APPLICATION NO:
F/2000/2979

LOCATION:
39 Austin Road, Woodley Reading.

APPLICANT:
Mr & Mrs Morris C/O Greg Farrell

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2001

CASE OFFICER: **Patrick Haran**

RAILEX
Marbleboard

EASIFILE EP7

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Morris
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2000/2979

Parish: **WOODLEY**

Location: **39, Austin Road, Woodley, Reading.**

Proposal: **Proposed single 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.

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.

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 EN1.

Loddon Area Local Plan Policies LTV1 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 30/01/2001

Notice checked by: _____

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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2979	PH
BUILDING CONTROL NUMBER	FI 2002/3040	North
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	39 Austin Road Woodley	
DESCRIPTION OF PROPOSED WORK	S/S Side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Morris 01B	Morris 01B
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	25/4/02	

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 : Patrick Haran

Application Number : F/2000/2979

Applicant : Mr & Mrs Morris C/O Greg Farrell.

Location : 39, Austin Road, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		8/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 12/01/01

Date Registered : 06/12/2000

Earliest Date for Decision : 07/01/2001

Latest Consultation Date/Site Notice Expiry Date : 07/01/2001

This application will have expired on: 31/01/2001. 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 :

Woodley Town/Parish Council – ask that neighbours comments are taken into account.

Highways – Recommend approval subject to conditions – Suggest that driveway is widened to 4.8m

neighbour responses – None

Planning Issues :

1) Streetscene –

2) Impact on residential amenity of neighbouring properties

3) Highways

Site designation – within the identified settlement.

APPROVED

Application Number: F/2000/2979

Appraisal :

1) Impact on Streetscene

The proposal under consideration is for a single storey side extension to dwelling to form garage, WC and extension to kitchen. The proposal would be flush with the existing front building line and would extend from side of dwelling approx 3 metres. A hipped roof design would stand at approx 2.5 metres to the eves and at 3.5m to ridge. It is considered that the impact on the streetscene would be negligible given that there are a number of similar extensions within a street of irregular building design.

2) Impact on amenity of neighbouring residential properties

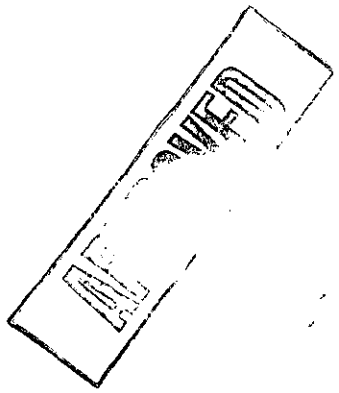
The proposal would stand at the side of the dwelling and would maintain a distance of 0.6 of a metre and greater from the boundary with No: 37* In this regard, being single storey there will be no overlooking, overshadowing or overbearing and as such there would be a negligible impact on adjoining properties. Properties to the front and rear of the proposal are considered to be of great enough distance from proposal where impact will be minimal.

3) Highways

The proposal would widen existing driveway and this accords with advice from Highways Department

* where a 1.8 metre c/b fence forms the boundary

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



Application Number F/2000/2979
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	5 yrs
2	C014	R014	External finishes to match existing
3	C049	R049	Garage to be kept as parking space
4	C122	R122	Vehicle Parking + turning space

RECORD OF SITE VISIT

SITE ADDRESS: 39 Austin Road
Woodley Reading.

APPLICATION NUMBER: F/2000/2979

OFFICER: Patrick Haran

DATE OF SITE VISIT: 08/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on stake in front garden

2. DESCRIPTION OF SURROUNDINGS 2 storey semi detached townhouse with terraced properties - Irregular building lines

3. DESCRIPTION OF SITE/BUILDING
2 storey semi detached

4. RELATIONSHIP TO ADJOINING PROPERTIES
approx 6-5 metres to boundary with No' 37

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING - I always request wider parking space/access

LEVELS —

BOUNDARY TREATMENT Dilapidated fence to boundary with

OTHERS —

APPROVED

HIGHWAYS CONSULTATION SHEET

From: Patrick Haran **Date:** 14 December 2000

Application Number: F/2000/2979

Proposal: Proposed single storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
39, Austin Road, Woodley, Reading.

Applicant:
Mr & Mrs Morris C/O Greg Farrell.

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).

C122, R122.

Comment

Highways suggest that the driveway be widened to 4.8 metres (minimum) if the applicant intends to increase the number of bedrooms in the future; because this will require an increase in off-road parking provision.

Signed: _____ **Print name:** Adam Coggins 18/12/00

FROM: Patrick Haran

DATE: 14 December 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES | HPT 39590
POL | TLS
DC | ENF
APP |
CS |
12 JAN 2001
COPIES TO: | ACK:
FILE:

Application Number: F/2000/2979

Proposal: Proposed single storey side extension to dwelling..

Site Address: 39, Austin Road, Woodley, Reading.

Applicant: Mr & Mrs Morris C/O Greg Farrell.

Your observations are required in respect of this application **by 07/01/2001** .

The committee particularly asked that any neighbours' comments be taken into account for this application.

SIGNED: _____ DATE: 10.1.01

Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **14 December 2000**

My ref: F/2000/2979

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

Dear Councillor

Application Number: F/2000/2979
39, Austin Road, Woodley, Reading.
Proposed single 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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2000/2979**
39, Austin Road, Woodley, Reading.
Proposed single 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**********

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

Tel: 0118 974 6482

Date: **14 December 2000**

My ref: F/2000/2979

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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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Patrick Haran** Application Number: **F/2000/2979**
39, Austin Road, Woodley, Reading.
Proposed single 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 6482

Date: **14 December 2000**

My ref: F/2000/2979

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

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39, Austin Road, Woodley, Reading.
Proposed single storey side extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2000/2979**
39, Austin Road, Woodley, Reading.
Proposed single 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**********

Received by Wokingham District Council

Application No: F/2000/2979

Proposal:
Proposed single storey side extension to dwelling.

Location:
39, Austin Road, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. 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

14 December 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2979
CASE OFFICER: Patrick Haran

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 DEC 2000	Map No. 47. Site 0:04
Officer: PH | Application No. F/2000/2979	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 39 AUSTIN ROAD

Parish: WOODLEY Ward: LODDON

Applicant: MR/MRS MORRIS

Fee Received 95-00 (10) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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
.....
.....
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.....

Environmental Services

For office use only.
Application number:

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 06 DEC 2006 2979 Phone number	MR & MRS MORRIS 39 AUSTEN ROAD WOODLEY READING
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension.	About the application: SINGLE 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.	BRICK & 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 ☐

Crystal Mark 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs Morris

Date 4.7.00

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

PC 23 050 037

ADDRESS 39 AUSTIN ROAD PARISH WOODLEY

PLOT No. 106 (Phase 2 & 3) ORD. SHEET No. S.U. 7772.

BUILDER Bestwick & Taylor

Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/48	Mr W. J. Chaffey	outline - use of land for gravel workings	10.1.50	N/A C/A
217/60	Messrs Bestwick & Taylor (Blue) Ltd	Layout	11.1.61	App C/A
100/61	" "	4 Terr Houses	1.5.61	App C/A
165/61	"	Semi/Det House	7.9.61	App C/A
0/13/59	Messrs Chaffey Winn Simmond Ltd	Outline Resid Devel't	14.4.59	N/A C/A
97/65758/F	MR & MRS MORRIS	S/S. Ltd.	18.7.97	C/A

DATE OF COMPLETION

MINISTRY DECISION

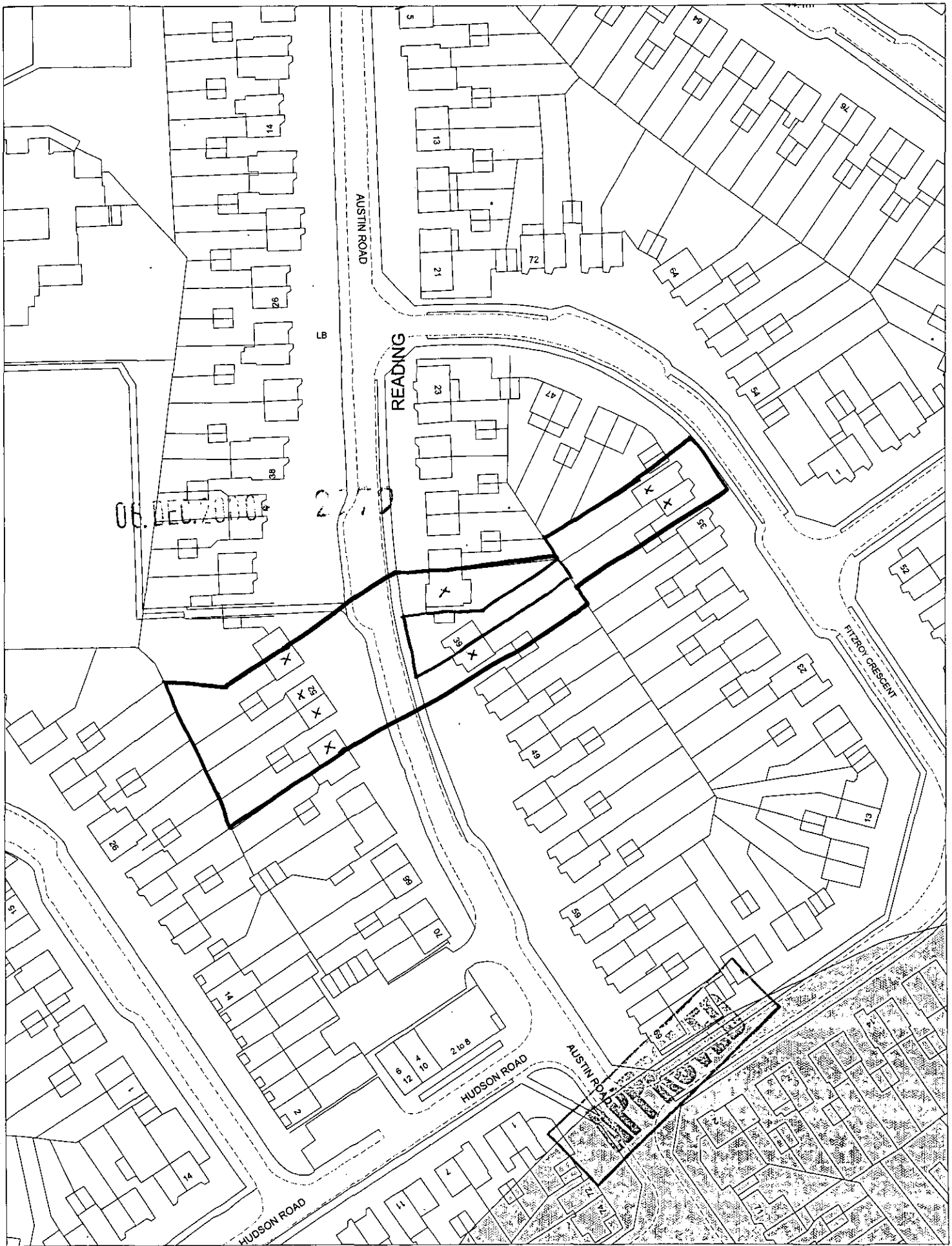
SPECIAL ORDERS

DRAINAGE

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2979**
CASE OFFICER: **Patrick Haran**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



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Development Control Section, Environmental Services, Wokingham District Council.
13 December 2000 Scale: 1 : 1250