APPLICATION NO:
F/2002/5622

LOCATION:
20 Stonehaven Drive, Woodley Reading.

APPLICANT:
Mr/Mrs Reber C/O Mr D Taylor

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **07/02/2002**
LE - 14/02/02

APPLICATION WILL HAVE EXPIRED ON:
05/03/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

DI 734

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Reber
C/O Mr D Taylor
422 Yorktown Road
College Town
Sandhurst
Berks
GU47 0PR

Application Number: F/2002/5622

Parish: **WOODLEY**

Location: **20, Stonehaven Drive, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. 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 Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 26/02/2002

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.

Received by Wokingham District Council

Application No: F/2002/5622

Proposal:
Proposed two storey side extension to dwelling.

Location:
20, Stonehaven Drive, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5622 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/02/2002. 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 be possible for an individual reply to be issued 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

14 January 2002

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5622	Philip Taylor
BUILDING CONTROL NUMBER.	A 2002/2881	North
~~APPLICANT~~/AGENT	David Taylor	
ADDRESS OF SITE	20 Stonehaven Drive Goodley	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2256 D	2256 B
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	22/3/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5622

Applicant : Mr/Mrs Reber C/O Mr D Taylor.

Location : 20, Stonehaven Drive, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		22/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/01/2002

Earliest Date for Decision : 07/02/2002

Latest Consultation Date/Site Notice Expiry Date : 07/02/2002

This application will have expired on: 05/03/2002. 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 :

Woodley Town Council - No objection / Regarded Neighbours comments be taken into account.

Highways - Condition Approval

Planning Issues :

Impacts on Neighbouring Properties, Character of the Area and Highways

Policy - LBE1, LBE2
WBE1, WOS3
LD3

Application Number: F/2002/5622

Appraisal :

Development : The application property is a three bedroom semi detached house located on the North side of a residential cul-de-sac, Stonehaven Drive. It lies within the identified settlement of Woodley. The attached neighbour is No. 18 and adjacent, unattached is No 22.
The proposal is to build above the existing garage at first floor level and to build behind the garage also to two storey level. The extra rooms created will be a new kitchen and an ensuite bedroom. The extension is set in from the front of the house and has a correspondently lower ridge line. Windows are proposed front and rear only. The extension will not project beyond the existing rear building line.

Impact on Neighbouring Properties – The extension will impact mostly on No 22, the unattached neighbour. No. 20 is set further back of and at a slight angle to No 22. The extension would be a least 3.7m from the side wall of no 22. The overlap would be approximately 2.5m. No 22 has a large garden with 1.7m fencing as boundary treatment. Because there are no proposed window set in the extension overlooking would not be an issue. It is also considered the extension will be set far enough away from the boundary as to cause no adverse impact through overbearing. The proposal complies with daylighting standards and does not therefore overshadow No 22.

Impact on Character of the area – A very similar extension ~~exists~~ has been constructed on No 16 Stonehaven drive, therefore it is not considered the proposal will harm the streetscene. Materials are to match existing.

Highways – Provided the garage is retained for parking of vehicles and a turning area is constructed, the Highways department have no objection to the proposal.

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

Application Number F/2002/5622
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C044	R044	'first floor level or above' 'side elevation'

RECORD OF SITE VISIT

SITE ADDRESS: 20 Stonehaven Drive Woodley Reading. APPLICATION NUMBER: F/2002/5622	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Cul-de-sac residential high density mix of detached + semi's all red brick brown tiles Some garage conversion No. 14.

3. DESCRIPTION OF SITE/BUILDING Red brick frame, rendered d/brown tiles. bay front window

4. RELATIONSHIP TO ADJOINING PROPERTIES No 18 - semi

~~No 22~~

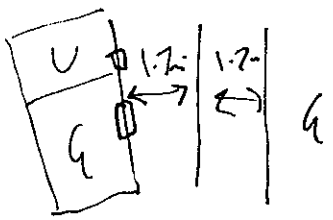
No 22 - Garage + Utility / bathroom - ~~[illegible]~~ windows 1.8m fence.

One window on 1st floor - bathroom.

5. SITE CONSTRAINTS

Well screened hedging + large conifer to rear

Set back from building line of No 22.



TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS porch + garage extension exists on No 16, 14, 12 etc

Similar exist on No 16



Date: 24 January 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5622

Location: 20, Stonehaven Drive, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling.

Applicant: Mr/Mrs Reber C/O Mr D Taylor.

Case Officer: Phillip Taylor

The new plans show the following: Revised parking layout. Drawing no: 2256 Rev B.

Comments are required by 03/02/2002.

Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6444.

CONDITIONAL APPROVAL.

1, C049, R049

2, C122, R122.

ADAM 30/01/02.

David Taylor Design Services
422 Yorktown Road Sandhurst Berks
01276 32860 / 07971411897

PLANNING SERVICES	HPT 52130
POL	TLS
DC PT	ENF
APP	
CS	
JAN 2002	
COPIES TO:	ACK:
	FILE:

Planning Dept
Wokingham District Council
P.O Box No 155
Civic Offices
Shute End
Wokingham Berks
RG40 1WW

REVISED PLAN

5622

Dear Mr Taylor

Re: Two Storey Side Extension At 20 Stone Haven Drive F/2002/5622

With reference to your letter of 14/1/02 please find enclosed 6 copies of the above plans showing the parking layout.

If you need any more information please do not hesitate to contact me.

Yours Sincerely

David Taylor (Agent)

FROM: Phillip Taylor

DATE: 14 January 2002

RECEIVED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HSG
POL	TLS
BC	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

Application Number: F/2002/5622

Proposal: Proposed two storey side extension to dwelling..

Site Address: 20, Stonehaven Drive, Woodley, Reading.

Applicant: Mr/Mrs Reber C/O Mr D Taylor.

Your observations are required in respect of this application **by 07/02/2002** .

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

SIGNED: _____ DATE: 6.2.02.

Clerk To Woodley Parish/Town Council.

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

Tel: (0118) 974 6444

Date: **14 January 2002**

My ref: F/2002/5622

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2002/5622
20, Stonehaven Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5622**
20, Stonehaven Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

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

Tel: (0118) 974 6444

Date: **14 January 2002**

My ref: F/2002/5622

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Phillip Taylor

Development Control Officer

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20, Stonehaven Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: (0118) 974 6444

Date: **14 January 2002**

My ref: F/2002/5622

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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

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Application Number: F/2002/5622
20, Stonehaven Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5622**
20, Stonehaven Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

Application Number : F/2002/5622	Map No : 47
Case Officer : PT	Site Area : 0.02
Valid Date : 8/01/2002	Received Date: 08/01/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 20, Stonehaven Drive, Woodley, Reading.

Parish : WY Ward : LOD

Applicant : Mr/Mrs Reber C/O Mr D Taylor.

Fee Required: £95 Fee Received: £95 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	REQUIRES PARKING LAYOUT.	15/1	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-apps

NEIGHBOURS

SN + see map

5622

Environmental Services

For office use only.
Application number: 08 JAN 2002* 5622

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 BERER 20 STONE HAVEN DRIVE WOODLEY, BERKS RG5 4DC
2	Agent's Name Address and postcode Phone number	DAVID TAYLOR 422 YORKTOWN RD COLLEGE TOWN SANDHURST, BERKS GU47 0PR 07971 411897 / 01276 32866
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.	20 STONE HAVEN DRIVE WOODLEY, BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE 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.	BRICKWORK / RENDER 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: 4
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 MR & MRS RERER

Date 7/1/02

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

(1)

ADDRESS 20 STONEHAVEN DRIVE PARISH WOODLEY

PLOT No. 61 (WOODLEY AIRFIELD - PHASE I) ORD. SHEET No. SU 7772 47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11/1/62				
01/1/63	MOWEST	MINERAL EXTRACTION	13.11.63	N/A CL
11/1/64	"	"	11.3.64	N/A CL
0/1119/64	WOODLEY DEVS.	O/APP RES DEV. 240 ACRES	28.2.66	N/A REF
0/180/68	MOWEST	" 10 "	24.9.68	N/A RE
50/73, 741/73	"	" AREA I, ROAD PATTERNS etc.		
01201	"	" 20 ACRES	5.9.74	N/A RE
04538	"	" WAREHOUSE 286.3 SQMS		
08308	MOWEST / NIMPEX	" 1383 "	30.10.78	N/A CL
07209/10	"	PERIMETRAL ROAD	W/DRAWN	
09497	"	LINKS FARM "	15.2.79	N/A CL
12133	BRYANT	SEMI-DET. HOUSE & GARAGE	13.12.79	N/A CL
BR 12151			29.4.79	APP N/

DATE OF COMPLETION

MINISTRY DECISION O/180/68 - APPEAL GRANTED - 31.71

SPECIAL ORDERS TPO 170

DRAINAGE

091074

1933

(2)

ADDRESS 20 Stonehaven Drive PARISH WOODLEY

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Plann
F/2002/5622		Mr+Mrs. Reber	2 SC/S ext.			

MINISTRY DECISION:

SPECIAL ORDERS:



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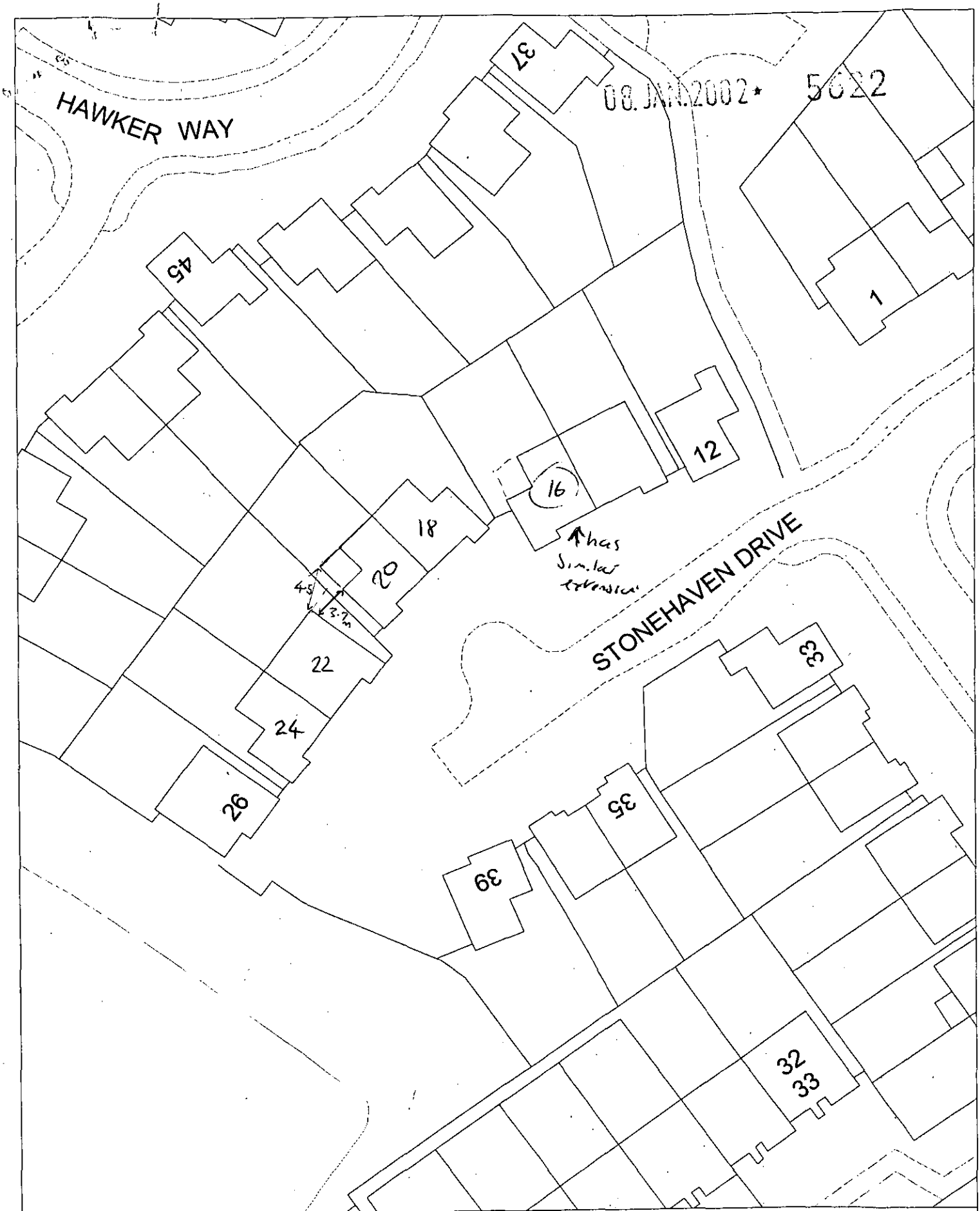
Development Control Section, Environmental Services, Wokingham District Council.
14 January 2002

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 500

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Date: 3 January 2002

N
W E
S