SYSTEMS LTD

APPLICATION NO:
F/2000/1606

LOCATION:
10 Selsdon Avenue, Woodley Reading.

APPLICANT:
Mr & Mrs D Warby C/O The Loft Conversion Co Ltd

PROPOSAL:
Proposed side dormer extension to dwelling to form room in loft.

EARLIEST DATE FOR DECISION: **02/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
21/07/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs D Warby
C/O The Loft Conversion Co Ltd
60 Grasmere Avenue
TILEHURST
Berkshire
RG30 6XX

Application Number: F/2000/1606

Parish: **WOODLEY**

Location: **10 Selsdon Avenue, Woodley, Reading**

Proposal: **Proposed side dormer extension to dwelling to form room in loft**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed side dormer extension would be prominent and intrusive in the street scene. It would be detrimental to the character and appearance of the area, as such this would be contrary to Local Plan Policy:- Wokingham District Local Plan Deposit Draft 1997/Consolidated Document 1999 Policy WBE1.

John Mitchell
Development Control Manager
Date: 19/07/2000

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

Application Number F/2000/1606
~~Condition~~s/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal

The proposed side dormer extension would be prominent and intrusive in the streetscene. It would be detrimental to the character and appearance of the area, as such this would be contrary to Local Plan Policy:- Wokingham District Local Plan Deposit Draft 1997 /Consolidated Document 1999 policy WBE1.

19/7/08

RECORD OF SITE VISIT

SITE ADDRESS: 10 Selsdon Avenue
Woodley Reading.

APPLICATION NUMBER: F/2000/1606

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 20/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~No~~ Yes on post

2. DESCRIPTION OF SURROUNDINGS 1957 type dev, ~~residential~~ garages to side of houses
Residential, adjacent 2 storey semidetached houses, opposite detached bungalows.

3. DESCRIPTION OF SITE/BUILDING Grey guttering + white fascia board. Previously extended with 2 storey side ext 2 storey semidetached house, modernised with white UPVC windows + doors. red brick, hung dk brown tiles around bays, dk brown concrete roof. Paved drive way at front

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan

5. SITE CONSTRAINTS

TREES — None / Silver Birch on rear boundary not affected

ACCESS/PARKING — As existing at front garage with room for 2 parked cars on

LEVELS — No change. drive way.

BOUNDARY TREATMENT — No 12 at front, 1m high fence along boundary. wire
+ garage wall, no windows in flank elev.

OTHERS — No 8 at front 1m high ~~brick~~ fence
~~attached garage both~~.
— No 8, rear boundary 1.2m fence + 1.8m high Shrubs
— Rear boundary, Mature silver birch tree 4-5m high approx, and 2m high Shrubbery.
Corner visible in street scene
* as other properties have this type of dev along street.

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

Tel: 0118 974 6441

Date: **08 June 2000**

My ref: F/2000/1606

CONFIDENTIAL

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/2000/1606
10, Selsdon Avenue, Woodley, Reading.
Proposed side dormer extension to dwelling to form room in loft.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1606**
10, Selsdon Avenue, Woodley, Reading.
Proposed side dormer extension to dwelling to form room in loft.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: 0118 974 6441

Date: **08 June 2000**

My ref: F/2000/1606

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1606**
10, Selsdon Avenue, Woodley, Reading.
Proposed side dormer extension to dwelling to form room in loft.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6441

Date: **08 June 2000**

My ref: F/2000/1606

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1606**
10, Selsdon Avenue, Woodley, Reading.
Proposed side dormer extension to dwelling to form room in loft.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1606

Applicant : Mr & Mrs D Warby C/O The Loft Conversion Co Ltd.

Location : 10, Selsdon Avenue, Woodley, Reading.
Proposal : Proposed side dormer extension to dwelling to form room in loft.

Site Notice Displayed ? :	YES	NO	DATE
	✓	✗	20/6/2000

Date of Neighbour Notifications : 8/6/2000

Date of Site Visit : 20/6/2000

Date Registered : 26/05/2000

Earliest Date for Decision : 02/07/2000

Latest Consultation Date/Site Notice Expiry Date : 02/07/2000

This application will have expired on: 21/07/2000. 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 comment but particularly ask that neighbours comments be taken into account. (see letter).

Neighbours: 2 letters received (1 letter of objection). to the rear velux windows only.

Planning Issues : (identified settlement) WDLP - WBE1.
1) Impact on neighbours
2) Impact on street scene / visual impact.

Planning History / Relevant
41/664 Planning Permission granted in 1993 for 2 storey extension, already built.

Expires 21/7/00

Application Number: F/2000/1606

Appraisal:

1) Impact on neighbouring properties

The proposal is for a loft conversion with a side dormer extension to a 2 storey semi detached house. The hipped roof dormer will have a similar roof pitch to that of the existing roof and be tied back into the main roof. To be located on the existing side hip slope (south east elevation) of the roof.

It will be 2.2 metres wide, 0.8 metres high, protrude from the existing main ridge of the roof at the side by 4 metres approximately and be set 1.7 metres below the main ridge.

No.8, to the north, 2 storey semi detached neighbour, the occupants of this property will not be affected.

No.12, to the south 2 storey semi detached neighbour, footprint set slightly back. Main windows at front of house, a flank window at first floor level located to the rear of the house, due to the distance away and orientation there will be no daylight loss to habitable rooms. Proposal not considered to be an impact on this neighbour.

2) Impact on street scene /visual impact.

The proposed side dormer extension will be quite prominent and intrusive in the street scene. It would break up the roofscape of existing semi detached properties along the road and would be visible from No. 50, Selsdon Avenue over 90 metres away. No other dormers of this type and design have been constructed in the area.

This would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to WDLP policy WBE1.

Recommendation : Approval: [ ] **Refusal : [✓]**
(tick appropriate box)

Applicationo	Name & Address
F/2000/1606	Mrs E C Tandy 12 Selsdon Avenue Woodley Reading RG5 4PG
F/2000/1606	Mr & Mrs B Head 93 Butts Hill Road Woodley Rg5 4NT

App. Refused,
Letter sent 24/07/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 MAY 2000	
Officer: AT	Application No. F/2000/1606

Map No. 42 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SIDE DORMER EXTENSION TO DWELLING TO FORM ROOM IN LOFT.

Location: 10 SELSDON AVENUE

Parish: WOODLEY Ward: Coronation
8.6.2000

Applicant: MR/MRS WARBY

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

Enforcement Section (6) 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	Parking? (Is loft room to be a bedroom?)		
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 : 8.6.2000 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 (BABTIE) .....
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 Re-apps.

NEIGHBOURS:

S/N + 93, 95, 97 Butts Hill Road ✓
8, 12, 7, 9, 11 Selsdon Avenue

HIGHWAYS CONSULTATION SHEET

To be filed when file comes back for clearing.

From: Andrew Thorley

File :

Date: 08 June 2000

Application Number: F/2000/1606

Proposal: Proposed side dormer extension to dwelling to form room in loft.

Parish: WOODLEY TOWN

Site Address:
10, Selsdon Avenue, Woodley, Reading.

Applicant:
Mr & Mrs D Warby C/O The Loft Conversion Co Ltd.

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).

Woodley Highways Comments:-

NO OBJECTION SUBJECT TO MINIMUM PROVISION OF 3 CAR PARKING SPACES WITHIN CURTILAGE OF THE DWELLING. (Sc 23 INSERT GARAGING/PARKING)

JR 19/7/00

Signed: _____ **Print name:** A. Mundell

ADDRESS 10 SELSDON AVENUE PARISH WOODLEY

PLOT No. 91 GRD. SHEET No. SU. 7673

BUILDER P. H. Smith (Reading) Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
764/54	Mr & Mrs. Pitter	Use of land for excavation of Sand & Ballast	No decision	
275/55	"	Outline	24.6.55	N/A Refus
172/56	Messrs. Taylor Woodrow Ltd.	"	11.5.56	N/A Refus
464/57	P.H. Smith (Reading) Ltd.	Semi/Det. House	9.7.57	App App
41664			29.9.93	CLA
AP93/1872	MR. D. WARDY	2/St. 4H.	20-9-93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

20 MAY 2003 1606

1. **APPLICANT'S NAME** MR & MRS D. WARBY,
ADDRESS 10 SELSDON AVENUE, WOODLEY, READING,
POST CODE RG5 4PG **PHONE** 0118 970 1205

AGENT'S NAME

2. **If the applicant has an agent, all correspondence will be sent to the agent**
ADDRESS THE LOFT CONVERSION COMPANY, 60 GRASMERE AVENUE, TILEHURST, READING,
POST CODE RG30 6XX **PHONE** 0118 945 3465

3. **On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.** **SITE LOCATION** 10 SELSDON AVENUE, WOODLEY, READING,

4. **WHAT IS THE APPLICATION FOR ?**
Give brief details and state for what purpose this site and any buildings will be used. PITCHED ROOF DORMER ON SIDE HIP SLOPE.

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** 0.03 HECTARES.

6. **State the applicant's interest in the land e.g. owner, prospective purchaser, lessee** **OWNERSHIP** OWNER

7. **List all the plans and drawings submitted with the application** **PLANS/DRAWINGS** 0046-283

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?** **CHANGE OF USE**

Tick the boxes(x)

REDEVELOPMENT [ ]
ERECTION OF NEW BUILDING
ALTERATION or EXTENSION [✓]

9. **WHAT TYPE OF APPLICATION IS THIS ?**
Tick one box only

OUTLINE PERMISSION [ ] **See question 10**
FULL PERMISSION [✓]
APPROVAL OF DETAILS/RESERVED MATTERS [ ] **State relevant outline permission number Also complete Question 10**
TEMPORARY PERMISSION [ ] **State period required**
RELAXATION OF CONDITIONS [ ] **State relevant application number Conditions to be relaxed**

10. **IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?**

SITING [ ]
EXTERNAL APPEARANCE [ ] **DESIGN** [ ]
MEANS OF ACCESS [ ] **LANDSCAPING** [ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

LOFT SPACE OF PRIVATE DWELLING HOUSE.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLAIN ROOF TILES TO MATCH EXISTING. WHITE UPVC FASCIA/SOFFIT TO MATCH EXISTING.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING SYSTEM REMAINS UNCHANGED.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~ NO CHANGE REQUIRE

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING TO SITE.

NEW STAIRCASE TO LOFT.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF ~~DWELLINGS~~/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	NINE *	EIGHT *	NONE *
BUNGALOW	/ *	*	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Mr & Mrs D. WARBY DATE 25-5-00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

Tel. 0118 974 6441 (Direct Line)

E-mail:

Date. 22 September, 2000

My ref.

Your ref. AJT/MLT/F/2000/1606

B J Westall
The Loft Conversion Company (RDG)
60, Grasmere Avenue,
Tilehurst,
Reading,
RG30 6XX.

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) 977 8909
DX: 33506 – Wokingham

Dear Mr. B J Westall,

PROPOSED SIDE DORMER EXTENSION – 10, SELSDON AVENUE, WOODLEY.

Further to your letter and plans dated 11th September 2000.

The revisions which you have submitted do not fully address the reasons for refusal as previously mentioned on the refusal notice. Your proposal would still be prominent and intrusive in the street scene.

I suggest you try and utilise the existing roof space with roof light windows, avoiding the need for extensions.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Andrew Thorley, on the above telephone number.

Yours sincerely,

P.P. AJThorley

M L THORP
Principal Development Control Officer

THE LOFT CONVERSION COMPANY (RDG):

60 Grasmere Ave., Tilehurst, Reading, Berks. RG30 6XX

Tel: (0118) 945 3469

PLANNING SERVICES	HPT 34096
POL	
DC	ENF
APP	
CS	
1 SEP 2000	
COPIES TO:	ACK:
	FILE:

Replied

The Wokingham District Council,
Planning Department,
P.O. Box 157,
Shute End, Wokingham,
Berks. RG40 1WR.

Attention Andrew Thorley:

6th. September 2000.

Dear Sir,

Ref: Planning Application F/2000/1606 for new hipped roof, side facing dormer at 10, Selsdon Avenue, Woodley, Reading for Mr & Mrs Warby.

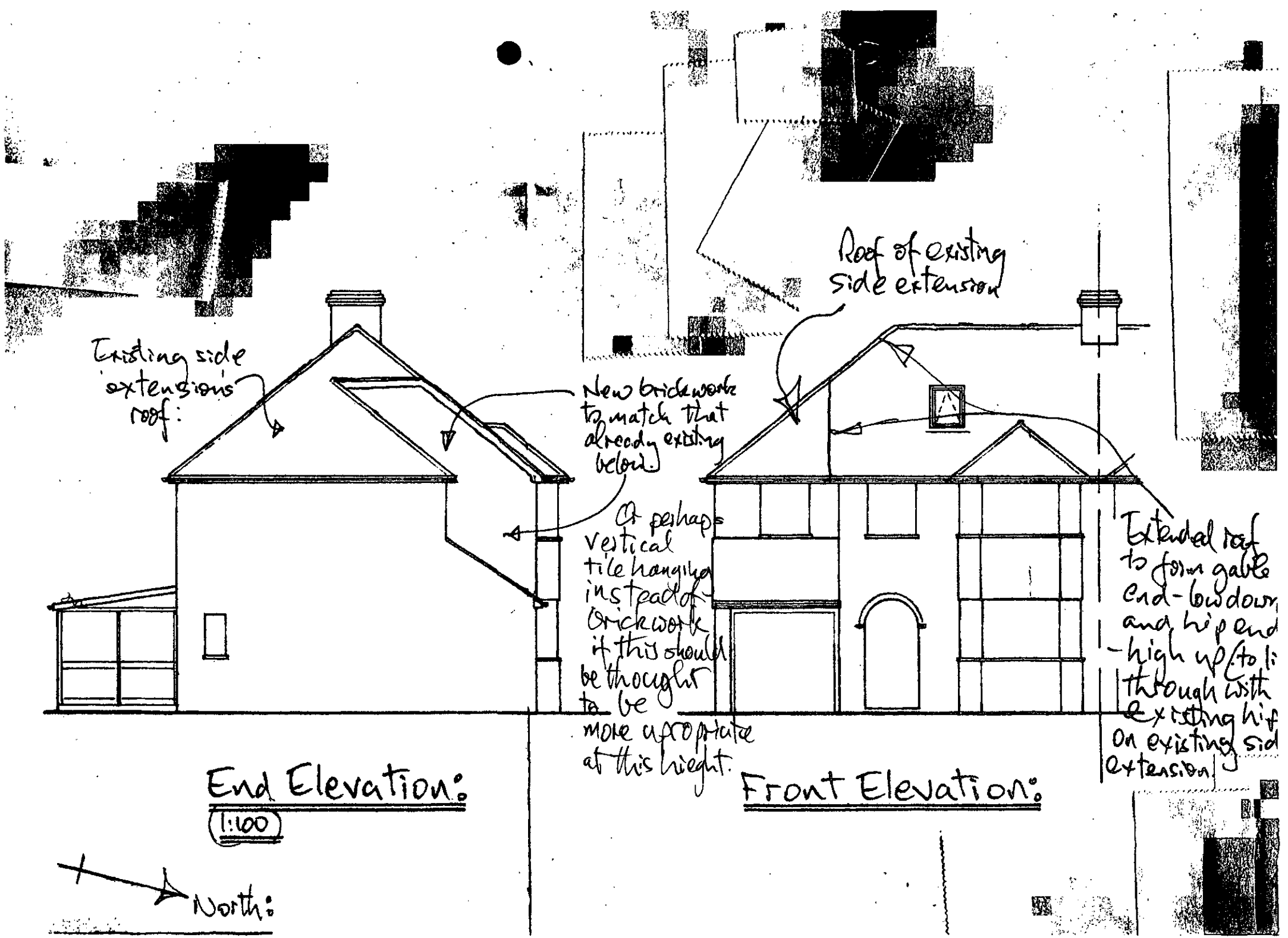
Further to our telephone conversation of earlier today with regard to the above planning application which was given a refusal by your office just recently, Mr Warby has asked me to get your opinion with regard to how the design might best be modified in such a way as to provide them with the necessary headroom for the planned internal staircase and yet still be acceptable to yourselves from a planning point of view. As we spoke on the 'phone, I am therefore enclosing a sketch showing another way of how we might perhaps change the external appearance to gain the necessary internal headroom that is needed. Would you please look at it at let me have your opinion on this alternative layout? (My apologies for the poor quality 'photo copy).

I would be very obliged if you could let me know of any other way that might see that could achieve the same objective. Thank you for your help in this matter and I look forward to hearing from you shortly.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg).**

Enc. sketch:


Existing side extension's roof:
New brickwork to match that already existing below.
Or perhaps vertical tile hanging instead of brickwork if this should be thought to be more appropriate at this hieght.
Roof of existing side extension
Extended roof to form gable end - low down and hip end - high up (to li through with existing hip on existing sid extension)
End Elevation:
(1:100)
Front Elevation:
North:

Received by Wokingham District Council

Application No: F/2000/1606

Proposal:
Proposed side dormer extension to dwelling to form room in loft.

Location:
10, Selsdon Avenue, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/07/2000. 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

08 June 2000

Elizabeth C. Tandy
12 Selsdon Ave.
Woodley
Reading
RG5 4PG
0118 9540300

24/6/00

Application No. F/2000/1606.

Dear Mr. Thorley.

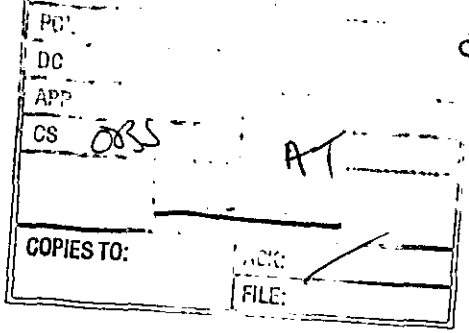
I reply concerning Loft Conversion with side dormer to my next door neighbours home 10 Selsdon Ave., Woodley. I now have had the opportunity to view the plans Dlg. No. 2046-283 (no prev.) 15/5/00. According to these plans I have no objection to the proposed conversion.

Yours Sincerely

Elizabeth Tandy

DDS

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
	27 JUN 2000
COPIES TO:	ACK: ✓
	FILE:



93 Butts Hill Rd
Woodley
Berkshire
RG5 4NT

25th June 2000

Dear Sir

Ref: Planning Application
No. F/2000/1606
site. 10 Selsdon Avenue

I am in receipt of your letter regarding the above application and have viewed the plans at Woodley library.

The proposed extension into the loft with side dormer does not appear to alter the structure of the property ~~as~~ as viewed from the rear.

However, the proposed installation of, not one, but two windows in the roof will mean that our garden and patio area will be constantly overlooked and that the screening from trees which we have achieved over recent years would become ineffectual.

We would, therefore, wish to lodge an objection to the Proposed application

Yours faithfully

Mr + Mrs B.E. Head

FROM: Andrew Thorley

DATE: 08 June 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1606

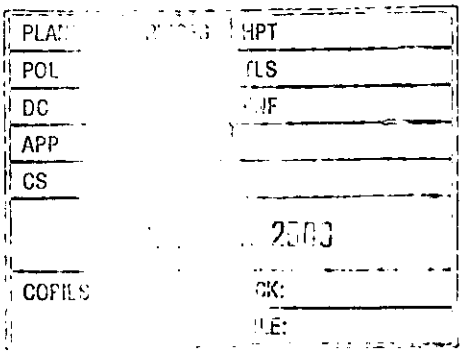
Proposal: Proposed side dormer extension to dwelling to form room in loft..

Site Address: 10, Selsdon Avenue, Woodley, Reading.

Applicant: Mr & Mrs D Warby C/O The Loft Conversion Co Ltd.

Your observations are required in respect of this application **by 02/07/2000** .

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



SIGNED: Ann Keeley DATE: 21.6.00

Clerk To Woodley Parish/Town Council.

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

26 MAY 2006 1036

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . (OF THE LOFT CONVERSION COMPANY (RDG)

On behalf of . . . MR & MRS D. WARBY . . . . .

Date . . . . . 25-5-'00 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS 10 SELSDON AVENUE PARISH WOODLEY

PLOT No. 91 GRD. SHEET No. SU. 7673

BUILDER P. H. Smith (Reading) Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr + Mrs. Pither	Use of land for excavation of Sand + Ballast	No decision	
275/55	"	Outline	24.6.55	N/A Refused
172/56	Messrs. Taylor Woodrow Ltd.	"	11.5.56	N/A Refused
464/57	P.H. Smith (Reading) Ltd.	Semi/Det. House	9.7.57	App App
41664			29.9.93	CA
AP93/1572	MR. D. WARDY	2/St. Ht.	20-9-93	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

APPLICATION NO. 1606

1.	APPLICANT'S NAME	MR. & MRS. D. WARBY,
	ADDRESS	10 SELSDON AVENUE, WOODLEY, READING,
	POST CODE	RG5 4PG PHONE 0118 970 1205
	AGENT'S NAME	THE LOFT CONVERSION COMPANY
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	60 GRASMERE AVENUE, TILEHURST, READING,
	POST CODE	RG30 6XX PHONE 0118 945 3469
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	10 SELSDON AVENUE, WOODLEY, READING,
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PITCHED ROOF DORMER ON SIDE HIP SLOPE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	0046-283

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?**

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. **WHAT TYPE OF APPLICATION IS THIS ?** Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. **IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?**

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

LOFT SPACE OF PRIVATE DWELLING HOUSE.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLAIN ROOF TILES TO MATCH EXISTING. WHITE UPVC FASCIA/SOFFIT TO MATCH EXISTING.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING SYSTEM REMAINS UNCHANGED.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~ NO CHANGE REQUIRE

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING TO SITE.

NEW STAIRCASE TO LOFT.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	NINE *	EIGHT *	NONE *
BUNGALOW	/ *	*	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Mr & Mrs D. WARBY DATE 25-5-00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".



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Development Control Section, Environmental Services, Wokingham District Council.

1 June 2000

Scale: 1 : 1250

N W E S