87 F4

APPLICATION NO:
F/2001/3375

LOCATION:
Canford Western Avenue, Woodley Reading.

APPLICANT:
Mr & Mrs Evans C/O Mr C Brench

PROPOSAL:
Proposed first floor front and rear extensions to dwelling plus new pitched roof (amendment to consent 2000/0887). 2000/0887

EARLIEST DATE FOR DECISION: **22/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/04/2001

CASE OFFICER: **Andrew Thorley**

WITHDRAWN

RAILEX
Marbleboard

EASIFILE EP7

21 Naseby Rise
Newbury
Berks. RG14 2SF

9th April 2001
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks.

Attention Mr. A. Thorley Planning Dept.

Re Canford, Western Avenue, Woodley Application F/2001/3375

Refers to F/2000/0887.

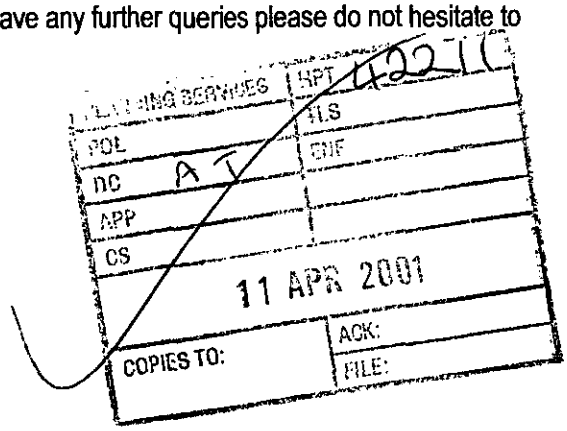
Dear Sirs

Further to our telephone conversation I confirm our agreement to withdraw the above application. The applicant has decided to proceed with the scheme modified in line with the letter of acceptance received from your Authority and dated 20th March. For the avoidance of doubt I attach a copy of the revised drawing numbered E21/W100 revision B, showing the roof as a full hip rather than the barn hip which was shown originally.

I trust this meets with your approval and should you have any further queries please do not hesitate to contact the undersigned.

Yours faithfully

C.Brench



MKA UPDATED

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3375

Applicant : Mr & Mrs Evans C/O Mr C Brench.

Location : Canford, Western Avenue, Woodley, Reading.
Proposal : Proposed first floor front and rear extensions to dwelling plus new pitched roof (amendment to consent 2000/0087).
Similar roof height to Next door north side

Site Notice Displayed ? :

YES	NO	DATE
	✓	13/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001

This application will have expired on: 11/04/2001. 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: Approved with conditions
Woodley TC: No comment

WITHDRAWN

Planning Issues :

To be withdrawn

Application Number: F/2001/3375

Appraisal :

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

Application Number F/2001/3375
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Canford Western Avenue Woodley Reading.

APPLICATION NUMBER: F/2001/3375

OFFICER: Andrew Thorley

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3375
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/3375

Proposal:
Proposed first floor front and rear extensions to dwelling plus new pitched roof (amendment to consent 2000/0087).

Location:
Canford, Western Avenue, 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 22/03/2001. 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

26 February 2001

WITHDRAWN

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

Tel: 0118 974 6441

Date: **26 February 2001**

My ref: F/2001/3375

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2001/3375
Canford, Western Avenue, Woodley, Reading.
Proposed first floor front and rear extensions to dwelling plus new pitched roof (amendment to consent 2000/0087).

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/2001/3375**
Canford, Western Avenue, Woodley, Reading.
Proposed first floor front and rear extensions to dwelling plus new pitched roof (amendment to consent 2000/0087).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: 0118 974 6441

Date: **26 February 2001**

My ref: F/2001/3375

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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/2001/3375
Canford, Western Avenue, Woodley, Reading.
Proposed first floor front and rear extensions to dwelling plus new pitched roof (amendment to consent 2000/0087).

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/2001/3375**
Canford, Western Avenue, Woodley, Reading.
Proposed first floor front and rear extensions to dwelling plus new pitched roof (amendment to consent 2000/0087).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6441

Date: **26 February 2001**

My ref: F/2001/3375

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/3375
Canford, Western Avenue, Woodley, Reading.
Proposed first floor front and rear extensions to dwelling plus new pitched roof (amendment to consent 2000/0087).

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/2001/3375**
Canford, Western Avenue, Woodley, Reading.
Proposed first floor front and rear extensions to dwelling plus new pitched roof (amendment to consent 2000/0087).
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 FEB 2001	Map No. 37 Site 0.12
Officer: AT | Application No. F|2001|3375	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(P.) PROPOSED FIRST FLOOR FRONT & REAR EXTENSIONS TO DWELLING PLUS NEW PITCHED ROOF (AMENDMENT TO CONSENT 2000|0887)

Location: CANFORD WESTERN AVE

Parish: WOODLEY Ward: Coronation ✓ 28/2

Applicant: MR|MRS EVANS

fee paid on 2000|0887

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking?	✓ with S|N. 28|2	
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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:

S/N+ see map .....

FROM: Andrew Thorley.

DELEGATED

DATE: 26 February 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3375

Proposal: Proposed first floor front and rear extensions to dwelling plus new pitched roof (amendment to consent 2000/0087)..

Site Address: Canford, Western Avenue, Woodley, Reading.

Applicant: Mr & Mrs Evans C/O Mr C Brench.

Your observations are required in respect of this application **by 22/03/2001** .

The committee agreed to make no comment on this application

SIGNED: Andrew Keeva DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

DELEGATED

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 26 February 2001

Application Number: F/2001/3375

Proposal: Proposed first floor front and rear extensions to dwelling plus new pitched roof (amendment to consent 2000/0087).

Parish: WOODLEY TOWN

Site Address:
Canford, Western Avenue, Woodley, Reading.

Applicant:
Mr & Mrs Evans C/O Mr C Brench.

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).

C049, R049.
C122 (INSERT: '..space for 3 vehicles..'), R122.

Signed: _____ **Print name:** Adam Coggins 6/3/01

"CANFORD"

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. ORD. SHEET No. 37 SU. 7674

BUILDER Denways Building Co

Plan No.	Applicant	Description of Development	Date of Decision	Decision
456/48	Mr. H. Russell	Layout-Resid. Devpt.	8.2.49	N/A. CK
592/50	"	Layout-Det. dwellings	9.1.51	APP. APP
O/48/59	Mr. D.J. Russell	Outline	14.4.59	N/A. CK
138/61	Mr. A.Y. McLennan	Detached House	13.7.61	APP CK
266/6			19.12.86	AA
BRA 1574	MR M EVANS	S/St. EXTENSION	7.10.86	APP
40675	"	"	5.3.93	CK
F/2000/0887	"	P/PL/R - Porch & new roof	27.4.00	API
FP/2000/1039	Mr & Mrs Evans	1st Flr/Fr & Rear, new roof, Int Alt	05.09.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 14.FEB.2001* 3375

Householder planning application form



Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. & MRS M EVANS CANFORD WESTERN AVENUE WOODLEY READING
2	Agent's Name Address and postcode Phone number	MR. C. BRENCH 21 NASEBY RISE NEWBURY RG14 2SF 01635 523865
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.	CANFORD WESTERN AVENUE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION ABOVE EXISTING GROUND FLOOR PLAN NEW PITCH ROOF TO WHOLE AREA
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.	RENDER TO MATCH EXISTING AND VERTICAL PLAIN TILE HANGING TO COUNCIL APPROVA
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: 3no	Proposed: 4no.
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes [x]	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.	NO FEE PAYABLE, RESUBMISSION FOR SIMILAR SCHEME APPLIC. NO. F/2000/0887	
	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.

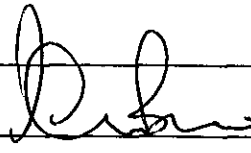
Certificate B

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
MR. & MRS. SPRINGAYE	ROOKSMOOR WESTERN AVE. WOODLEY	13FEB. 01

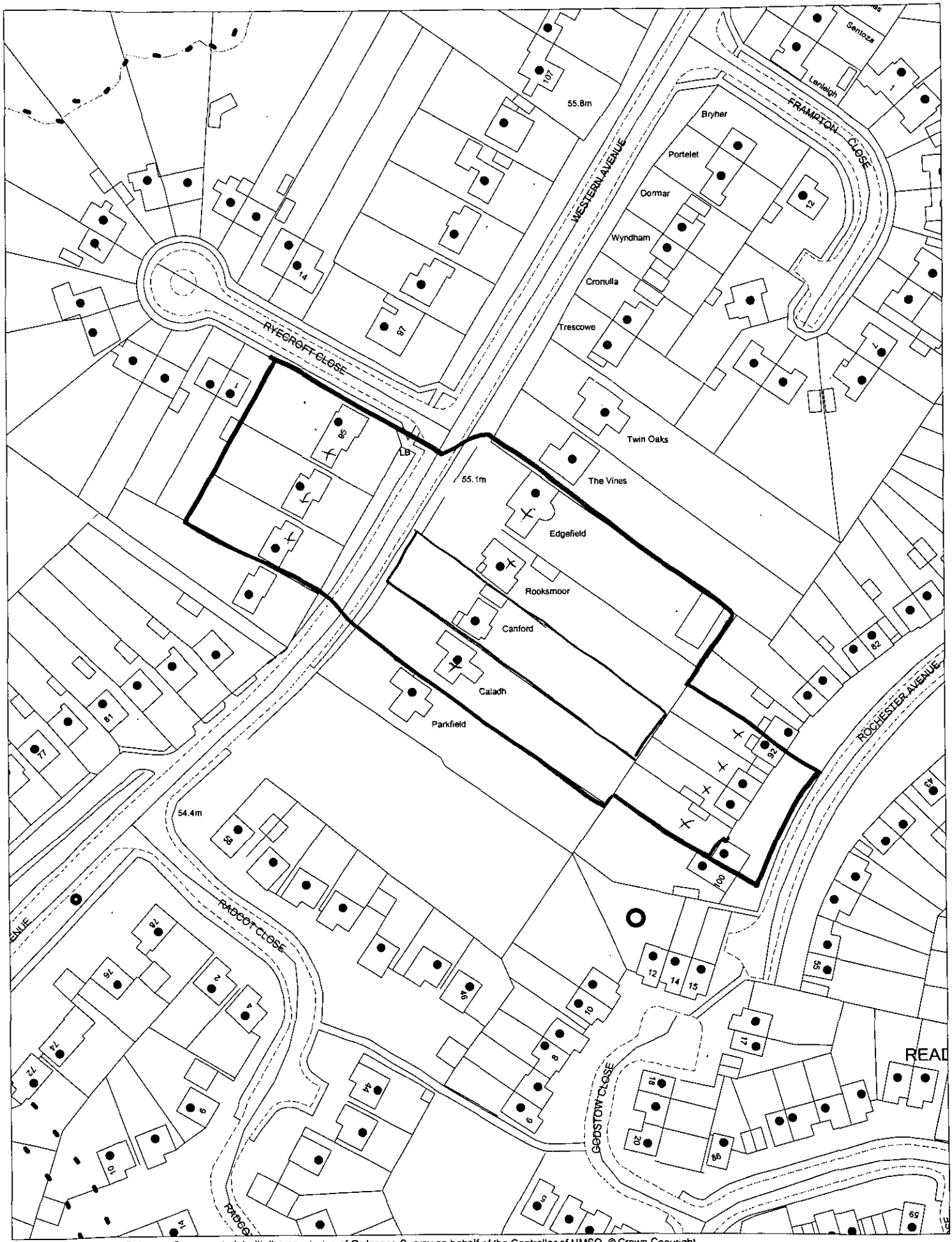
None of the land forms part of an agricultural holding.

Your signature: 

on behalf of MR. & MRS EVANS

Date 13 FEB. 2001

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



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.

16 February 2001

Scale: 1 : 1250

N
W E
S