LOCATION:
45 Western Avenue, Woodley Reading.

APPLICANT:
Mr M Bushnell

PROPOSAL:
Proposed two storey side extension to dwellir and single storey rear conservatory.

EARLIEST DATE FOR DECISION: **21/04/2000**

APPLICATION EXPIRY DATE: **11/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Bushnell
Woodlands View
Blakes Lane
Hare Hatch
WARGRAVE
Berkshire
RG10 9TA

Application Number: F/2000/0970

Parish: **WOODLEY**

Location: **45 Western Avenue, Woodley, Reading**

Proposal: **Proposed two storey side extension to dwelling and single storey rear conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. No development shall take place until full details of a carparking scheme have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full as approved prior to the occupation of the hereby approved extension. The details of the parking scheme shall include 2 parking spaces measuring a minimum of 2.4m by 4.8m, any alterations to the accessway or dropping of the kerb and hard surfacing materials.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor, side elevation of the extension.

Condition
5. The first floor, hall window in the side elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 17 May 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0970

Applicant : Mr M Bushnell .

Location : 45, Western Avenue, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13·4·2000

Date of Neighbour Notifications : .....

Date of Site Visit : ...13:4:2000.....

Date Registered : 16/03/2000

Earliest Date for Decision : 21/04/2000

Latest Consultation Date/Site Notice Expiry Date : 21/04/2000

Application Expiry Date: 11/05/2000

Consultation Responses :

Environmental Health - no objection
Highways - Parking scheme required
Environment Agency - no objection subject to condition
Woodley T.C. - "No comment"

Planning Issues :

Site Designation - within the identified settlement.

1.) Impact upon the neighbouring dwellings.

2.) Impact upon the street scene.

Application Number: F/2000/0970

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for a two storey side extension with single storey rear alterations and a s/s conservatory. The proposed development will increase the number of bedrooms from 2 to 3. To the South side of the property is a small s/s property, which is used as a hair dressers, which has a large s/s office/light industrial unit to the rear. The driveway access runs along the boundary of this property and No 45.

The first floor side window is to a landing and could be obscure glazed.

As such, there will be no overlooking, overshadowing or overbearing. There, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the Street Scene.

The proposed development is in keeping with the character of the existing dwelling and the wider area. As such, there will be no detrimental impact upon the street scene.

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

Application Number F/2000/0970
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	works.
3	→	SR06	No Development shall take place until full details of a car parking scheme have been submitted to and approved in writing by the local planning Authority. These works shall be carried out in full as approved prior to the occupation of the hereby approved extension. The details of the parking scheme shall include 2 parking spaces measuring a minimum of 2.4m by 4.8m, any alterations to the access way or dropping of the kerb and hard surfacing material.
4	SC08	SR05	No additional windows or similar openings shall be constructed in the first floor, side elevation of the extension.
5	SC20	SR24	~~Hall~~ First floor, Hall window in the side elevation

John Mitchell
16/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 45 Western Avenue
Woodley Reading.

APPLICATION NUMBER: F/2000/0970

OFFICER: Nicola Lake

DATE OF SITE VISIT: 13.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on tree .

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/S Detached Dwelling .

4. RELATIONSHIP TO ADJOINING PROPERTIES To property on the side is a hair dressers and office downstairs. Building right up to the boundary. To next door property is very small S/S ad the access runs between them. To house next door has a very large/long rear extension. the rear storage area to the side is not shown on the plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

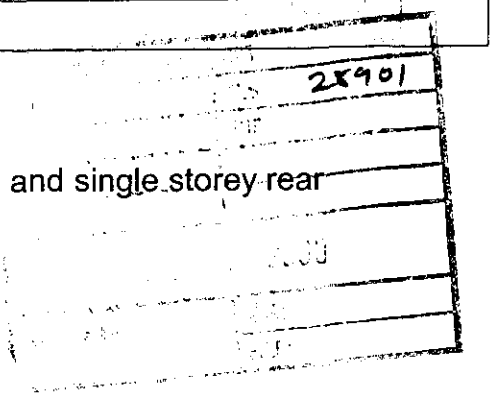
BOUNDARY TREATMENT

OTHERS

FROM: Nicola Lake

DATE: 28 March 2000

WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2000/0970

Proposal: Proposed two storey side extension to dwelling and single storey rear conservatory..

Site Address: 45, Western Avenue, Woodley, Reading.

Applicant: Mr M Bushnell .

Your observations are required in respect of this application **by 21/04/2000** .

The committee had no comment to make on this application but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 27.4.00.

Clerk To Woodley Parish/Town Council.

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

Tel: (0118) 974 6481

Date: **28 March 2000**

My ref: F/2000/0970

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/2000/0970
45, Western Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear conservatory.

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0970**
45, Western Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear conservatory.
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 6481

Date: **28 March 2000**

My ref: F/2000/0970

CONFIDENTIAL

Councillor Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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
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Yours faithfully

Head of Planning and Transportation

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Case officer: **Nicola Lake** Application Number: **F/2000/0970**
45, Western Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

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

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

Tel: (0118) 974 6481

Date: **28 March 2000**

My ref: F/2000/0970

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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
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Dear Councillor

Application Number: F/2000/0970
45, Western Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear conservatory.

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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0970**
45, Western Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

Received by Wokingham District Council

Application No: F/2000/0970

Proposal:
Proposed two storey side extension to dwelling and single storey rear conservatory.

Location:
45, 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 letter for delivery of plans.

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 21/04/2000. 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

Our ref: SP\2000\001531\001
Your ref: F/2000/0970

Date: 7th April 2000

ENVIRONMENT AGENCY 28244

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Madam

SIDE AND REAR EXTENSIONS - 45 WESTERN AVENUE, WOODLEY, READING

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:-

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Nick Weddell on 01276 454405 for further* details.

ADVICE TO APPLICANT

Groundwater Protection: contact Andrea Szabados on 01276 454373

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

A copy of this letter has been sent to the applicant.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: Mr Martin Bushnell, Woodlands View, Blakes Lane, Hare Hatch, Reading RG10 9TA

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 28 March 2000

Application Number: F/2000/0970

Proposal: Proposed two storey side extension to dwelling and single storey rear conservatory.

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

Applicant:
Mr M Bushnell .

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR TWO VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4 x 4.8m (MINIMUM).

Signed: N.S. Trotter **Print name:** N TROTTER

11-4-00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

... SERVICES	HPT
...	TLS
... ✓NL	...
...	
...	
COMES TO:	ACK:
	FILE:

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Planning

My Ref: JPE/ak

Your Ref:

Date: 10 April, 2000

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR CONSERVATORY
LOCATION: 45 WESTERN AVENUE, WOODLEY

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 MAR 2000
Officer: NL	Application No. F 2000 0970

Map No. 41 Site 007
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR CONSERVATORY

Location: 4 S WESTERN AVENUE

Parish: WOODLEY Ward: Coronation 28.3.2000

Applicant: MR M BUSHNELL

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

Enforcement Section (7) 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	POSSIBLE ENCROACHMENT		
9	Miscellaneous	PARKING?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ Son Landfill Site Cons
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-APS

✓

NEIGHBOURS:

S/N + 43+47 WESTERN AVE
9+11 SELCOURT CLOSE
The Church of St John Bosco - Western Ave

ADDRESS 45 WESTERN AVENUE PARISH WOODLEY E

PLOT No. Old Property ORD. SHEET No. SU.7573(41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 16.MAR2000* 0970

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	MR MARTIN BUSHNELL
	Address and postcode	WOODLANDS VIEW BLAKES LANE, HARE HATCH READING, BERKS RG10 9TA
	Phone number	0118 9402173
	Agent's Name	N/A
	Address and postcode	
	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.	45 WESTERN AVENUE WOODLEY READING BERKS RG5 3BJ
4	Give brief details of the proposal for example, two storey side extension. About the application	GROUND AND FIRST FLOOR EXTENSION
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, RENDER AND TILES 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: TWO	Proposed: THREE
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

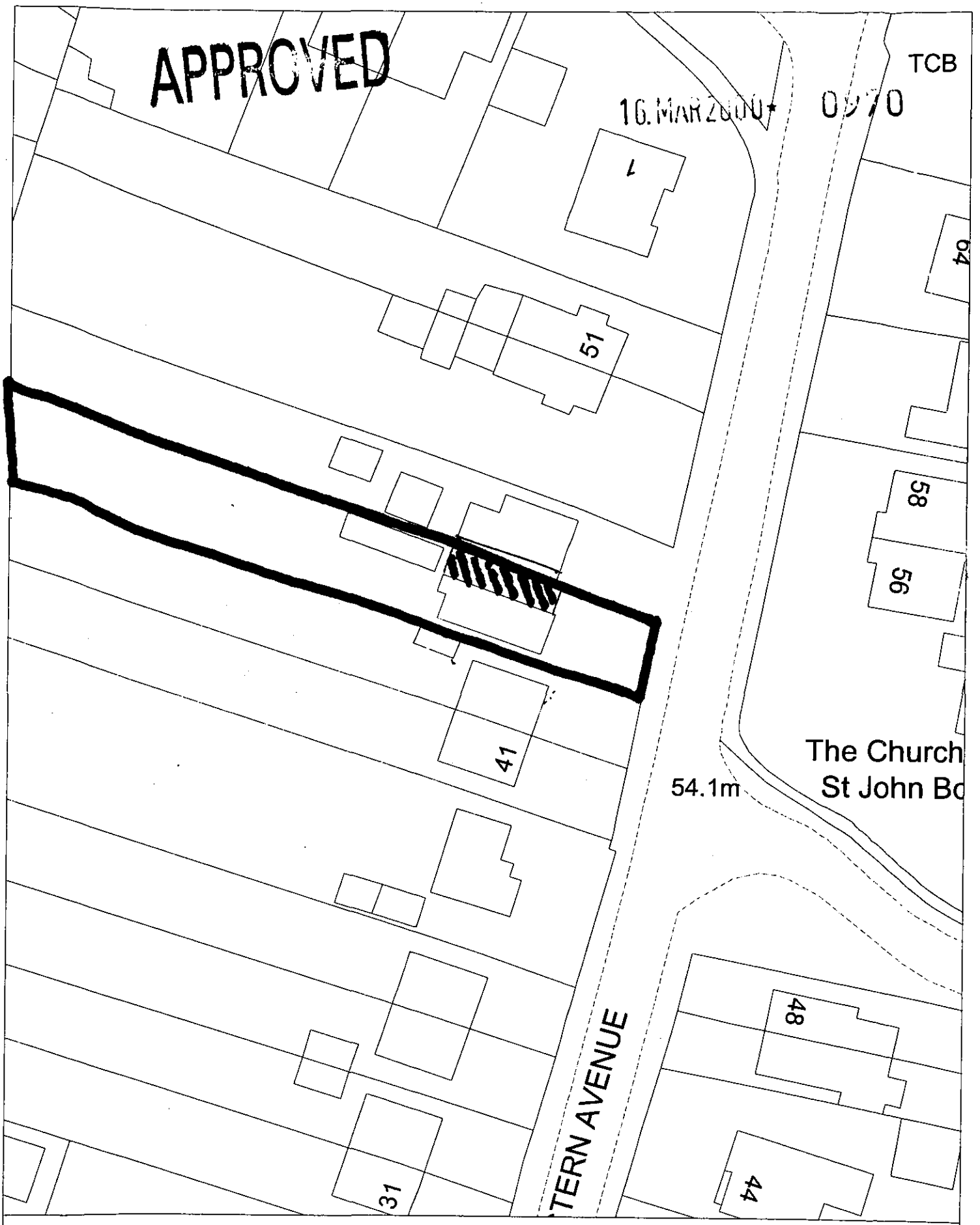
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of N/A

Date 16/03/06

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



Site Plan, Scale: 1 to 500

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Date: 16 March 2000

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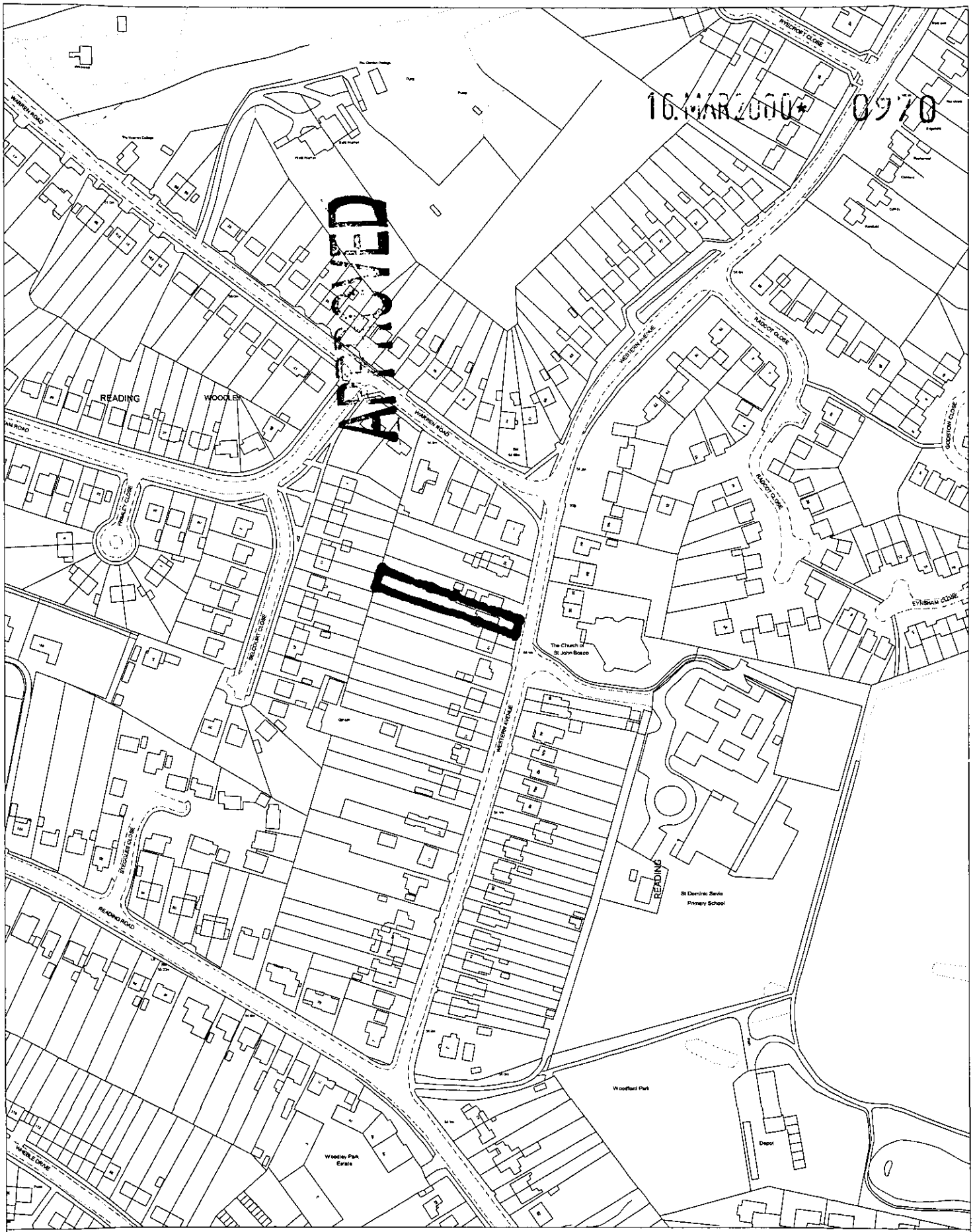

Site Plan, Scale: 1 to 2500

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Date: 16 March 2000

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Development Control Section, Environmental Services, Wokingham District Council.

22 March 2000 Scale: 1 : 1250