APPLICATION NO:

F/2000/2911

LOCATION:
32 Beaver Way, Woodley Reading.

APPLICANT:
Mr & Mrs Viles C/O David Bettelley

PROPOSAL:
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **30/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
22/01/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Viles
C/O David Bettelley
45 Barrington Road
Loughton
Essex
IG10 2AX

Application Number: F/2000/2911

Parish: **WOODLEY**

Location: **32, Beaver Way, Woodley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling and single storey rear extension to form 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 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) no additional windows or similar openings shall be constructed in the first floor level or above of the building 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 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 EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/01/2001

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2911 HP
BUILDING CONTROL NUMBER.	FP 2001/2388 North
APPLICANT/~~AGENT~~	David Bettelley
ADDRESS OF SITE	32 Beaver Way WOODLEY
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + s/s rear ext (conservatory)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Location	✓
ELEVATIONS	MPV06A, 08A, 09A	MPV 06, 08, 09
FLOOR PLANS	MPV03C MPV 04A	MPV03 MPV 04

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	31/10/01	

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	

Received by Wokingham District Council

Application No: F/2000/2911

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

Location:
32, Beaver Way, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2000. 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

06 December 2000

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

Tel: 0118 974 6480

Date: **06 December 2000**

My ref: F/2000/2911

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/2000/2911
32, Beaver Way, Woodley, Reading.
Proposed two storey rear extension to dwelling and single storey rear extension to form 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2911**
32, Beaver Way, Woodley, Reading.
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.
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 6480

Date: **06 December 2000**

My ref: F/2000/2911

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2911**
32, Beaver Way, Woodley, Reading.
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.
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 6480

Date: **06 December 2000**

My ref: F/2000/2911

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/2000/2911
32, Beaver Way, Woodley, Reading.
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2911**
32, Beaver Way, Woodley, Reading.
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____

Signed: _____ Date: _____
Councillor Clacey

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

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2911

Applicant : Mr & Mrs Viles C/O David Bettelley.

Location : 32, Beaver Way, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		03/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 03/01/01.

Date Registered : 27/11/2000

Earliest Date for Decision : 30/12/2000

Latest Consultation Date/Site Notice Expiry Date : 30/12/2000

This application will have expired on: 22/01/2001. 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 T. C - Ask that neighbour comments are taken into consideration

neighbour letters - 0

Planning Issues :

1) Impact upon neighbouring properties
2) impact upon street scene.

Application Number: F/2000/2911

Appraisal:

The proposed development is a two-storey rear extension to form an extended dining room and bedroom, plus a single storey rear extension to form a conservatory to a modern detached property with integral garage. The proposal stands 6.9m to the second storey ridge, 0.5m below that of the existing ridgeline and has a pitched roof and gable end; it is also 2.1m deep and 4.1m wide. The proposed conservatory stands 3.1m to the ridge and 2.8m to the eves, is 4.2m deep and 4.2m wide.

The proposed extension would be 0.8m from the boundary with No.34 Beaver Way, 1.1m from the boundary with No.30 and a minimum of 9.8m to the rear boundary with 27 and 29 Mitchell way. The rear garden of 32 Beaver Way is enclosed with 1.8m standard fencing.

1. Impact upon neighbouring properties

The neighbouring property (No.30) is set back around 1.5m from the current end of 30, and already has a single storey conservatory to the rear, there are no windows in the side elevation and the proposed first floor side window in the development would result in no issues of overlooking. No.34 to the North of the proposed development has no windows in the side elevation and would not be overlooked by any of the proposed development. The two-storey extension is proposed to be stepped in a first floor level (in the same design as the existing rear of the property) and as such would result in no overbearing or overshadowing implications to No.34. It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extension would not be visible from Beaver Way and would be constructed of materials matching the existing dwelling; it is therefore considered that there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/2911
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	first floor levels or above of the building

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1 LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

19/1/07

To rear 2 1st floor windows
+ @ ground con. (good distance).

RECORD OF SITE VISIT

SITE ADDRESS: 32 Beaver Way
Woodley Reading.

APPLICATION NUMBER: F/2000/2911

OFFICER: Helen Pollock

DATE OF SITE VISIT: 03/01/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on tree in front garden

2. DESCRIPTION OF SURROUNDINGS Residential.

3. DESCRIPTION OF SITE/BUILDING modern detached hse with integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
≈1.5m forward at end of nº 30 (which has a con. no window in side elevation. 3 to rear.

nº 34 is ≈0.2m further back than 34 - no windows in side 3 1st floor, double doors @ ground.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 1 garage + 2 driveway.

LEVELS N/A.

BOUNDARY TREATMENT 1.8m fence.

OTHERS

FROM: Helen Pollock

DATE: 06 December 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2911

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

Site Address: 32, Beaver Way, Woodley, Reading.

Applicant: Mr & Mrs Viles C/O David Bettelley.

PLANNING SERVICES | HPT 38595 | TLS | POL | ENE | DC | APP | CB | 12 JAN 2001 | COPIES TO: | ACK: | FILE:

Your observations are required in respect of this application **by 30/12/2000** .

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

SIGNED: [signature] DATE: 10.1.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 NOV 2000
Officer: HP	Application No. F/2000/2911

112/47

Map No. ..... Site ..03.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description:

(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 32 BEAVER WAY

Parish: WOODLEY Ward: Laddon. 6.12.2000 TB.

Applicant: MR/MRS VILES

Fee Received 95-00 (11) 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 : 6.12.2000 B 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 + 6,8,10,9,30 + 34 Beave way
27,29 + 31 mitchell way

27.NOV.2000* 2911

David Bettelley Architect
45 Barrington Road Loughton Essex IG10 2AX
Tel: 020 8281 0570
Mobile: 07887 896634

20 November 2000

Planning Services
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berks. RG40 1WR

BY HAND

Dear Sirs,

Proposed Extensions at 32 Beaver Way, Woodley

On behalf on my clients, Mr & Mrs Viles, I enclose a planning application for the above proposal.

The following documents are enclosed:

1. Six copies of a completed householder planning application form.
2. Six copies of 1:500 and 1:2500 location plans, marked up in red.
3. Six copies of my drawings nos. MPV01-09, showing existing and proposed plans and elevations.

If there are any queries concerning the application, please do not hesitate to contact me on the above numbers.

Yours faithfully,

David Bettelley

cc: Mr & Mrs Viles

C:\My Documents\wok01.doc

1764

ADDRESS 32 BEAVER WAY PARISH WOODLEY

PLOT No. 8 (AS WOODLEY AMENDED) ORD. SHEET No. SU 7173 42 47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22689	HOWES	ALT. HOUSE & GARAGE	13.12.84	CA
BR 23948	BRYANT		8.1.85	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

27 NOV 2006

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 & MRS PETER VILES
	Address and postcode	32 BEAVER WAY WOODLEY BERKSHIRE RG5 4UD
	Phone number	0118 9 690897
2	Agent's Name	DAVID BETTELLEY
	Address and postcode	45 BARRINGTON ROAD LOUGHTON ESSEX IG10 2AX
	OR MOBILE:	07887-896634
	Phone number	020-8281-0570
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.	32 BEAVER WAY WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION & CONSERVATORY

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.	BROWN MULTI BRICK } TO MATCH BROWN UPVC WINDOWS } EXISTING WHITE UPVC CONSERVATORY.
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: 4	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: D P Bettelley

on behalf of MR&MRS PETER VILES.

Date 20/11/00.

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



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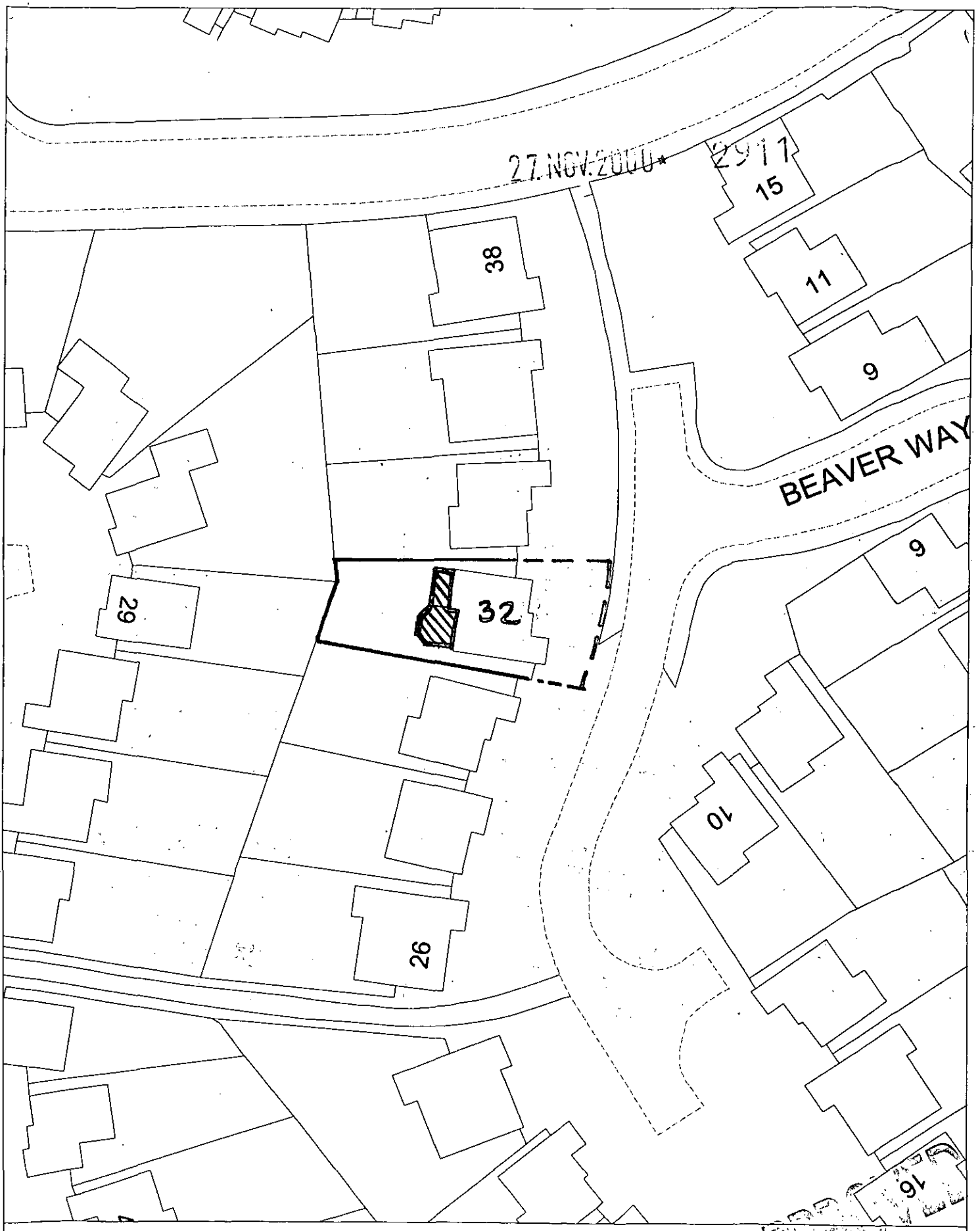
Development Control Section, Environmental Services, Wokingham District Council.

4 December 2000

Scale: 1 : 1250

N W E S


Sandford Park
READINGS
TIGER CLOSE
WOODLOUSE CLOSE
TYGER CLOSE
SCOTT CLOSE
ROWE CLOSE
HAWKINS CLOSE
CATHERINE CLOSE
HOPTHORNE CLOSE
BEAVER WAY
MITCHELL WAY
DOWDING CLOSE
HERALD WAY
HERALD WAY
HERALD WAY



Site Plan, Scale: 1 to 500

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Date: 24 October 2000

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