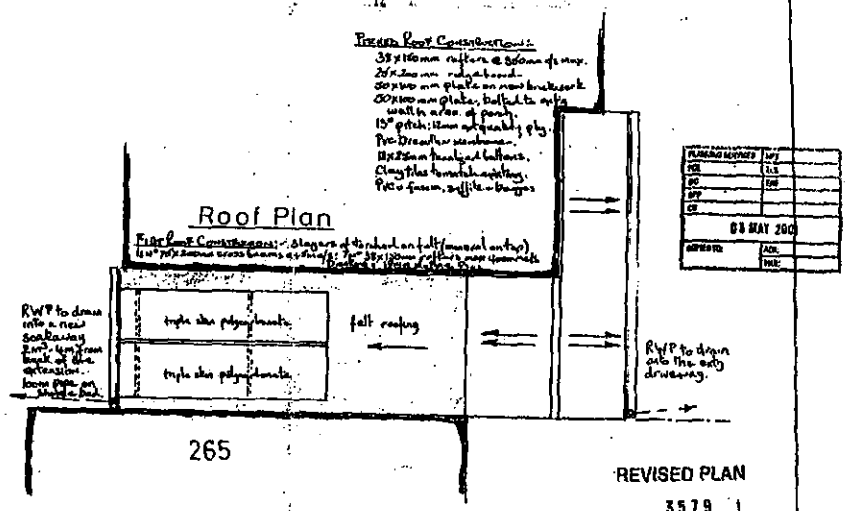


Scale: 1:600



Scale: 1:1250





REVISED PLAN

3579 1

Revision A [illegible]

Projection of porch reduced. Overall projection reduced.

PROPOSED PORCH
N°2A & CARPORT
267 Loddon Bridge Rd.
Woodley
Scale 1:50 February 01

184

Application No. **Received** **Woodley**
F/2001/3579 **13/03/01**

Applicant: **Mr. E.C.Phillips**
Proposal: **Single storey front extension to dwelling to form porch and single storey side extension to form car port**
Location: **267, Loddon Bridge Road, Woodley.**

1. **Planning History**
The site is located within the identified Settlement of Woodley. It is a two storey semi-detached house set back from the road with off street parking at the front and at the side. In 1979 (11902) it was refused planning permission for a two-storey extension, garage and study, on grounds which included over development, unneighbourly and having a detrimental effect on the adjacent property.

2. **Proposal**
The proposal is for a single storey front and side extension to dwelling to form a porch and carport.

This application is before the Development Control Committee as the proposed development is on a property owned by an employee of Wokingham District Council.

3. **Consultations**
- ***Woodley Town Council – Object due to the nature of its construction being so close to the neighbour's property.***
- ***Highways Authority – No objections subject to conditions***
- ***Neighbour Consultations – 1 letter of objection was received on the following grounds: Proximity of the extension to neighbouring property, resulting in loss of amenity and light.***

4. **Appraisal**
The main issues are:

A. Impact upon Neighbouring properties:
Berkshire Structure Plan policies EN1
Loddon Area Local Plan policies LTV1 and LBE2
Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1

B. Impact upon Street scene:
Berkshire Structure Plan policies EN1
Loddon Area Local Plan policies LTV1 and LBE1
Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1

C. Concerns of the town council and neighbouring residents

A. Impact upon Neighbouring properties:

The proposal is for a single storey front and side extension to a two storey semi-detached house to form a porch and carport. It will be "L" shaped in design and will be located on the southern elevation of the existing house, adjacent with the neighbouring property No. 265, Loddon Bridge Road. It was advised that a minor amendment be made to the proposal in order to reduce the impact on the neighbouring property and to overcome the detrimental impact on the street scene.

The proposed extension will be a maximum of 5.4 metres wide by 9.2 metres deep which includes a projection of 290 mm beyond the front building line, it will be open yet flush with the rear elevation of the house. To be constructed in part with freestanding timber framework and brickwork, and to have a flat felted roof with a dummy pitched tiled roof at the front. The eaves height at the front and the rear will be 2.5 metres with a ridge height of 3.1 metres.

No. 265, to the south, is a 2-storey, semi-detached house. There is a 1.8 metre high (maximum) privet hedge along the front boundary with No.267. Has been extended to the side with a 2-storey extension right up to the boundary line with No.267. The footprint is set back from the front elevation of No.267 by approximately 2.4 metres. No windows on flank elevation. The main windows at ground floor and first floor face front and rear gardens. On the front elevation of No.265, facing the road there is a garage door immediately adjacent to the proposal, then a front door with two obscured glazed panels either side. It is considered that due to the orientation and distance away (5 metres minimum) the front lounge window on the front elevation of the property will not be affected – no adverse impact.

No. 269, to the north, 2-storey semi-detached neighbour. It is considered that due to the orientation and distance away the occupants of this property will not be affected.

B. Impact upon Street scene:

The proposed development would only project a further 290 mm forward beyond the existing front bay window. However its design is in keeping with that of the existing house. It is therefore, considered that the proposed extension will not have an adverse impact upon the character of the area.

C. Concerns of the town council and neighbouring residents:

The concerns of the town council and neighbouring residents are noted, and some of the matters have been addressed in paragraphs (A) and (B) above.

5. Conclusion

It is considered that the proposed development will have no detrimental impact on the neighbouring properties and on the character of the area, and would therefore not be contrary to local plan policies.

6. Recommendation

GRANT planning permission subject to the following conditions.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. C001

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building. C004

3. Any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space for two (2) vehicles herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes. C122

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990. R001

2. To ensure that the external appearance of the building is satisfactory. R014

3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety. R122

INFORMATIVES

1. This permission relates to the application as amended with revised plans, drawing numbers 1B and 2A submitted to the Local Planning Authority on 3rd May 2001 showing a reduced projection of the carport from 400mm to 290 mm on the front elevation and does not approve the proposals as originally submitted. N02

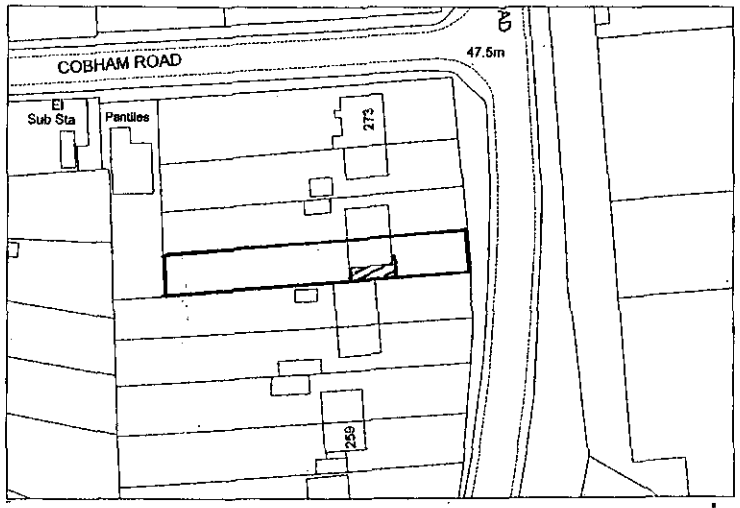
2. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department. N04

3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes. N06

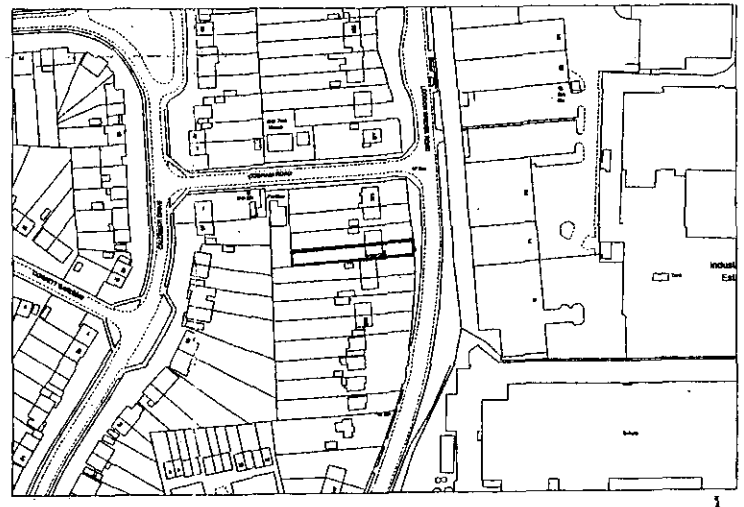
4. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies EN1
Loddon Area Local Plan policies LTV1/6 & LBE1
Deposit Draft Wokingham District Local Plan policies WOS2/3 & WBE1

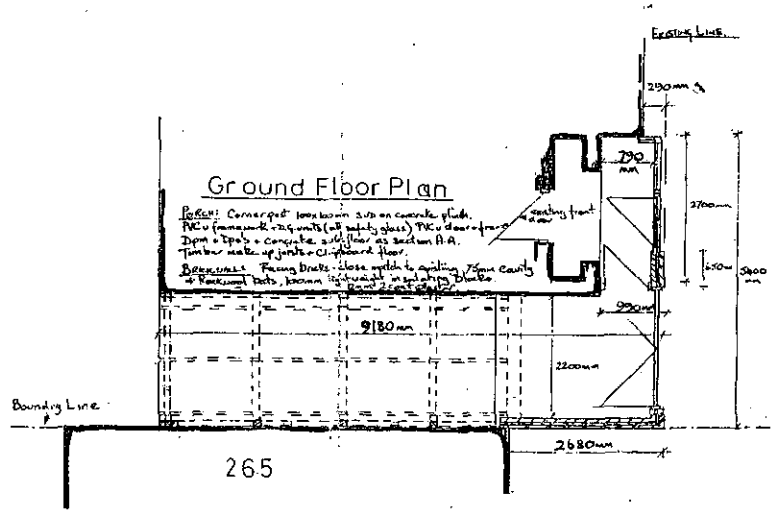
Andrew Thorley

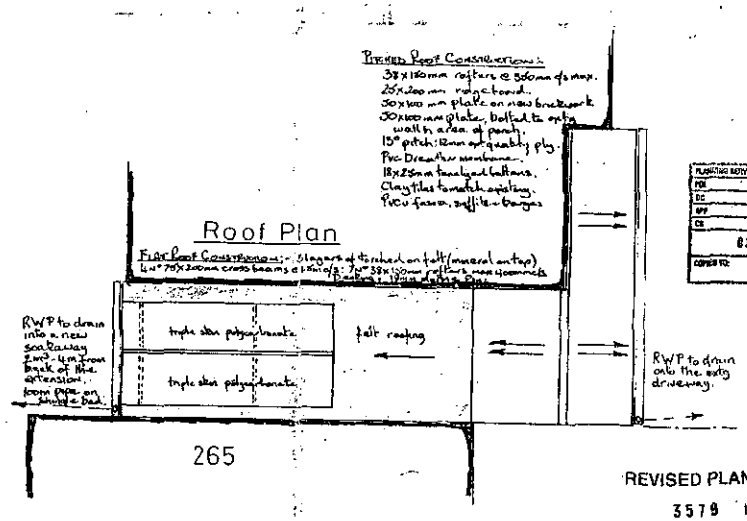


Scale: 1 : 500



Scale: 1 : 1250





PLANNING SERVICES	APP
PDE	TLS
DC	ESF
APP	
CS	
03 MAY 2001	
COPIES TO:	ACK
	HLE

REVISED PLAN

3579 1

Revision A (Apr. 01)

Projection of porch reduced. Overall projection reduced

PROPOSED PORCH & CAR PORT

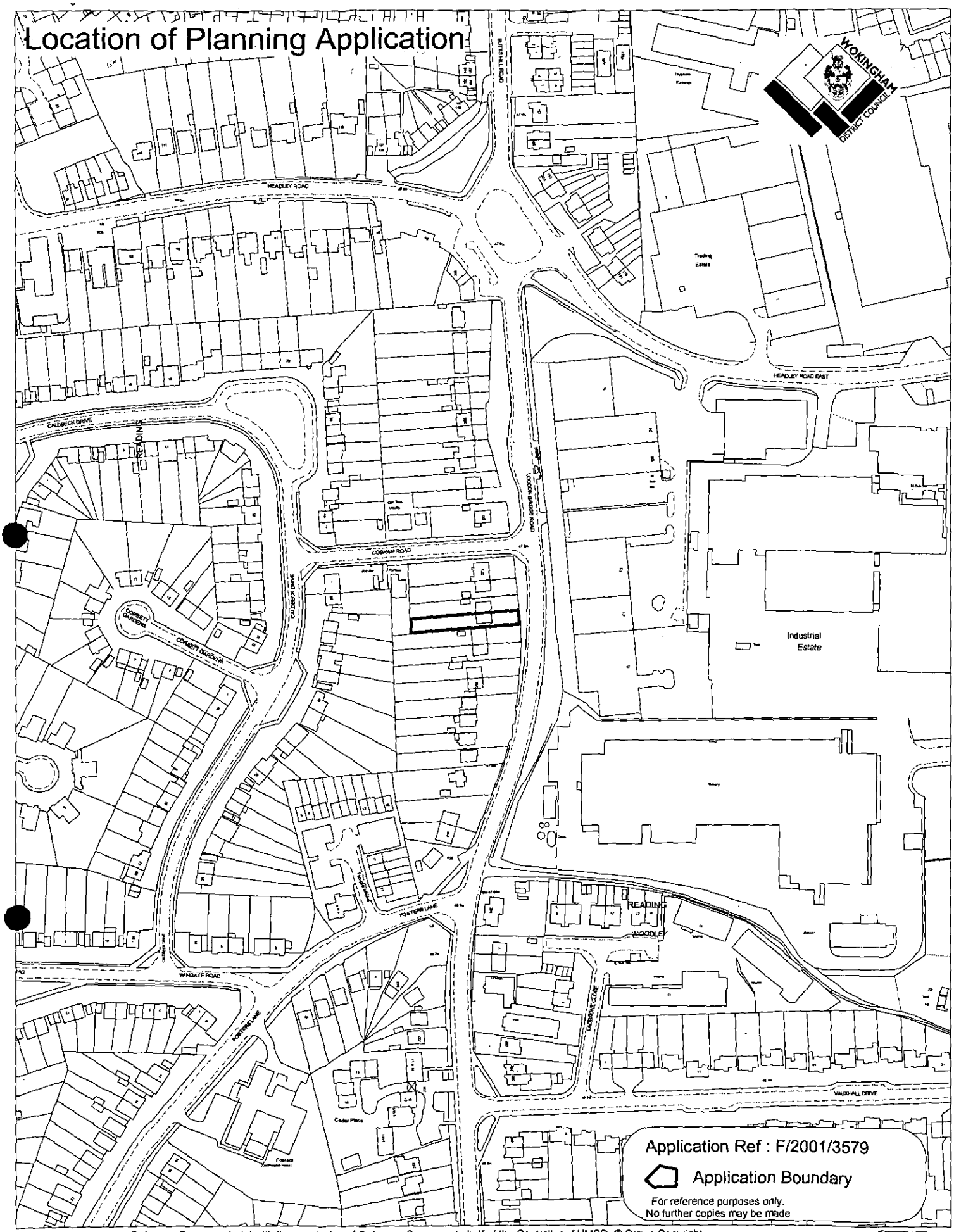
N°2A

267 Loddon Bridge Rd.

Woodley

Scale 1:50 February 01.

Location of Planning Application



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

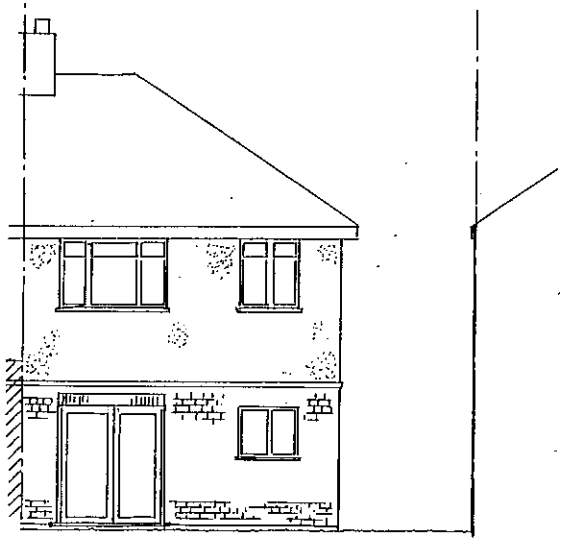
20 June 2001

Scale: 1 : 2500

N
W E
S

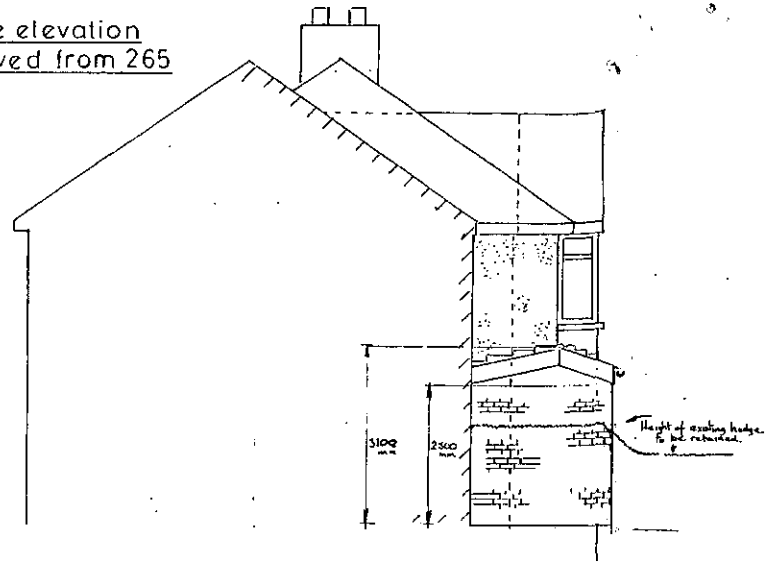


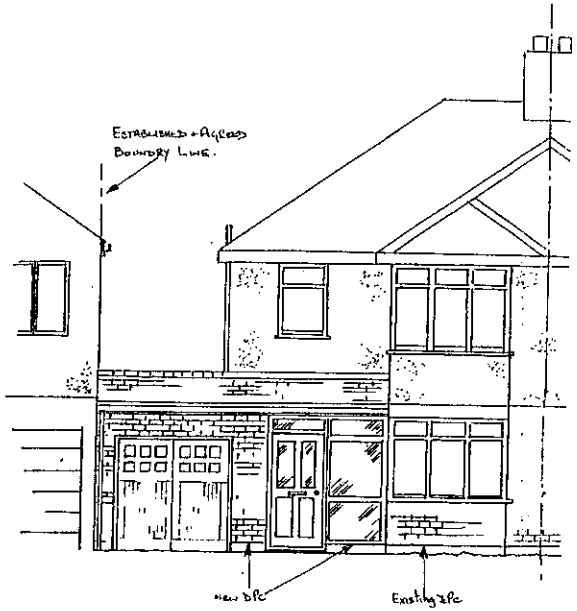
Existing Front Elevation



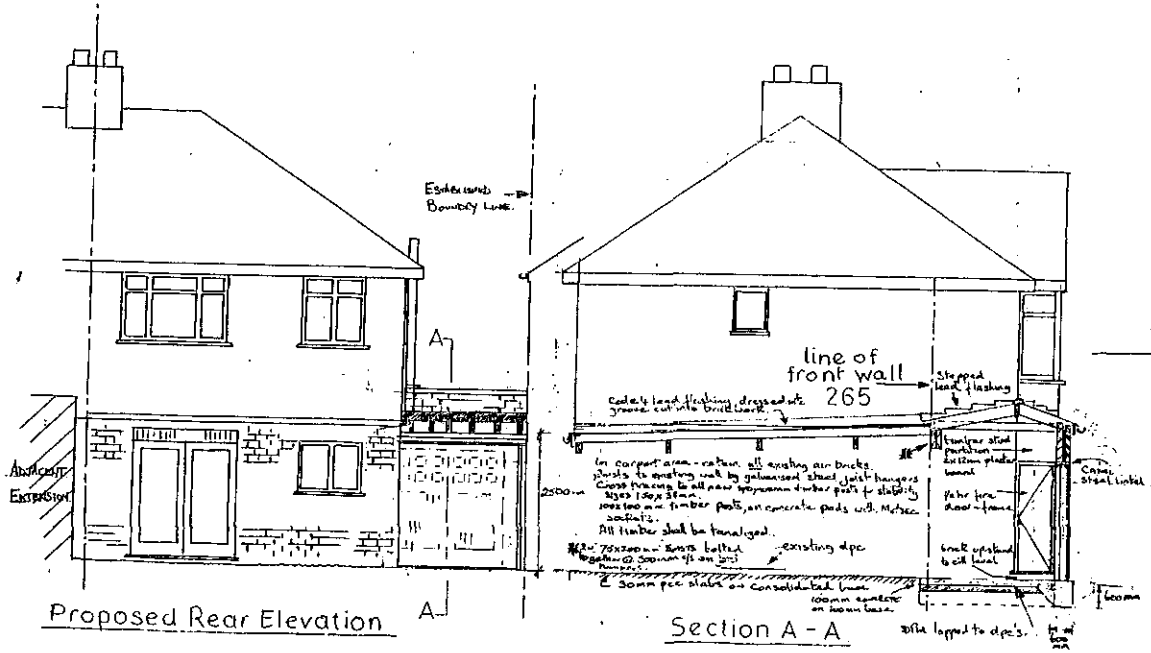
Existing Rear Elevation

side elevation
viewed from 265



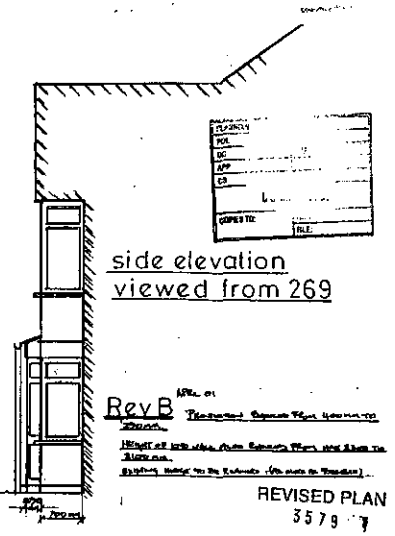


Proposed Front Elevation



Proposed Rear Elevation

Section A - A



side elevation
viewed from 269

Rev B

REVISED PLAN
3579

Rev A Side Elevation Viewed From 269 Added.

PROPOSED PORCH
N°1B & CARPORT
267 Loddon Bridge Rd.
Woodley
Scale 1:50 February 01.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3579

Applicant : E C Phillips .

Location : 267, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed single storey front extension to dwelling to form porch and single storey side extension to form car port.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 24/04/01

Date Registered : 13/03/2001

Earliest Date for Decision : 19/04/2001

Latest Consultation Date/Site Notice Expiry Date : 19/04/2001

This application will have expired on: 08/05/2001. 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 :

Highways : Approval with conditions.
Neighbours: 1 Letter of objection
WTCouncil: Comments see memo.

revised plans submitted

Planning Issues : (Identified settlement)

1) neighbours
2) streetscene
3) highways

Application Number: F/2001/3579

Appraisal :

(See planning committee report)

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

Application Number F/2001/3579
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 267 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2001/3579

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 24/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 'Residential'/Industrial Area opposite No 265, 2 storey semi-detached house, set back by 2.4m from the front bay window of No 267, garage adjacent with bedroom window above. No windows in flank elevation, extended to side.

No.269 2 storey semi-detached neighbour

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-detached house, long front garden with driveway for 3-4 cars space. Orange brick, white render at first floor, brown stained front door, windows, fascia boards and guttering, red clay tiled roof. Enclosed rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 267, set forward of No.265 adjacent.

Refer to location + site plans /

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING — As existing at front on driveway. room for 3-4 cars.

LEVELS — N/change

BOUNDARY TREATMENT — No. 265 flank wall and a 1.8m high privet hedge at front.

OTHERS

— No 269, 1m high trellis fence

— Front boundary 0.8m high brick wall.

Nb 2.3m between flank walls of Nos 265 + No 267

No. 265 2 storey side extension projects right up to boundary with No 267. in fact it encroaches No 267. with eaves overhang + foundations

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

Tel: 0118 974 6441

Date: **27 March 2001**

My ref: F/2001/3579

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2001/3579
267, Loddon Bridge Road, Woodley, Reading.
Proposed single storey front extension to dwelling to form *porch and single storey side extension to form car port.*

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/2001/3579**
267, Loddon Bridge Road, Woodley, Reading.
Proposed single storey front extension to dwelling to form porch and single storey side extension to form car port.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

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

Tel: 0118 974 6441

Date: **27 March 2001**

My ref: F/2001/3579

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

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/2001/3579
267, Loddon Bridge Road, Woodley, Reading.
Proposed single storey front extension to dwelling to form porch and single storey side extension to form car port.

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/2001/3579**
267, Loddon Bridge Road, Woodley, Reading.
Proposed single storey front extension to dwelling to form porch and single storey side extension to form car port.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Samuel

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3579
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 MAR 2001	Map No. 42 Site 0.04
Officer: AT	Application No. F/2001/3579
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING TO FORM PORCH AND SINGLE STOREY SIDE EXTENSION TO FORM CAR PORT

Location: 267 LODDON BRIDGE ROAD

Parish: WOODLEY Ward: Bulmershe, 27.3.01 TB

Applicant: E C PHILLIPS

Fee Received 95-00 (1) 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	other side elevation		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	encroachment ?	/	03/04/01 see letter on file
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.3.01 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 & see map for neighbour notices.

Received by Wokingham District Council

Application No: F/2001/3579

Proposal:
Proposed single storey front extension to dwelling to form porch and single storey side extension to form car port.

Location:
267, Loddon Bridge 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 19/04/2001. 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

27 March 2001

3579

REVISED PLAN

267 LODDON BRIDGE ROAD,
WOODLEY,
READING,
BERKSHIRE.
RG5 4BL

WOKINGHAM DISTRICT COUNCIL,
PLANNING SERVICES,
P.O. BOX 157,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG40 1WR

AT

ATTN. MR. A. THORLEY

30TH MARCH 2001

Dear Mr. Thorley,

APPLICATION NO. F/2001/3579

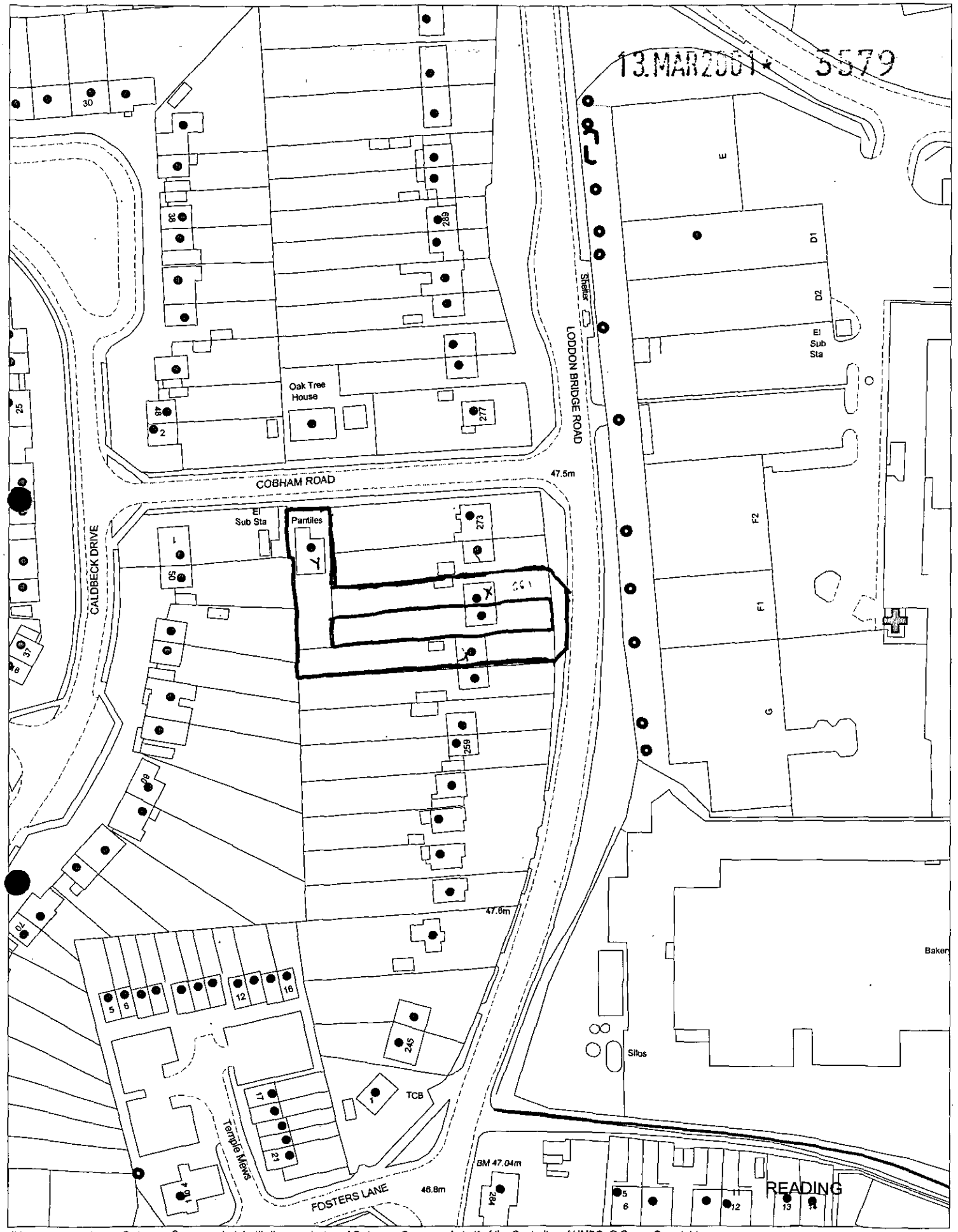
Further to your correspondence dated 27th March, I wish to confirm to you that none of the proposed works will encroach onto the neighbouring property; this relates to both the structure and the foundations.

Please also find attached six copies of the revised drawing 1A which now shows the elevation from No. 269. Also attached is the confirmation that the Planning Notice has been displayed.

Yours sincerely,

E.C. PHILLIPS (MR.)

PLANNING SERVICES 41920
POL
DC AT
APP
CS
COPIES TO: ACK:
FILE:



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

14 March 2001

Scale: 1 : 1250

N W E S

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 27 March 2001

Application Number: F/2001/3579

Proposal: Proposed single storey front extension to dwelling to form porch and single storey side extension to form car port.

Parish: WOODLEY TOWN

Site Address:
267, Loddon Bridge Road, Woodley, Reading.

Applicant:
E C Phillips .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C22 (INSERT '...turning space for 2 vehicles herein approved..'), R22.

Signed: _____ **Print name:** Adam Coggins. 30/03/01

Date: 09 May 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3579

Location: 267, Loddon Bridge Road, Woodley, Reading.

Proposal: Proposed single storey front extension to dwelling to form porch and single storey side extension to form car port.

Applicant: E C Phillips.

Case Officer: Andrew Thorley

The new plans show the following: Revised plans and elevations showing a reduced projection of the car port from 400mm to 290mm on the front elevation. Drawing nos 1B & 2A.

Comments are required by 19/05/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS F/2001/ | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 3579 (Planaps) / (Ludhouse) Date Rec. 3/05/01

Location: 267, Loddon Bridge Road

Parish Woodley

Applicant: E. C. Phillips

Description of attached plans Revised plans + elevations showing a reduced projection of the carport ~~to 290mm~~ from 400mm to 290mm on the front elevation.

Drawing No's: 1B + 2A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 09.05.PS.

Yellow - Part One Copy
Green - Officer's Copy

267 LODDON BRIDGE ROAD,
WOODLEY,
READING,
BERKS.
RG5 4BL

REVISED PLAN

3579

WOKINGHAM DISTRICT COUNCIL,
PLANNING SERVICES,
P.O. BOX 157
SHUTE END,
WOKINGHAM,
BERKSHIRE RG40 1WR

ATTENTION OF MR. A. THORLEY

42859

1ST MAY 2001

PLANNING SERVICES
CS
03 MAY 2001
COPIES TO: | ACK: | FILE:

Dear Mr. Thorley,

APPLICATION NO. F/2001/3579

Following your inspection of the above stated property on 24th April please find attached 6 copies of the revised drawings No. 1B & 2A.

As discussed, I have reduced the projection of the works in front of the existing building line by as much as is practically possible. The effect of this is that instead of the 400mm originally shown, the projection is now 290mm. Furthermore, after slightly more accurate measuring, the projection of the proposed work will be 2680mm in front of my neighbour's property, in lieu of the originally stated 2800mm.

Whilst writing, I would also confirm that the building line of the extension at No. 265 is the boundary line between our two properties.

I have discussed the changes with my neighbour and there now seems to be no problem but I will give them a copy of the revised plans today and get them to forward any comments without delay.

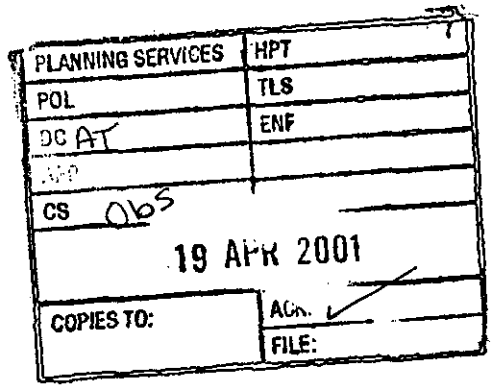
Yours sincerely,

E.C. PHILLIPS

265 Loddon Bridge Road
Woodley
READING
RG5 4BL.

10th April 2001.

Your Ref: Andrew Thorley
F/2001/3579.



For the attention of Mr Andrew Thorley
Environmental Services Department
Planning services
P.O.Box 157
Shute end,
WOKINGHAM.
RG40 1WR.

Dear Mr Thorley,

Proposed Single Storey Front extention to dwelling to form porch and single storey side extention to form car port.

Thank you for your letter of the 27th March, notifying us of the above development.

I am concerned over the extent of the extension beyond the front of my house and note that the proposal extends 400mm, beyond the building line.

I understand that I have no right to a view, but feel that the proposal will take away some of the light that I have, here enjoyed.

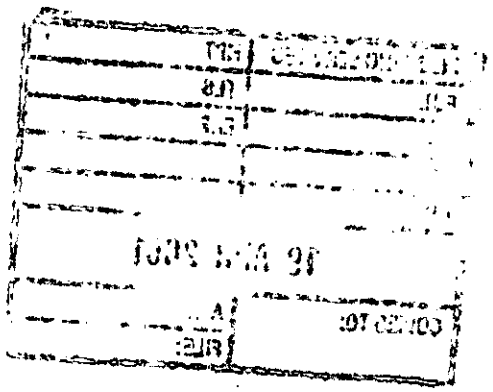
In conclusion, provided that the length of extension is reduced, so that the front wall projects no further than the existing front building line, I will not object to the work.

If the work proceeds, as mentioned to Mr. Phillips, I would appreciate of my sidewall not being used as a party wall. Utmost care must be taken to ensure that our hedge is not damaged or destroyed by the building work.

Yours sincerely,

Mr & Mrs A.S. Kamara.

Copy Mr E C Phillips



FROM: Andrew Thorley

DELEGATED

DATE: 27 March 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3579

Proposal: Proposed single storey front extension to dwelling to form porch and single storey side extension to form car port..

Site Address: 267, Loddon Bridge Road, Woodley, Reading.

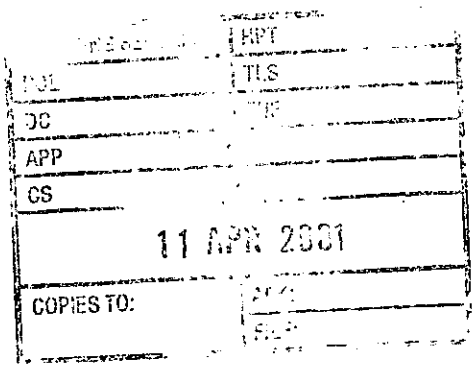
Applicant: E C Phillips .

Your observations are required in respect of this application **by 19/04/2001** .

COMMENTS:

Members noted that the description of the proposal is for a carport, but the drawings suggest that the structure will be more in the nature of a brick garage. It is also planned to be erected right up against the next door property and is therefore likely to be considered unneighbourly.

Members asked particularly that any comments from No. 265 should be taken into account.



SIGNED: _____ DATE: 9 April 2001

pp Clerk To Woodley Parish/Town Council.

Date: 06 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3579

Location: 267, Loddon Bridge Road, Woodley, Reading.

Proposal: Proposed single storey front extension to dwelling to form porch and single storey side extension to form car port.

Applicant: E C Phillips.

Case Officer: Andrew Thorley

The new plans show the following: Revised plans showing north elevation of proposal (view from no 269 Loddon Bridge Road). Drawing no 1A.

Comments are required by 16/04/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. P/2001/3579 (Planaps) / (Ludhouse) Date Rec. 03/04/01

Location: 267, Loddon Bridge Road

Parish Woodley

Applicant: ~~Mr~~ EC Phillips

Description of attached plans Revised plans showing north elevation of proposal (view from No 269, Loddon Bridge Road)

Drawing No's: 1A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: No 269 Loddon Bridge Road

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 06.04.RS.

Yellow - Part One Copy
Green - Officer's Copy

ADDRESS 267 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU 7673A

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 12019	Mr & Mrs Phillips	Alterations & ext.	11.10.79	Ref —
11902	" "	2S/ext. garage & study in roof Space.	22.11.79	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 13.MAR2001* 3579

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	E.C. PHILLIPS
	Address and postcode	267 LODDON BRIDGE RD WOODLEY BERKSHIRE RG5 4BL
	Phone number	0118 969 9592
2	Agent's Name	N/A
	Address and postcode	979 3109
	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.	267 LODDON BRIDGE ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	ENTRANCE PORCH & CARPORT
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 BRICK + ROOFTILE TO MATCH EXISTING BROWN PVCu TO MATCH EXISTING
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: 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 N/A.

Date 08.02.01
.03.

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

NOTICE OF REFUSAL

JML/RG

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972
TOWN AND COUNTRY PLANNING ACT, 1971

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks. RG11 1 BN

To: Mr. E.C. Phillips
267 Loddon Bridge Road
WOODLEY
Reading
Berks

Application No. 11902

Proposal: Two storey extension including addition to garage and study in roof space at 267 Loddon Bridge Road, Woodley.

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to permit the above development to be carried out in accordance with the application and accompanying plans submitted by you to the Council on the 24th day of SEPTEMBER 19 79 for the following reasons:

1. The proposal is considered to be of excessive scale in relation to the existing property and likely to result in an undesirable overdevelopment of the site which would be unneighbourly and would have a detrimental effect on adjacent property.

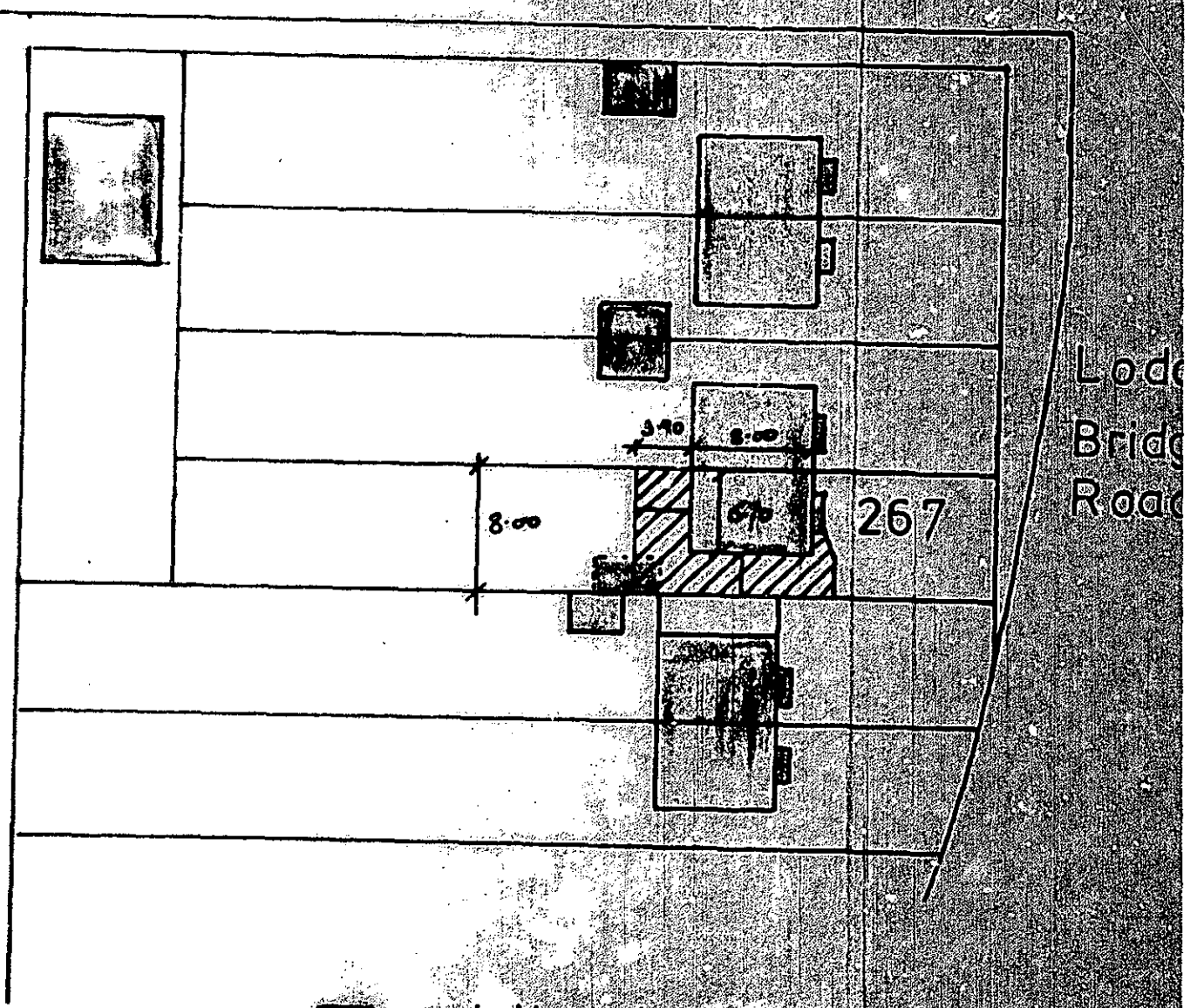
2. The proposed extension is of an unsatisfactory standard of design and external appearance out of keeping with the present design of the dwelling and together with its comparatively excessive size, will have an adverse effect on the adjoining property and on the visual amenity.

Dated: 0 . DEC 1979

District Secretary.

N.B. A statement of the applicant's rights is set out overleaf.

SITE PLAN



existing buildings

new work

ext'g garage to be demolished

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3579**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				