APPLICATION NO:
F/2002/5843

LOCATION:
41 Western Avenue, Woodley Reading.

APPLICANT:
Mr R Holt C/O Martin Dale

PROPOSAL:
Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.

EARLIEST DATE FOR DECISION: **04/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
30/04/2002

CASE OFFICER: **Richard Kelly**

RECEIVED

987
D3

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Holt
C/O Martin Dale
15 Swains Close
Tadley
Hants
RG26 4NF

Application Number: F/2002/5843

Parish: **WOODLEY**

Location: **41, Western Avenue, Woodley, Reading.**

Proposal: **Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.**

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

Reason
1. The proposal would, by virtue of its size, siting, bulk and massing have an overbearing impact on the adjoining properties and would lead to overlooking of the adjoining garden areas, detrimental to the amenities of those occupiers. The proposal is therefore contrary to policy LBE1 of the Loddon Area Local Plan and policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposal would result in an unbalanced appearance in the roof of this pair of semi-detached houses and would therefore have an unacceptable impact on the streetscene, contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

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:

Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

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.

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/5843

Applicant : Mr R Holt C/O Martin Dale.

Location : 41, Western Avenue, Woodley, Reading.
Proposal : Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 05/03/2002

Earliest Date for Decision : 04/04/2002

Latest Consultation Date/Site Notice Expiry Date : 04/04/2002

This application <u>will have expired on</u>: <u>30/04/2002.</u> 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: conditional approval.
Ilton Pastures: request bat survey
Trees: no objection
Parish Council: unanimously + passing

Planning Issues :

Application Number: F/2002/5843

Appraisal :

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

Application Number F/2002/5843
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
1.			The proposal would, by virtue of its size, siting, bulk and massing, have an overbearing impact on the adjoing properties and would lead to overlooking of the adjoing garden areas, detrimental to the amenities of those occupiers. The proposal is therefore contrary to policy UBE1 of the Loddon Area Local Plan and policy UBE1 of the Wokingham District Local Plan (Deposit draft).
2			The proposal would result in an unbalanced appearance in the roof of this pair of semi-detached houses and would therefore have an unacceptable impact on the streetscene contrary to policies UBE1 and UBE2 of the Loddon Area Local Plan and policies UBE1 and WOS3 of the Wokingham District Local Plan.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: UBE 1 UBE2 LT5
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: UBE1 WOS3 WT6
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R. T. Walton
(Development Control Manager)

Date: 15/4/02

RECORD OF SITE VISIT

SITE ADDRESS: 41 Western Avenue Woodley Reading.

APPLICATION NUMBER: F/2002/5843

OFFICER: Richard Kelly

DATE OF SITE VISIT: 11/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Mixed semi and detached houses.

3. DESCRIPTION OF SITE/BUILDING Semi with 43. (Labelled.)

4. RELATIONSHIP TO ADJOINING PROPERTIES

39 is set forward of original house by some 3m

kitchen window on ground floor is 2m in - 2 side windows at first floor.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING adequate.

LEVELS flat.

BOUNDARY TREATMENT 1.8m fence to N. Outbuilding + hedges to S.

OTHERS

Application Number: F/2002/5843 – 41 Western Avenue, Woodley, Reading

Appraisal:

This application is for a two storey and single storey rear extension and loft conversion with side dormer extension. This raises three issues:

Impact on adjoining properties: LBE1, WBE1

The proposed extension has been designed so as to not breach a 45 degree line from the windows of the adjoining properties. Notwithstanding this, the extension continues as a substantial single storey extension for some considerable length. This would result in a 4.6m projection beyond the existing single storey extension at 43 Western Avenue, the first 3.3m of which would be a parapet wall, the remainder a glazed window set in from the boundary. The parapet wall would be 2.7m high behind which would be a 3.8m ridge to the glass lantern roof. There would also be a parapet wall to the proposed second floor extension of 6.8m high. Whilst this would only project 2m from the existing rear wall, it represents a substantial body of wall and could be overbearing on the first floor window at 43 Western Avenue.

To the opposite side is 39 Western Avenue, a detached house set 3m further forwards of the original rear wall of the application property. The single storey projects 8.2m beyond the original rear wall, such that this represents an 11.2m projection beyond the rear wall of No 39, of which the first 5m would be 3 storey. The three storey element to this side is 5m to the eaves and 8.5m to the ridge. To try and minimise the impact of the single storey projection, this part has been recessed into the ground by 0.4m. However, this still gives a height of 4m above existing ground level (currently flat). The new second floor window has a large feature window consisting of the entire gable. It is considered that this would lead to a feeling of being overlooked in the gardens of both adjoining properties.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

To the front, the only change is a skylight and a side dormer. However, the dormer is not subordinate to the main roof and makes the pair of houses appear uneven. The proposal will therefore have an unacceptable impact on the streetscene.

Impact on highway safety (parking provision): LT5, WT6

Subject to conditions there is adequate off street parking.

~~**Approve**~~ **Refuse**

PLANNING SERVICES	HPT55119
POL	TLS
DC RK	ENF
APP	
CS	
10 APR 2002	
COPIES TO	

DESIGN ASSOCIATES

Architects & Designers

Mr R Kelly
The District Planning Officer
Environmental Services Department
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

8 April 2002
20056/02/PL/MD

Dear Sir

RE: PLANNING APPLICATION
SINGLE & TWO STOREY REAR EXTENSION TO
INCLUDE A LOFT CONVERSION
TO 41 WESTERN AVENUE, WOODLEY
BERKSHIRE RG5 3BJ.
Application N° F/2002/5843/

Following your request for a Bat survey and the completion of the same by P.R. Cox (Hons), PhD, Cbiol, MIBiol, MIEEM (Consultant Ecologist). Please now find enclosed the survey for your information and comment.

If there are any queries or comments please do not hesitate to contact the undersigned.

Yours faithfully

MARTIN DALE RIBA
FOR & ON BEHALF OF *MD* DESIGN ASSOCIATES

encs

cc R Holt

15 SWAINS CLOSE . TADLEY . HAMPSHIRE . RG26 4NF
Telephone/Facsimile: 0118 981 9631
e-mail: MDDA – 1@compuserve.com.

Commissioned by:

Mr Robin Holt
41 Western Avenue
Woodley
Reading
Berkshire RG 5 3BJ

REPORT OF A SURVEY OF AN OUTBUILDING AT 41 WESTERN AVENUE, WOODLEY, READING FOR BATS

March 2002

Paula R Cox BSc(Hons), PhD, CBiol, MIBiol, MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

REPORT OF A SURVEY OF AN OUTBUILDING AT 41 WESTERN AVENUE, WOODLEY, READING FOR BATS

CONTENTS

1.0 Background

2.0 Legislation

3.0 Biology

4.0 Bats in Buildings

5.0 Methodology

6.0 Results of Survey

6.1 General description
6.2 Exterior
6.3 Interior
6.4 Summary of results

7.0 Impact of Proposed Development on Bats

8.0 Summary and Conclusions

Precautionary Note

REPORT OF A SURVEY OF AN OUTBUILDING AT 41 WESTERN AVENUE, WOODLEY, READING FOR BATS

1.0 Background

The owner of the property, Mr Robin Holt, has applied for planning permission (F/2002/5843) to construct a two storey and single storey rear extension to the dwelling. As the proposal would involve demolition of an outbuilding, Wokingham District Council has requested that this building be inspected to establish if bats are present. Mr Holt therefore instructed Dr Paula Cox, a licensed and experienced bat ecologist, to carry out the necessary work to comply with the requirement.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and by the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994.* The *Countryside and Rights of Way Act 2000 'CROW Act'*, that applies only to England and Wales, makes further minor amendments to the species protection measures provided by the *Wildlife and Countryside Act.* Under the provision of the 1981 Act it is an offence to intentionally kill, take or injure any wild bat. It is an offence to intentionally or recklessly (added by the *CROW Act*) destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place. The 1994 Regulations are similar, but use the word 'deliberate' rather than 'intentional'.
If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Biology

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings, a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. A wide range of hibernacula are used including caves, mines, tunnels, ice-houses and hollow trees where a constant low temperature and high relative humidity can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats are frequently found roosting in bridges, with long-eared and lesser horseshoe bats showing a marked preference for older buildings. Pipistrelles, the commonest British bat, are usually found in modern buildings.

In houses, gable ends and chimneys are often roosting points for pipistrelles and serotines, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found anywhere along the roof ridge, often visible from the inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.
Therefore if any buildings are to be demolished, or are to be subjected to renovation works, they should be surveyed by an experienced ecologist for the presence of bats prior to works being carried out.

5.0 Methodology

A full survey of the garage, now converted to an office/utility room, at 41 Western Avenue, Woodley was carried out on 28 March 2002. The exterior walls were checked and also windows, ledges, pipes etc where droppings could lie undisturbed. The exterior of the building was scanned for potential access points such as gaps in the fabric, broken or open windows and spaces between the tiles, using 10x50 binoculars where necessary. The inside of the building was examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on surfaces and staining caused by urine, faeces or fur rubbing.

6.0 Results of survey

6.1 General description

The single storey garage, now converted to office accommodation, is situated in the rear garden of 41 Western Avenue. The front of the building faces northwest, with a gravel drive and carport separating it from the house. One side adjoins the boundary with the neighbouring property, and lawns and garden surround the rear and remaining side. Western Avenue is located in a large residential suburb to the east of Reading.

6.2 Exterior

The converted garage was brick built, with ivy and creepers covering much of the walls and roof. The pitched roof was constructed with interlocking, composite tiles known as Marley moderns, and there were a few small gaps below the ridge. The ridge and tile ends were cemented in, although there were small gaps in the cementing on the rear gable. The tiles were laid on solid sheeting and it is understood that there is insulation between this and the internal ceiling. The brickwork of the external walls was in excellent condition with the pointing intact and no spaces to allow access to the inside. The rear gable wall had no droppings or evidence of the presence of bats. The front gable was overgrown with ivy and creepers and had very small gaps in the cement at the tile ends. The metal up-and-over door had no droppings on it.
The two sidewalls had small gaps where the fascia board supporting the gutter met the brickwork. These were filled with debris and there were no droppings or staining indicative of the presence of bats. The front ends of the side walls were covered in ivy blocking access to the roof for bats.

The window, sill and glass panelled door were negative for signs of bats and there were no spaces around them to allow access to the interior. The two roof windows were non-opening and neither had any gaps around it.

6.3 Interior

The inside of the building had been converted for use as an office/utility room with plumbing, heating and lighting. The pitched ceiling was boarded in with the supporting ridge and rafters visible. The room was in constant use and there would be no access for bats unless a window or door was left open. There were no bats or signs of their presence inside the building.

6.4 Summary of results

Although there were small gaps in the fabric of the roof, no droppings or staining were noted on the outside of the building that would indicate the presence of a roost. Bats would not be able to reach the interior, which being in constant use would not be suitable for breeding or hibernation. No bats or evidence of their presence were found.

7.0 Impact of proposed development on bats

The demolition of this building should have no adverse effects on individual bats or local bat populations, as no bats or evidence of their presence was found.

8.0 Summary and conclusions

The converted garage at 41 Western Avenue, Woodley was examined for signs of bats on 28 March 2002 and no bats or evidence of their presence were found either inside or outside. Therefore if planning permission is granted for the demolition of this building, there should be no adverse effects on bat populations in the area.

Precautionary Note

Although no evidence of the presence of bats was found during the survey and the interior of the building was unsuitable for roosting, there are a few gaps in the roof that could allow access by bats to any space existing between the tiles and the pitched ceiling below. Bat populations are mobile, responding to changes in their environment, and it is possible that a bat or bats may enter the dwelling in the future. Therefore, when demolition is carried out, the contractors should be advised that if a bat is found, work in the vicinity should stop until advice has been obtained from English Nature or a licensed bat worker.

FROM: Richard Kelly

DATE: 12 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5843

Proposal: Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension..

Site Address: 41, Western Avenue, Woodley, Reading.

Applicant: Mr R Holt C/O Martin Dale.

Your observations are required in respect of this application **by 04/04/2002**.

PLANNING	
POL	TLS
	ENF
APP	
04 APR 2002	
COPIES TO	ACK:
	FILE:

The committee considered that this proposal would be unneighbourly and create a massing effect.

SIGNED: [signature] DATE: 3.4.02

Clerk To Woodley Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Richard Kelly DATE: 2nd April 2002

Location:	41, Western Avenue, Woodley, Reading
Proposal:	Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension
Application Number:	F/2002/5843

In response to your consultation dated 12th March 2002 for the above application, the tree and landscape comments are as follows:

The proposed rear extensions do not affect any significant landscape features within the site and would not be visible from the road or, other points of public access.

I therefore do not wish to raise any objections to the granting of planning consent.

ROBERT PETROW
Consultant Landscape Architect

See Part One Plans'

To:
Trees

From: Richard Kelly

Date: 12 March 2002 13 MAR 2002

Application Number: F/2002/5843

Proposal: Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension..

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

5

Applicant:
Mr R Holt C/O Martin Dale.

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

No TPO

No significant TPO.

Not seen from road

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk

Date: 20 March 2002

My ref: F/2002/5843

Martin Dale
MD Design Associates
5 Swains Close
TADLEY
Hants
RG5 3BJ

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Dale

RE: 41 WESTERN AVENUE, WOODLEY, READING, BERKS

I write to inform you that it will be necessary to submit a bat survey with this application prior to a decision being made. This is due to the fact that the proposals include the demolition of a building which may be occupied by bats. The survey must be carried out by a trained and licensed bat worker. If you have any questions regarding the nature of this survey or how to find a bat worker please contact out Countryside Officer, Mr Andy Glencross on (0118) 9342016. For any other queries, please do not hesitate to contact me on the above direct line number.

Yours sincerely,

Richard Kelly
Case Officer

File: 5843 Western

Richard Kelly

From: Andy Glencross
Sent: 20 March 2002 13:41
To: Richard Kelly
Subject: Planning Application F/2002/5843 41 Western Ave Woodley

Hi Richard

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 12 March 2002

Application Number: F/2002/5843

Proposal: Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.

Parish: WOODLEY TOWN

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

Applicant:
Mr R Holt C/O Martin Dale.

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).

1, C122, R122

2, No gates shall remain at this access.
R: They will obstruct/interfere with parking spaces.

Signed: _____ **Print name:** Adam 13/03/02.

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

Tel: (0118) 974 6229

Date: 12 March 2002

My ref: F/2002/5843

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5843
41, Western Avenue, Woodley, Reading.
Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5843**
41, Western Avenue, Woodley, Reading.
Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Lennard

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

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

Tel: (0118) 974 6229

Date: 12 March 2002

My ref: F/2002/5843

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5843
41, Western Avenue, Woodley, Reading.
Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5843**
41, Western Avenue, Woodley, Reading.
Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor McCann

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

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

Tel: (0118) 974 6229

Date: 12 March 2002

My ref: F/2002/5843

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5843
41, Western Avenue, Woodley, Reading.
Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5843**
41, Western Avenue, Woodley, Reading.
Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Dredge

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5843
CASE OFFICER: Richard Kelly

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

Building_Name	address1	Postcode
	13SELCOURT CLOSEREADING	RG5 3AS
	15SELCOURT CLOSEREADING	RG5 3AS
	17SELCOURT CLOSEREADING	RG5 3AS
	48WESTERN AVENUEREADING	RG5 3BH
	56WESTERN AVENUEREADING	RG5 3BH
	58WESTERN AVENUEREADING	RG5 3BH
	39WESTERN AVENUEREADING	RG5 3BJ
	41WESTERN AVENUEREADING	RG5 3BJ
	43WESTERN AVENUEREADING	RG5 3BJ
ST JOHN BOSCO RC CHUF	ST JOHN BOSCO RC CHURCHWESTERN AVENUEW	

Neighbours Consulted 12.3.02 on 5843.

Received by Wokingham District Council

Application No: F/2002/5843

Proposal:
Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.

Location:
. 41, 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 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/2002/5843 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/04/2002. 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.

Trevor Watson
Development Control Manager

12 March 2002

Application Number : F/2002/5843	**Map No :** 0-06 41
Case Officer : RK	**Site Area :** 006
Valid Date : 05 MAR 2002	**Received Date: 07/02/2002**

Level : Delegated Application

Description : Proposed two storey and single storey rear extensions to dwelling plus loft conversion. with side dormer extension

Location : 41, Western Avenue, Woodley, Reading.

Parish : WY **Ward : COR** 12-3-02 JB

Applicant : Mr R Holt C/O Martin Dale.

Fee Required: £95 **Fee Received: £95** (4)

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	Show development on block plan + parking layout + trees	20/2	✓ 5/3
FORMS UNSIGNED	Q6 materials	20/2	✓ 5/3
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other side elevation.	20/2	✓ 5/3
FLOOR PLANS	Indication position of front velux window on 2nd floor plan	20/2	✓ 5/3
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 12.3.02 B

Building Control

Heritage (Harold Sanders)

Landscape ✓

? Trees may be necessary - depends on position of trees in location plan.

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 ✓

D. Pastures ✓ Demolition of garage & existing Sun room

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

(incl. The Church of St John Bosco - no address point)

No pre-apps

Tel. (0118) 974 6429 or 6433

05.MAR2002 5843

Date: 20 February 2002

Your Ref:

My Ref: F/2002/5843

Mr R Holt
C/O Martin Dale
15
Swains Close
Tadley
Hants
RG26 4NF

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 Sir/Madam

Reference Number: 2002/5843

Site Address: 41, Western Avenue, Woodley, Reading.

Proposal: Proposed two storey and single storey rear extensions to dwelling plus loft conversion with side dormer extension.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please highlight the proposed development on the block plan,plus show parking layout and position of trees.

Fill in Q6 on application form – materials.

6 copies of the other side elevations of extension.

Indicate the position of front velux windows on 2nd floor plan.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

05 MAR 2002 5943

DESIGN ASSOCIATES

Architects & Designers

The District Planning Officer
Environmental Services Department
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

1 February 2002
20056/01/PL/MD

Dear Sir

RE: PLANNING APPLICATION
SINGLE & TWO STOREY REAR EXTENSION TO INCLUDE A LOFT CONVERSION
TO 41 WESTERN AVENUE, WOODLEY
BERKSHIRE RG5 3BJ

Please find enclosed Six copies of our drawings N° 20056/01, 02 & 03, showing the above existing and proposed plans, elevations along with Site & location plans. We also include a planning application form duly signed along with the Ownership Certificate and accompanied with the requisite fee in the sum of £95.00.

If there are any queries or comments please do not hesitate to contact the undersigned.

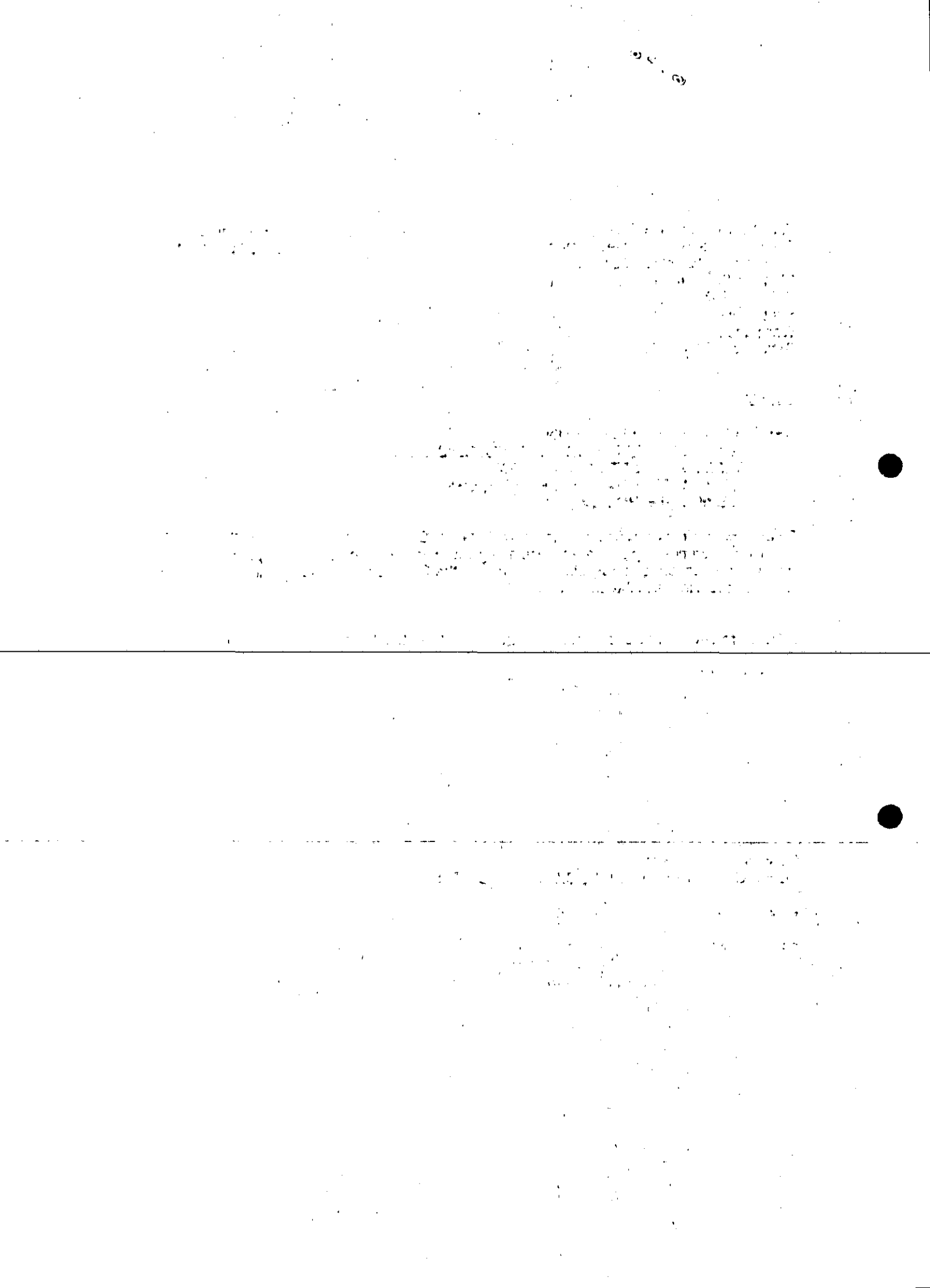
Yours faithfully

MARTIN DALE RIBA
FOR & ON BEHALF OF *MD* DESIGN ASSOCIATES

encs

cc R Holt

15 SWAINS CLOSE . TADLEY . HAMPSHIRE . RG26 4NF
Telephone/Facsimile: 0118 981 9631
e-mail: MDDA – 1@compuserve.com.



Environmental Services

For office use only.
Application number: 05.MAR.02 5843

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR R HOLT 41 WESTERN AVENUE WOODLEY, READING BERKS RG5 3BT
2	Agent's Name Address and postcode Phone number	MARTIN DALE, MD DESIGN ASS 15 SWANS CLOSE TADLEY, HANTS RG 26 4NF 01189 819631
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.	41 WESTERN AVENUE WOODLEY, READING BERKS RG5 3BT
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF EXISTING SINGLE STOREY & GARAGE & CONSTRUCTION OF SINGLE & TWO STOREY REAR EXTENSION + LOFT CONVERSION.
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 ☐ NONE IN AREA
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF - BROWN CLAY TILES TO MATCH EXISTING BRICK - RED/BROWN TO MATCH EXISTING. WINDOWS WHITE FRAME FACIAS BLACK (SW) UPVC. PAINTED
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] FOR MD DESIGN ASSOCIATES

on behalf of MR & MRS HOLT

Date 28/1/02

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

ADDRESS 41 WESTERN AVENUE PARISH WOODLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
264/50	Mr. G. Goodson	Conservatory	4.8.50	App	N/A
BR23050	MR. L. MARKED	DINING ROOM & CANOPY	16.10.84	REF	N/A
BR24426	"	"	6.2.85	APP	N/A
FP97/6096	HOLT/SIMPSON	FIREPLACE/CHIMNEY	07-03-97	APP	
97/6582/F	" "	CHIMNEY/CANOPY	25-7-97		CLA

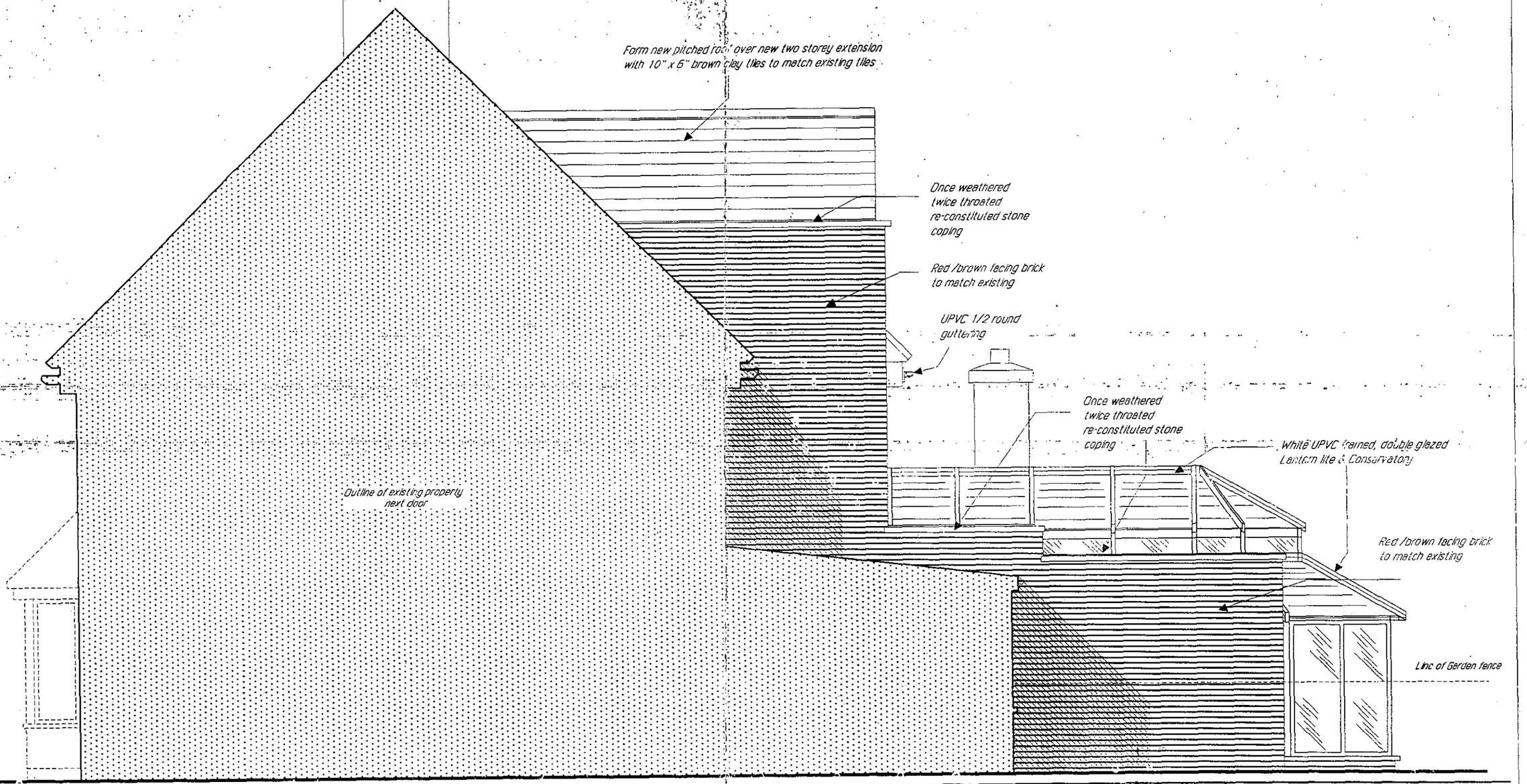
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. ENQ - CANOPY - ~~25.11.96~~ 12.02.97 - CHIMNEY - 20.2.97

DRAINAGE

05 MAR 2002 5343



PROPOSED NORTH SIDE ELEVATION

Drawn By	MBD
Date	FEB 2002
Scale	1:50
Plot Date	FEB 2002
File Name	

© copyright : MD DESIGN ASSOCIATES 1998

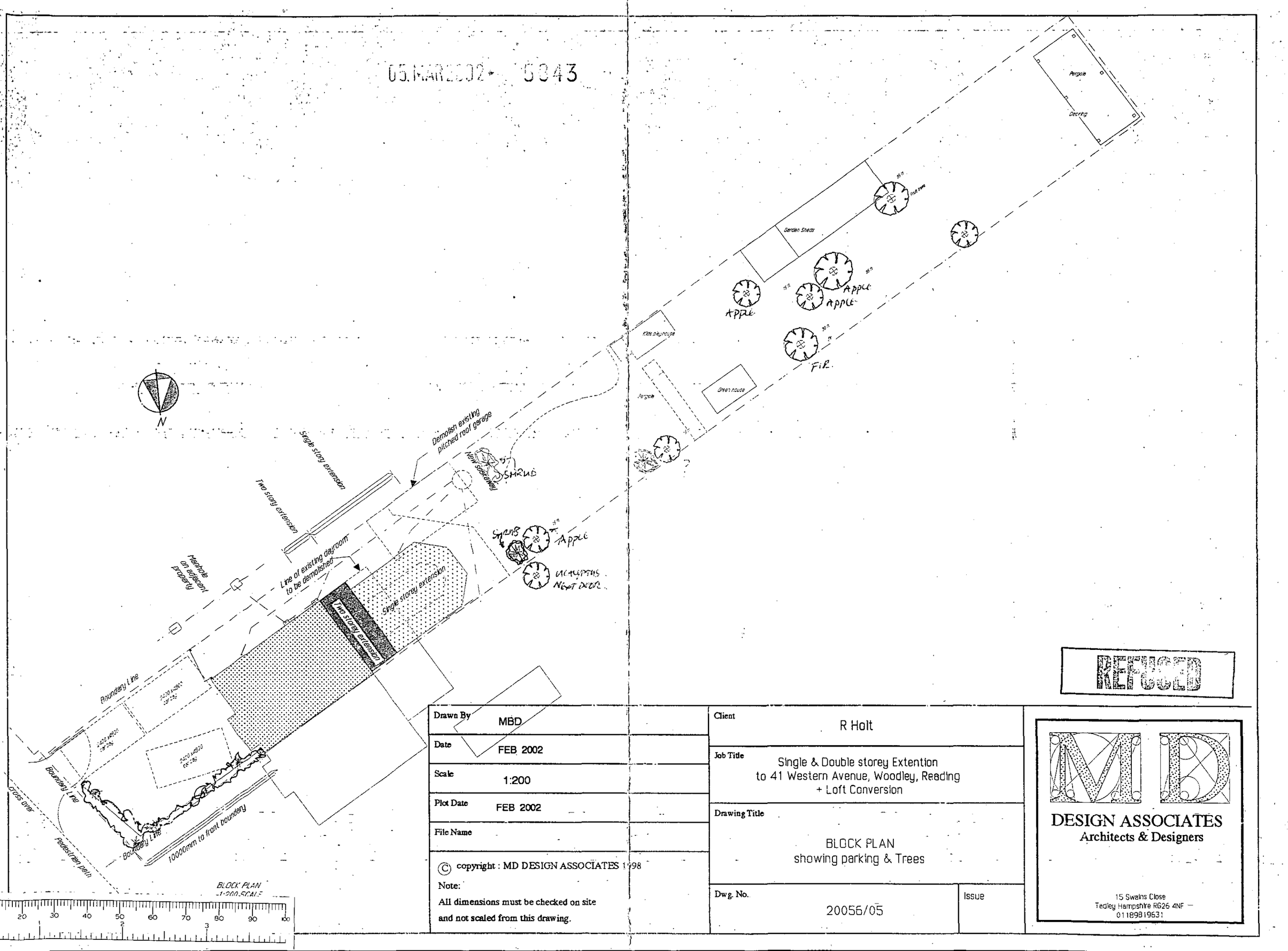
Note:
All dimensions must be checked on site and not scaled from this drawing.

Client	R Holt
Job Title	Single & Double storey Extention to 41 Western Avenue, Woodley, Reading + Loft Conversion
Drawing Title	Proposed North Side Elevation
Dwg. No.	20056/04
Issue	

DESIGN ASSOCIATES
Architects & Designers
15 Swains Close
Tadley Hampshire RG26 4NF
01189819631

REFUSED

05.MAR2002 0343



REFUSED

Drawn By	MBD
Date	FEB 2002
Scale	1:200
Plot Date	FEB 2002
File Name	

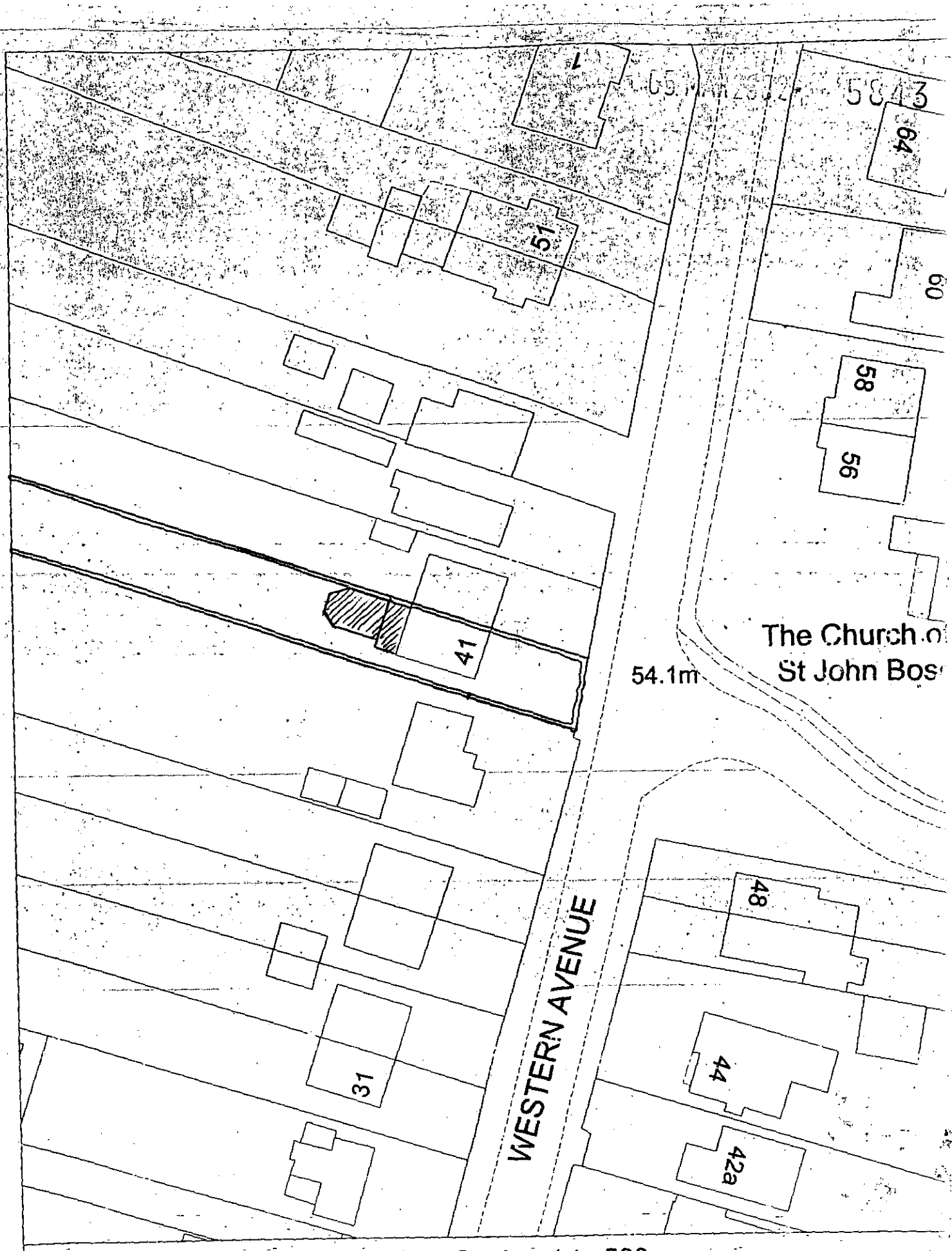
© copyright : MD DESIGN ASSOCIATES 1998

Note:
All dimensions must be checked on site and not scaled from this drawing.

Client	R Holt
Job Title	Single & Double storey Extention to 41 Western Avenue, Woodley, Reading + Loft Conversion
Drawing Title	BLOCK PLAN showing parking & Trees
Dwg. No.	20056/05
Issue	

MD
DESIGN ASSOCIATES
Architects & Designers

15 Swains Close
Tadley Hampshire RG26 4NF
01189819631



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 22 January 2002



Site Plan, Scale: 1 to 2500

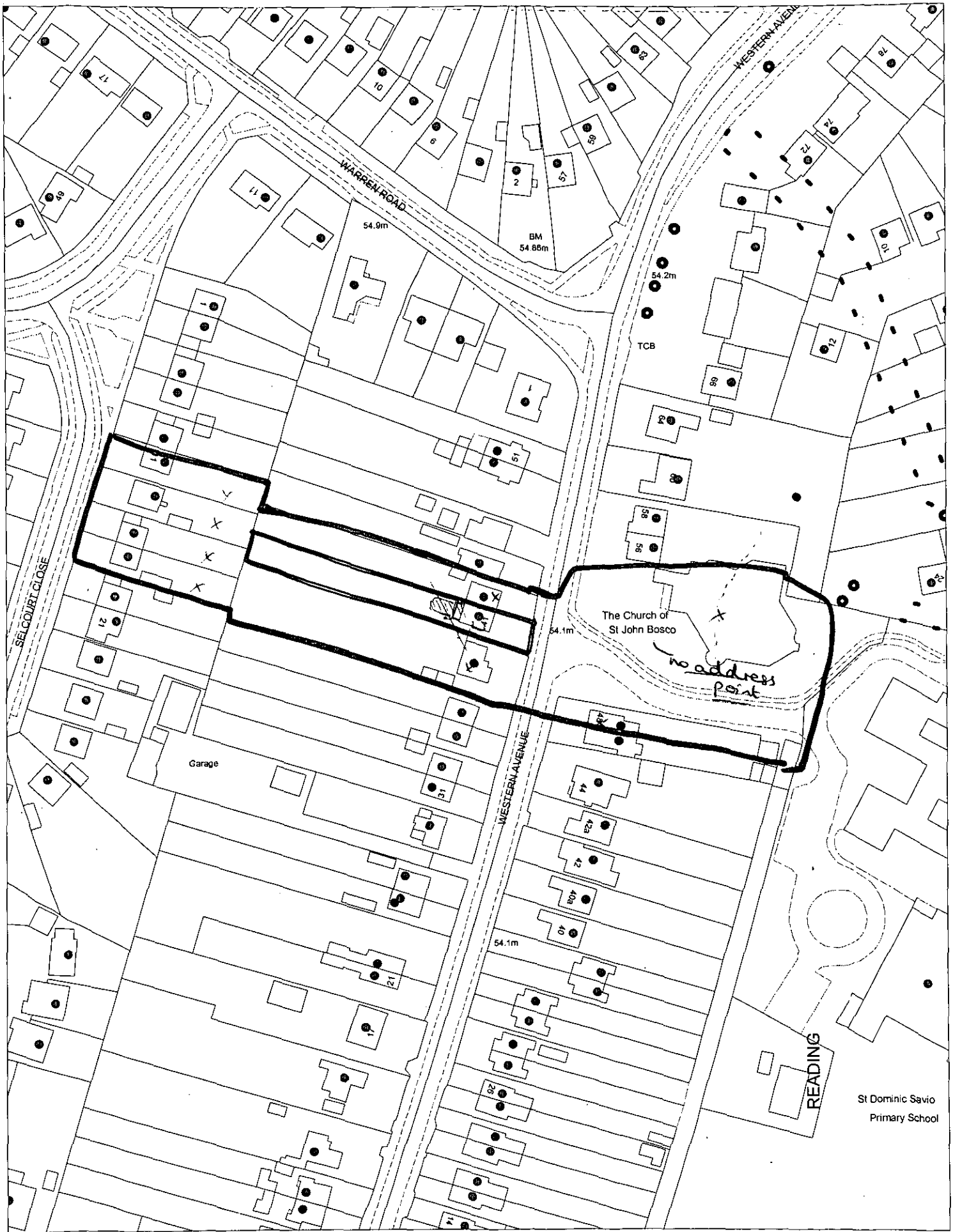
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 22 January 2002

N
W E
S

05 MAR 2002 5043



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.
13 February 2002

Scale: 1 : 1250

N W E S