16/01

APPLICATION NO:
F/2002/8102

LOCATION:
98 Vauxhall Drive, Woodley Reading.

APPLICANT:
Mr/Mrs Holt C/O Chameleon Technical Services

PROPOSAL:
Proposed single storey side extension to dwelling.

14.2.03

EARLIEST DATE FOR DECISION: ~~**12/01/2003**~~

APPLICATION WILL HAVE EXPIRED ON:
12/02/2003

CASE OFFICER: **Phillip Taylor**

RAILEX
Marbleboard

EASIFIL E EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Holt
C/O Chameleon Technical Services
7 Larchside Close
Spencers Wood
Reading
Berks
RG7 1DS

Application Number: F/2002/8102

Parish: **WOODLEY**

Location: **98, Vauxhall Drive, 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.

Conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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 unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. To ensure that the external appearance of the building is satisfactory.

Informatives

1. This approval is in respect of plan numbers 02-5-01/04E, SK01E and SK02D, received by the Local Planning Authority on 24 January 2003, and plan numbers 02-J-01/SK1 and 02-J-01/01, received by the Local Planning Authority on 18 December 2002.

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

3. The existing pedestrian crossing is not constructed to vehicular crossing standards and damage may be caused if used for access.

4. 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 LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 10/04/2003

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.

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/8102**

98, Vauxhall Drive, Woodley, Reading.

Proposed two storey side extension to dwelling.

I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

The objections raised by residents & Woodley Town Council

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: D. A. Thair Date: 18/11/03.

Councillor D Thair

17/3. Spoke to Cllr Thair who confirmed that appln. is listed is recommendation is for approval &.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/8102	18.12.2002	Cllr. Thair	Woodley

Applicant: Mr & Mrs Holt
Location: 98 Vauxhall Drive, Woodley.
Proposal: Proposed single storey side extension.

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Basia Polnik.

SUMMARY:

Proposal
The proposal as originally submitted was for a two-storey side extension. This has now been revised at the applicant's request to a single storey side extension to provide a family room, shower room and extended kitchen. The extension would project 4.2 metres to the side and extend along the length of the house. It would have a gabled pitched roof with a maximum height of 4.95 metres. All consultees, including neighbours, have been notified of the revisions.

The application is before the Development Control Committee as it has been listed by Councillor Thair due to the objection raised by Woodley Town Council and residents.

The applicant has written in support of the application (refer to paragraph D of the Appraisal)

RECOMMENDATION:

GRANT PERMISSION subject to conditions.

Background Papers

Held by: Planning Reception
Division: *Development Control*
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

1 **HISTORY**

This 3 bedroomed semi detached house is located on a corner plot fronting Vauxhall Drive, at its junction with Greenham Close. There is a detached garage to the rear with vehicular access on to Greenham Close. The property has been extended to provide a conservatory and in March 1998 planning permission, 98/67058/F, was granted to reposition the side fence closer to Greenham Close.

2 **CONSULTATION**

Access & Movement Officer : From the submitted drawings it appears that the applicant intends to use the area to the front of the dwelling for parking. There is no vehicular access to this area and therefore any vehicular access would be unlawful and affect the safety of road users. The Highway Authority would not look favourably on the introduction of an access onto the radius of a junction and therefore the applicant needs to clarify their intentions.

Woodley Town Council : Recommend refusal - refer to attached.

Letters of representation : 4 letters of objection which can be summarised as follows:

- loss of light
- out of character
- land not in applicant's ownership
- parking dangerous
- increased run-off from proposed development causing drainage problems during heavy rainfall
- additional toilet would increase risk of blockage in sewers.

3 **APPRAISAL**

Main issues:

A. Impact on streetscene and amenities of neighbouring occupiers. [Policy EN1 of the Berkshire Structure Plan; policies LBE1 and LBE2 of the Loddon Area Local Plan; and policies WOS1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified)].

B. Access and Movement.

C. Flooding Issues.

D. Concerns of the Town Council and neighbours.

A. <u>Impact on the streetscene and amenities of neighbouring occupiers</u>

The proposal has now been revised to a single storey side extension, positioned approximately 1.3 metres from the side boundary fence which has been repositioned following approval of planning permission 98/67058/F.

The building line in Greenham Close is staggered and the single storey extension by virtue of its design and position would not adversely affect the visual amenity of the area or streetscene, nor would the extension adversely affect the amenities

of neighbouring occupiers due to is location and relationship with these properties.

B. Access and Movement
The revised proposal would not result in an increase in bedrooms or change the parking requirements. Parking is adequately provided to the rear of the property. Although the lack of a vehicular crossover over the footway to the south east corner of the front garden has been raised with the applicant and a separate application for the crossover has been submitted, as Vauxhall Drive is not a classified road this does not need planning permission, and is therefore not a planning matter.

C. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

D. Concerns of The Town Council and neighbours
The concerns of the Town Council and neighbours have been noted. However, it should be taken into account that these may have been based on the application, as originally submitted, which was for a two storey extension although all consultees, including neighbours have been reconsulted, on the revised proposal.

Issues of streetscene, parking and neighbours have been addressed above. The applicant have written in support of the application commenting that light issues are no longer relevant as the proposal has been amended and confirm that all the land within the red line of the site is within their ownership.

The proposal should not result in excessive runoff. With regard to the issue of having an additional toilet, the applicant has written to Thames Water on this matter who comment that the increased flow would impose no problems to the existing public sewerage system, although this is not a planning matter.

4 CONCLUSION
The proposal would not have a significant impact on the streetscene or amenities of neighbours. The design is considered acceptable and there are no parking implications arising from the proposal.

5 RECOMMENDATION
GRANT planning permission subject to the following conditions:

Conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

   Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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, unless otherwise agreed in writing by the Local Planning Authority.

FROM: Phillip Taylor

DATE: 19 December 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PC	RPT
[illegible]	TLS
DC	[illegible]
APP	
[illegible]	05 JAN 2003
COPIES TO	

Application Number: F/2002/8102

Proposal: Proposed two storey side extension to dwelling.

Site Address: 98, Vauxhall Drive, Woodley, Reading.

Applicant: Mr/Mrs Holt C/O Chameleon Technical Seervices.

Your observations are required in respect of this application **by 12/01/2003** .

Six residents were present and the meeting was adjourned to allow them to put their views in person. Photographs had been provided to back up the residents' concerns:

- the question of ownership of the land which formed part of the proposed development area
- that the proposal could create a terraced effect
- the sight lines would be blocked for pedestrians and vehicles from Greenham Close
- the extension would be out of keeping with the area and would change the whole character of the neighbourhood
- the large tree would block light to the new extension as well as existing dwellings
- the side elevation would be oppressive and overbearing, particularly for residents at 1 & 2 Greenham Close
- the disposal of water and drainage should be adequately catered for
- access to the proposed front parking area was on a corner, and therefore unacceptable, and it also believed to incorporate highway property; there was no proper dropped kerb.

After the meeting had been reconvened, the committee recommended that this application be refused.

PTO

SIGNED: _____ DATE: 8.1.03

Clerk To Woodley Parish/Town Council.

Reason: To ensure that the external appearance of the building is satisfactory.

Informatives.

1. This approval is in respect of plan numbers 02-5-01/04E, SK01E and SK02D, received by the Local Planning Authority on 24 January 2003, and plan numbers 02-J-01/SK1 and 02-J-01/01, received by the Local Planning Authority on 18 December 2002.
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham shall be contacted for the approval of the access construction details before any work is carried out in the highway. This planning permission does NOT authorise the construction of such an access.
3. The existing pedestrian crossing is not constructed to vehicular crossing standards and damage may be caused if used for access.
4. 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 LBE1 and LBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS1 and WOS3.

- The question of land ownership – although not a planning issue – should be addressed in the first instance
- The issue of drainage/water disposal should be addressed
- Drawing No. 02/JO1\01 was not accurate
- There was no proper dropped kerb for access to parking which was, in any event, too close to the junction with Greenham Close. (It should be noted that the original garage/parking was to the rear of the property)
- The proposed extension would be overbearing and out of character

8/1/03.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8102	BP
BUILDING CONTROL NUMBER.	BP2003/4191	
APPLICANT/AGENT	Chameleon Technical Services	
ADDRESS OF SITE	98 Vauxhall Drive Woodley	
DESCRIPTION OF PROPOSED WORK	S/S & decking	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02-J-01/01	02-J-01/01
ELEVATIONS	no plan	02-J 01/04 E
FLOOR PLANS	02-J-01-05	02-J-01/SK01 E

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/4/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	6/8/03	

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	

Informatives.

1. This approval is in respect of plan numbers 02-5-01/04E, SK01E and SK02D, received by the Local Planning Authority on 24 January 2003, and plan numbers 02-J-01/SK1 and 02-J-01/01, received by the Local Planning Authority on 18 December 2002.

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham shall be contacted for the approval of the access construction details before any work is carried out in the highway. This planning permission does NOT authorise the construction of such an access.

3. The existing pedestrian crossing is not constructed to vehicular crossing standards and damage may be caused if used for access.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8102

Applicant : Mr/Mrs Holt C/O Chameleon Technical Seervices.

Location : 98, Vauxhall Drive, Woodley, Reading.
Proposal : Proposed ~~two~~ single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/01/03

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/03

Date Registered : 18/12/2002

Earliest Date for Decision : 12/01/2003

Latest Consultation Date/Site Notice Expiry Date : 12/01/2003

This application will have expired on: 12/02/2003. 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 : Revisions

Highways - No objection
Neighbours - comments on original appln. 4 objections: loss of light, out of character, land not in applicants ownership, drainage/sewers, parking dangerous
Parish Council - recommend refusal on grounds of proposed extn. overbearing and out of character, no proper dropped Kerb, too close to junction, drainage/water disposal, inaccurate plan and question over land ownership

Planning Issues :

Impact upon Character of the area, Neighbouring Properties

Relevant Policy: SBE1, LBE2
WOS3, WBE1
ENI

refer to DC Ctte
report 9.4.03

Application Number: F/2002/8102

Appraisal

The application proposes a single storey side extension to this semi-detached house set within the identified settlement. It would project 4.2m from the side elevation with a 400mm set back from the front elevation. The roof would be gabled with a ridge 4.9m high. A 1st floor landing window and ground-floor bathroom window would be inserted into the side of the dwelling and extension respectively. A small canopy over the front door completes the proposal.

Impact on Neighbouring Properties

Because the dwelling is situated on a corner plot the impact on neighbouring properties across the road will be minimal and certainly the attached property will be unaffected.

Impact on the character of the area

The corner plot location demands that any extension be subservient to the main dwelling and unobtrusive in the streetscene. The site is already sectioned off with a 1.7m brick wall. The extension would not cover the full width of the plot and is marginally set in at the front. it is considered to be an acceptable development in the context of the streetscene and would create no harm to the character of the area.

√ Approval

* Admin - please amend description to S/S side only.

Application Number F/2002/8102
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
	NO2		insert : revised plans, Drawing No. 02-5-01/04E, SK01E and SK02D submitted on 24/01/03 showing change from two storey side extension to a single storey side extension.

RECORD OF SITE VISIT

SITE ADDRESS: 98 Vauxhall Drive
Woodley Reading.

APPLICATION NUMBER: F/2002/8102

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 7/01/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential - Modern urban estate
Semi's

3. DESCRIPTION OF SITE/BUILDING Corner location, Semi
paved front garden.
1.7m wall.

4. RELATIONSHIP TO ADJOINING PROPERTIES N° 96 (attached)
no space
Property adjoin on Greenham close - no space.

5. SITE CONSTRAINTS Visual impact

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT — 1.7m brick wall.

OTHERS

Development Control Ref No:	Received	Listed by:	Parish
F/2002/8102	18.12.2002	Cllr. Thair	Woodley

Applicant: Mr & Mrs Holt
Location: 98 Vauxhall Drive, Woodley.
Proposal: Proposed single storey side extension.

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Basia Polnik.

SUMMARY:

Proposal
The proposal as originally submitted was for a two-storey side extension. This has now been revised at the applicant's request to a single storey side extension to provide a family room, shower room and extended kitchen. The extension would project 4.2 metres to the side and extend along the length of the house. It would have a gabled pitched roof with a maximum height of 4.95 metres. All consultees, including neighbours, have been notified of the revisions.

The application is before the Development Control Committee as it has been listed by Councillor Thair due to the objection raised by Woodley Town Council and residents.

The applicant has written in support of the application (refer to paragraph D of the Appraisal)

RECOMMENDATION:

GRANT PERMISSION subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

1 HISTORY

This 3 bedroomed semi detached house is located on a corner plot fronting Vauxhall Drive, at its junction with Greenham Close. There is a detached garage to the rear with vehicular access on to Greenham Close. The property has been extended to provide a conservatory and in March 1998 planning permission, 98/67058/F, was granted to reposition the side fence closer to Greenham Close.

2 CONSULTATION

Access & Movement Officer : From the submitted drawings it appears that the applicant intends to use the area to the front of the dwelling for parking. There is no vehicular access to this area and therefore any vehicular access would be unlawful and affect the safety of road users. The Highway Authority would not look favourably on the introduction of an access onto the radius of a junction and therefore the applicant needs to clarify their intentions.

Woodley Town Council : Recommend refusal - refer to attached.

Letters of representation : 4 letters of objection which can be summarised as follows:

- loss of light
- out of character
- land not in applicant's ownership
- parking dangerous
- increased run-off from proposed development causing drainage problems during heavy rainfall
- additional toilet would increase risk of blockage in sewers.

3 APPRAISAL

Main issues:

A. Impact on streetscene and amenities of neighbouring occupiers. [Policy EN1 of the Berkshire Structure Plan; policies LBE1 and LBE2 of the Loddon Area Local Plan; and policies WOS1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified)].

B. Access and Movement.

C. Flooding Issues.

D. Concerns of the Town Council and neighbours.

A. <u>Impact on the streetscene and amenities of neighbouring occupiers</u>

The proposal has now been revised to a single storey side extension, positioned approximately 1.3 metres from the side boundary fence which has been repositioned following approval of planning permission 98/67058/F.

The building line in Greenham Close is staggered and the single storey extension by virtue of its design and position would not adversely affect the visual amenity of the area or streetscene, nor would the extension adversely affect the amenities

of neighbouring occupiers due to is location and relationship with these properties.

B. Access and Movement

The revised proposal would not result in an increase in bedrooms or change the parking requirements. Parking is adequately provided to the rear of the property. Although the lack of a vehicular crossover over the footway to the south east corner of the front garden has been raised with the applicant and a separate application for the crossover has been submitted, as Vauxhall Drive is not a classified road this does not need planning permission, and is therefore not a planning matter.

C. Flooding Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

D. Concerns of The Town Council and neighbours

The concerns of the Town Council and neighbours have been noted. However, it should be taken into account that these may have been based on the application, as originally submitted, which was for a two storey extension although all consultees, including neighbours have been reconsulted, on the revised proposal.

Issues of streetscene, parking and neighbours have been addressed above. The applicant have written in support of the application commenting that light issues are no longer relevant as the proposal has been amended and confirm that all the land within the red line of the site is within their ownership.

The proposal should not result in excessive runoff. With regard to the issue of having an additional toilet, the applicant has written to Thames Water on this matter who comment that the increased flow would impose no problems to the existing public sewerage system, although this is not a planning matter.

4 CONCLUSION

The proposal would not have a significant impact on the streetscene or amenities of neighbours. The design is considered acceptable and there are no parking implications arising from the proposal.

5 RECOMMENDATION

GRANT planning permission subject to the following conditions:

Conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

   Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Informatives.

1. This approval is in respect of plan numbers 02-5-01/04E, SK01E and SK02D, received by the Local Planning Authority on 24 January 2003, and plan numbers 02-J-01/SK1 and 02-J-01/01, received by the Local Planning Authority on 18 December 2002.
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham shall be contacted for the approval of the access construction details before any work is carried out in the highway. This planning permission does NOT authorise the construction of such an access.
3. The existing pedestrian crossing is not constructed to vehicular crossing standards and damage may be caused if used for access.
4. 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 LBE1 and LBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS1 and WOS3.

FROM: Phillip Taylor

DATE: 19 December 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

DC
APP
05 JAN 2003
COPIES TO

Application Number: F/2002/8102

Proposal: Proposed two storey side extension to dwelling.

Site Address: 98, Vauxhall Drive, Woodley, Reading.

Applicant: Mr/Mrs Holt C/O Chameleon Technical Seervices.

Your observations are required in respect of this application **by 12/01/2003** .

Six residents were present and the meeting was adjourned to allow them to put their views in person. Photographs had been provided to back up the residents' concerns:

- the question of ownership of the land which formed part of the proposed development area
- that the proposal could create a terraced effect
- the sight lines would be blocked for pedestrians and vehicles from Greenham Close
- the extension would be out of keeping with the area and would change the whole character of the neighbourhood
- the large tree would block light to the new extension as well as existing dwellings
- the side elevation would be oppressive and overbearing, particularly for residents at 1 & 2 Greenham Close
- the disposal of water and drainage should be adequately catered for
- access to the proposed front parking area was on a corner, and therefore unacceptable, and it also believed to incorporate highway property; there was no proper dropped kerb

After the meeting had been reconvened, the committee recommended that this application be refused.

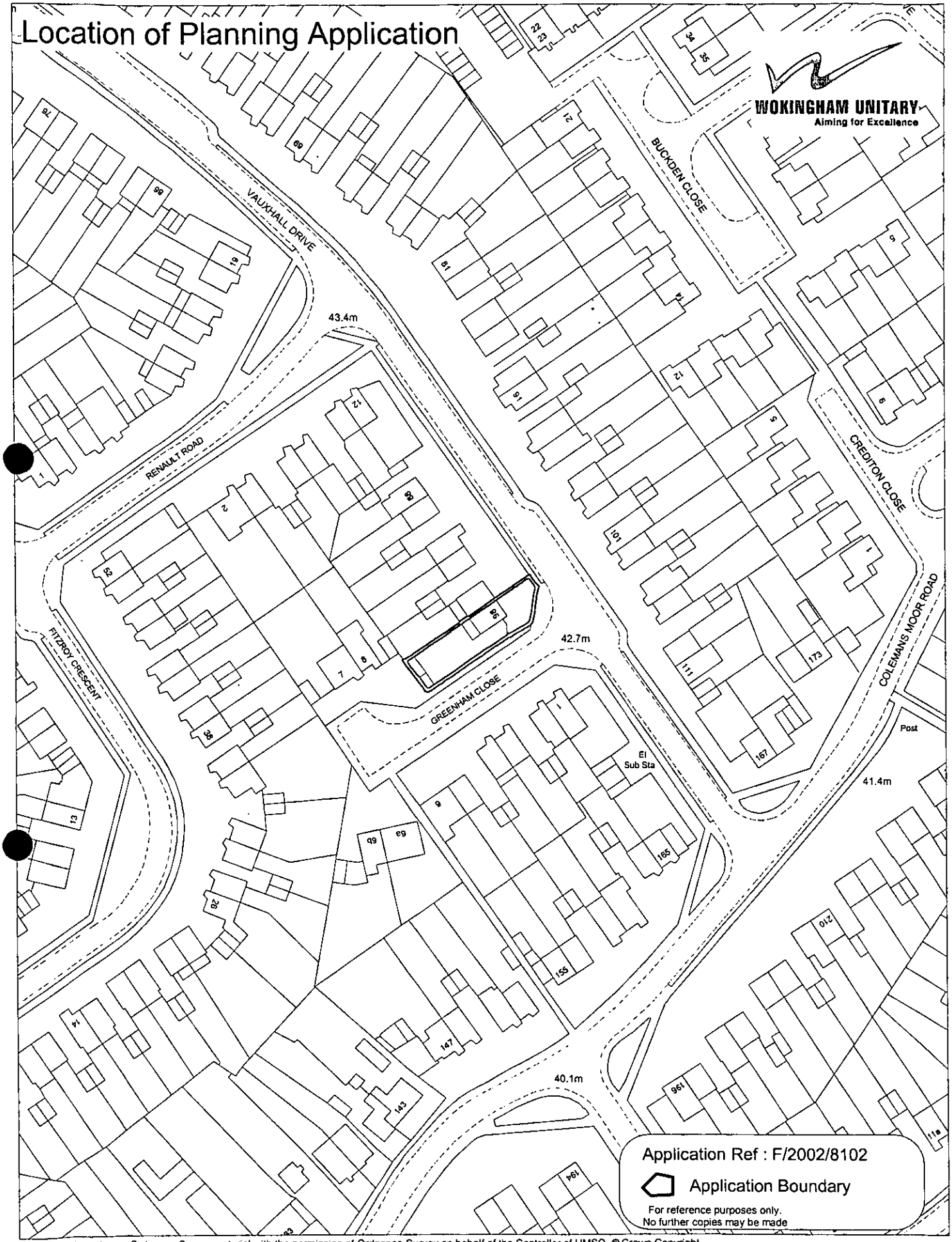
PTO

SIGNED: _____ DATE: 8.1.03

Clerk To Woodley Parish/Town Council.

- The question of land ownership – although not a planning issue – should be addressed in the first instance
- The issue of drainage/water disposal should be addressed
- Drawing No. 02/JO1\01 was not accurate
- There was no proper dropped kerb for access to parking which was, in any event, too close to the junction with Greenham Close. (It should be noted that the original garage/parking was to the rear of the property)
- The proposed extension would be overbearing and out of character

8/1/03.



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.

21 March 2003

Scale: 1 : 1250

N
W E
S

Basia Polnik

From: Ann [ann.keenan@woodley.gov.uk]
Sent: 08 April 2003 13:39
To: Basia.Polnik@wokingham.gov.uk
Subject: Plan No. F/2002/8102

Basia

Following our telephone conversation yesterday I have now had the opportunity of checking with my colleague who attended the meeting of the Plans Committee on 4 February when the revised plan was discussed.

Her notes seem to indicate that:

"Members felt that this revision to a single storey went some way to addressing the objections in respect of it being overbearing & out of character but they still had concerns about the blocking of the sight lines and the issue relating to the proposed front parking area".

Land ownership was still an issue but you have assured me that this has been addressed.

I hope this is helpful and apologise that, for whatever reason, this slipped through the net.

Regards.

Ann

This e-mail is confidential and is intended only for the person(s) named above. If you are not the intended addressee it is requested that you do not copy, distribute or rely on the information contained within the e-mail, as such action may be unlawful. The information, attachments and opinions in this e-mail are those of its author only and do not necessarily represent those of Woodley Town Council.

If it has reached you by mistake then please call 0118 969 0356 to let us know or notify us by e-mail and then delete the message.

Thank you for your help.

Date: 02 April 2003

Your Ref:

My Ref: **Mrs B Polnik - F/2002/8102**

Mr/Mrs Holt
C/O Chameleon Technical Services
7
Larchside Close
Spencers Wood
Reading, Berks
RG7 1DS

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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

Application Number: F/2002/8102

Site Address: 98, Vauxhall Drive, Woodley, Reading.

Proposal: Proposed single storey side extension to dwelling..

Your application is to be determined at the Development Control Sub-Committee meeting on the 09.04.03 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

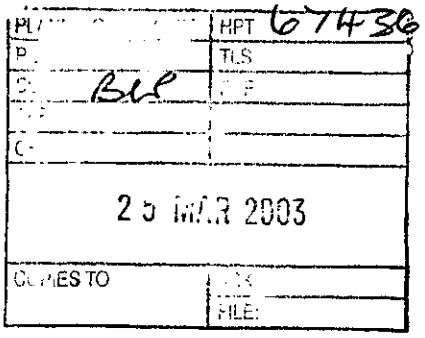
IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

98 Vauxhall Drive
Woodley
Reading
Berkshire
RG5 4EH



23rd March 2003

Mrs B Polnik
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Polnik

PROPOSED SINGLE STOREY SIDE EXTENSION AT
98 VAUXHALL DRIVE, WOODLEY – Your Ref: BP/TAB/F/2002/8102

In preparation for my attendance at the Planning Committee Meeting due to take place on 9th April 2003, I would like to verify my observations of the residents concerns. I do feel, however, that the majority of the comments made are no longer relevant as they were in fact initiated for a proposed double storey extension. My comments are as follows:

Light Issues

These concerns were based on a double story extension and I feel are no longer relevant. However, it was stated that the proposed extension would be "a few inches away from the pavement". This is not the case. The existing garden wall will remain and a new footpath measuring approximately 5ft width will be placed on the side of the wall within our boundary before the extension and therefore, will not affect the "sight lines" for cars leaving or entering Greenham Close. I also feel that my neighbours have very short memories as when we purchased the property in 1991, 30ft+ conifer trees, which over-hung the pavement, lined our boundary to the side of Greenham Close. Approximately 6 years ago these were removed and a garden wall was erected, which in my opinion, greatly improved the light not only for those residents in Greenhan Close and for Mr. Walker at 96 Vauxhall Drive but also for the sight lines as mentioned above. Please see APPENDIX A.

Mr Walker also states that he will get no light in his front garden due to a 'wild' Silver Birch tree which has existed since the properties were built in 1965 – I strongly feel that this is irrelevant to this application. Mr Walker also states that he will get no sun in his back garden until "2.00 pm or later" which I feel is total fabrication. I have monitored the sunlight and can confirm that it fully clears the side of our properties at 10.00 am. Please see APPENDIX B.

Boundary's
Documents received from H.M. Land Registry (1965), which are self-explanatory. Please see APPENDIX B.

Terrace effect
The proposed extension is to the side of my property on a corner plot. In my opinion, I am not closing a gap between two houses and therefore, feel this is irrelevant.

Guttering
No longer relevant. However, plans could have easily been adopted to take the rain water guttering away from No. 96 with a new soak away installed in the boundary area of No. 98.

Sewage
I have written to Thames Water Authority voicing my concerns and attach a reply from them, which is self-explanatory. Please see APPENDIX C.

Dropped Curb
An application was submitted to Wokingham District Council Highways Department on 21st February. I await their further instruction. I have also had verbal confirmation from Carol Callaby that this will not hold up the planning application. Please see APPENDIX D.

Proposed Single Storey
Please see APPENDIX E. (copy for neighbours should they attend this meeting)

If you feel I should discuss these points with you prior to the meeting, please do not hesitate to contact me on 0118 9506239 (work).

Thank you for your time.

Yours sincerely

Sandra Holt

Sandra Holt (Mrs)

MANN & Co

Woodley Office:
132 Loddon Bridge Road
Woodley, Reading
Berks RG5 4AW
Telephone: (0734) 697755

Appendix A



* EXTENDED SEMI DETACHED	* UPVC DOUBLE GLAZING
* 2 LARGE RECEPTION ROOMS	* KITCHEN
* 3 BEDROOMS	* FIRST FLOOR BATHROOM
* EXCELLENT DECORATIVE ORDER	* GAS RADIATOR CENTRAL HEATING
* TOTALLY SECLUDED & MATURE CORNER PLOT GARDENS	

Occupying large corner plot and situated close to all amenities with easy access to Woodley and Reading town centres, this extended semi detached property offers excellent sized family accommodation. With UPVC double glazing throughout and offered for sale in very good decorative order, call Mann & Co Woodley office for an appointment to view.

PRICE.....£79,950.....FREEHOLD

98 VAUXHALL DRIVE WOODLEY READING BERKSHIRE

TO VIEW PLEASE TELEPHONE WOODLEY OFFICE (0734) 697755

OPEN SEVEN DAYS A WEEK 11-3 ON SUNDAYS

A Division of Mann & Co Estate Agents Registered in England No. 1851312 Registered Office [illegible]
NOTE Mann & Co Estate Agents for themselves and for the vendors or lessors of this property whose agents they give notice that the particulars are set out as a guide only and do not constitute any part of a contract any person in the employment of Mann & Co Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property

H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 7772 SECTION A

BERKSHIRE

Scale 1/1250

WOKINGHAM DISTRICT

WOODLEY ~~AND SANDFORD~~ PARISH



Old Reference XXXVIII 1

Sun positions March 23rd 03

Made and printed by the Director General of the Ordnance Survey, Chessington, Surrey. 1955 for HMLR

© Crown Copyright 1955

Filed Plan of Title No. BK49337

This office copy shows the state of the title plan on **27 December 2002** at **08:56:13**. It may be subject to minor distortions in scale.
Under s.113 of the Land Registration Act 1925, this copy is admissable in evidence to the same extent as the original.
Issued on 27 December 2002.
This title is dealt with by the **Gloucester District Land Registry.**
© Crown copyright. Produced by HMLR. Further reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD272728.

Appendix C

Thames Water
Asset Data Services
Blake House Manor Farm Road
Reading RG2 0JN
Telephone 0118 923 6664 Telefax 0118 923 6669
DX 132045 Reading 11
www.thames-water.com

Our Ref: *BJR Enq DQT drng*

Your Ref *None given*

Mrs S Holt
98 Vauxhall Drive
Woodley
Reading
Berkshire RG5 4EH

Date: *15th January 2003*

Dear Mrs Holt

Re: Extension at 98 Vauxhall Drive

Further to your letter dated 6th December 2002 regarding the proposed extension at the above property and in particular your concerns about any adverse affects on the public sewer from the additional toilet being installed in the new downstairs shower room.

It has been confirmed by our developer services drainage engineers, that the increased flow would impose no problems to the existing public sewerage system that the property drains to.

I hope I have answered your concerns and if I can be of any further assistance to you regarding this matter, please do not hesitate to contact me on, 0118 923 6823.

Yours truly,

Ms B Redit
Asset Data Services.

Appendix D

Tel: 0118 974.6327 (Direct Line) Fax. 0118 974 6313

Date: 28 February 2003

Your Ref:

My Ref: CC/ FC/311/03

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Ms S Holt
98 Vauxhall Drive
Woodley
Reading
RG5 4EH

Dear Ms Holt

FOOTWAY CROSSING –98 Vauxhall Drive, Woodley

Thank you for your cheque for the sum of £100.00 for which a receipt is enclosed.

A Highway Inspector will contact you shortly to arrange a site visit, following which a quotation will be sent to you.

Yours sincerely

Carol Callaby

CAROL CALLABY
Technical/Development Assistant

Enc.

CHAMELEON TECHNICAL SERVICES

66645

BLP

7 LARCHSIDE CLOSE
SPENCERS WOOD
READING
BERKSHIRE
RG7 1DS

PLANNING DEPT
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

Our ref: 02-A-01-10
Your ref: BP/TAB/F/2002/8102

24 February 2003

FAO: MS BASIA POLNIK

Dear Ms Polnik

REF : 98 VAUXHALL DRIVE, WOODLEY, READING
APPLICATION No. F/2002/8102

We refer to your letter dated 22 February 2003 and respond to the items raised as follows

1. The boundary shown the site location plan 02-J-01/sk2 is correct. Mr and Mrs Holt own the land up to the edge of the footpath in Greenham Close. The garden wall shown on the block plan 02-J-01/01 is also correct as it is set in from the edge of the actual site boundary line. We enclose a copy of the site plan Mr and Mrs Holt have recently obtained from land registry to clarify this matter.

2. The parking layout shown on drawing 02-J-01/01 is as existing. We have spoken to the highways department and it should be possible to install a vehicular access that complies with the requirements. As a result Mr and Mrs Holt are making an application for a new dropped kerb. - rec'd 28.2.03 Highway Inspector - Stan Blaylock

We hope this satisfies the points you have raised but if you require any further information please do not hesitate to contact us.

Yours faithfully

K. G. WEBB

cc. Mr and Mrs Holt
File

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date February 12, 2003
My ref. BP/TAB/F/2002/8102
Your ref.

Mr Webb
Chameleon Technical Services
7 Larchside Close
Spencers Wood
READING
Berkshire RG7 1DS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Webb

PROPOSED SINGLE STOREY SIDE EXTENSION AT 98 VAUXHALL DRIVE, WOODLEY

I refer to the above-mentioned planning application.

As you may be aware, Mr Taylor who was originally dealing with the application, has left the Council. On checking the plans there appears to be a discrepancy between the position of the boundary shown on your block plan 02-J-01/SK1 and the site location plan 02-J-01/SK2 which shows the red line of the site. It would appear on the former block plan that the boundary is being repositioned closer to Greenham Close. I would be grateful if you could clarify this and if this is the intention confirm that the land is in the ownership of the applicant. The same comments apply to the site plan 02-J-01/01.

In addition please confirm if the site plan 02-J-01/01 indicates the parking layout as existing or proposed. The Highway Officer has commented that there is no vehicular access to the area of parking at the front of the house and therefore any vehicular access would be unlawful and affect the safety of road users. The Highway Authority would not look favourably on the introduction of an access onto the radius of a junction.

I look forward to receiving clarification in respect of the above, confirmation of ownership and revised plans as necessary.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Date: 30 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8102

Location: 98, Vauxhall Drive, Woodley, Reading.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr/Mrs Holt C/O Chameleon Technical Services.

Case Officer: Phillip Taylor

The new plans show the following: Proposal changed from two storey to single storey side extension. Drawing Nos: 02-J-01/04 E, /SK01 E, /SK02 D.

Comments are required by 09/02/2003.

Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6442.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8102 Date Rec. 24/01/02

Location: 98 Vauxhall Drive Woodley

Parish:

Applicant: Mr + Mrs Holt

Description of attached plans: Changed from two storey to Single storey side extension

Drawing No's: 02-J-01/04 E, 9 | SK01 E, | SK02 D

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: Consult same neighbours as before

Date for Responses 21 14

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application No! ~~Y~~ N From:

New Site Notice Y / N

Revised Proposal Description: Proposed single storey side extension to dwelling.

CASE OFFICER PT

Consultations Sent by Admin. on 30.01.02

Yellow - Case Officer Copy
Green - Part One Copy

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

CHAMELEON TECHNICAL SERVICES

7 LARCHSIDE CLOSE
SPENCERS WOOD
READING
BERKSHIRE
RG7 1DS
Tel: 0118 988 6526

65315

PLAN
PT
24 JAN 2003
COPIES TO
ACK:
FILE:

ENVORONMENTAL SERVICES DEPT.
PLANNING SERVICES
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

21 January 2003

REF: 02-J-01-06

FAO: Mr Phillip Taylor

Dear Mr Taylor

REF: PROPOSED EXTENSION AT 98 VAUXHALL DRIVE
APPLICATION NUMBER: F/2002/8102

We refer to our earlier telephone conversation and enclose herewith six copies of the revised planning drawings.

As discussed the scheme has now been amended to a single storey extension, which has been set back from the front of the existing property.

If you require any further information please do not hesitate to contact us.

Yours sincerely

K. G. WEBB

CC - File

Date: 30 January 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8102

Location: 98, Vauxhall Drive, Woodley, Reading.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr/Mrs Holt C/O Chameleon Technical Services.

Case Officer: Phillip Taylor

The new plans show the following: Proposal changed from two storey to single storey side extension. Drawing Nos: 02-J-01/04 E, /SK01 E, /SK02 D.

Comments are required by 09/02/2003.

Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6442.

No objection.

AR

30/01/03.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: AC/8102

YOUR REF:

TO: Phillip Taylor - Planning

DATE: 10/1/03

PLANNING APPLICATION NO. F/2002/8102
PROPOSED TWO STOREY SIDE EXTENSION
98 VAUXHALL DRIVE, WOODLEY, READING

Phillip,

From the submitted drawings and having visited the site it appears that the applicant intends to use the area to the front of the dwelling for parking. There is no vehicular access to this area and therefore any vehicular access would be unlawful and affect the safety of road users.

The highway authority would not look favourably on the introduction of an access onto the radius of a junction and therefore asks the applicant to clarify their intentions.

Regards,

Adam Coggins
Engineering Technician (Highway Development Control)

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8102. (Case Officer:Phillip Taylor)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

	SUT
PCY	CLS
D	CMT
ACO	
CS	

17 JAN 2003

FORESTRY | FILE

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8102

YOUR NAME: Mrs B. Saunders

YOUR ADDRESS: ***(please check these details & amend if incorrect)***
103 VAUXHALL DRIVE
WOODLEY
READING
RG5 4ED

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
My main comments are to say that I think that the design, appearance and layout of this extension is not in keeping with the rest of the area and would look completely out of place. I would be looking at it from across the road and completely object to it.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8102. (Case Officer:Phillip Taylor)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	
POL	TCS
DC	ENF
APP	
CS	

10 JAN 2002

COPIES TO

FILE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8102

YOUR NAME: S. TOWNSEND

YOUR ADDRESS: ***(please check these details & amend if incorrect)***
2 GREENHAM CLOSE
WOODLEY
READING
RG5 4EG

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
The outlook from the front of my property overlooks the side of 98 Vauxhall Drive. Because of the size of the proposed 2 storey extension it will have a very claustrophic effect on my property & outlook. I looked at a similar extension to a house on the corner of Ruskin Rd. & Conrad Close & the thought of having a similar one opposite me was most depressing. I believe it would be unreasonably unsightly & overbearing Greenham Close in an open plan development & believe the size & design would be out of character with the rest of the area where all properties have a front garden giving a reasonable separation with the property opposite. It would give the impression of living in a terraced street from my point of view as the complete mass of the side wall of the extension would be almost on the pavement. Because they face Vauxhall Drive none of these problems would affect the residents of 98 Vauxhall Drive, only the houses in Greenham Close opposite.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8102. (Case Officer:Phillip Taylor)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

06 JAN 2002
COPIES TO 9/1/03

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8102

YOUR NAME: MR MRS. J WALKER

YOUR ADDRESS: ***(please check these details & amend if incorrect)***
96 VAUXHALL DRIVE
WOODLEY
READING
RG5 4EH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

OBJECTIONS AND CONCERNS:— PLEASE SEE ATTACHED.

Continue over the page if more room required

PLANNING APPLICATION NO F/2002/8102

OBJECTIONS;-

1) Size of extension is far to big,this will be another semi-dedatched house on the end,making our house look like we are block of terraces.
2) Light will be lost at the front and back.When the sun is out at the front No 98 covers ¾ qtrs of our garden now.It will be fully covered by the new extension along with the wild silver birch it retricts how we would like to lay out our garden.The back will get no sun until around 2.00pm or later,as the sun comes that way round.
3) As you get to the corner of Greenham Close the building will hit you in the face as it will be only a few inches away from the pavement,
4) No.98's boundary should be 9 to 10 feet from side of house.Although they got planning permission to build the wall,the boundary has been taken out to 20 feet.Everyone who has lived at 98 has moved the boundary out.In our opinion the extension will be on Council land which is not owned by No 98.
5) Would like to see a single story extension and should be at least 1 ½ metres back from front as we were told by planning that this is what was put forward, and only 9 to 10 feet wide.

CONCERNS;

1) DRAINAGE; The gutters will be emptying our way,and if very heavy rain the gutters overflow
2) Now,and are concerned that with the extra gutters that the excess water will be overflowing onto our conservatory which has already had excess water on over the years and has come through to the inside.We have just relined all the walls and decorated.
3) There are already two drainage points in each garden for the conservatory's which is not adequate to cover these two buildings as our back garden and the garage at the end of our garden gets flooded when very heavy rain falls.With another soak away it will be worse,as the gardens run down wards.
4) SEWERS;The sewers are only 4" inch in diameter and the manhole hole is under our patio slabs(which are loose laid).We feel having another toilet will make these pipes work harder,as we have experianced them being block several times and have had sewerage in our back garden,Two doors away have just had them unblocked at the cost of £90.

What with the drainage coming into our alley way as well as the next two semi's and the sewerage as well in all we will be having to be working hard to keep all clean.

On another point for concern is the parking for two cars on the front.With size of the extension reducing the front patio and no drive out or in for the cars we regard this as very dangerous backing into the road direct.At the moment they are using the pram and wheelchair slip way to get the car out.This is very dangerous as they have to drive onto the pavement to enter the road.The entrance to Greenham Close is bad at all times for any vehicle getting in and out.

Margaret & John Walker
96 Vauxhall Drive
Woodley,Berks.
RG5 4EH
Tele;- 01189-618402

J Walker

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8102. (Case Officer:Phillip Taylor)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING
10 JAN 2003
COPIES TO
FILE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8102

YOUR NAME: Douglas Bolland

YOUR ADDRESS: ***(please check these details & amend if incorrect)***
1 GREENHAM CLOSE
WOODLEY
READING
RG5 4EG

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
Looking out from the above address, it will have a great effect on level of light (From midday on) and will have a slight claustrophobic effect i- looking out at a brick wall all day.
I think it will have a detrimental impact on the area especially Greenham Close.

I think The Block Plan illustrated is deceiving!

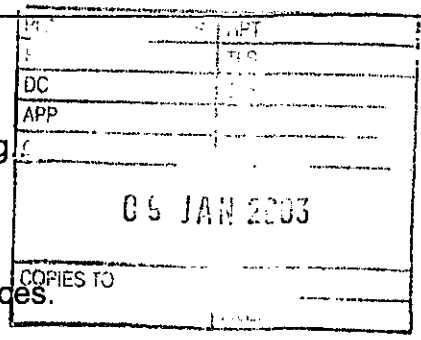
Continue over the page if more room required

FROM: Phillip Taylor

DATE: 19 December 2002



WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2002/8102

Proposal: Proposed two storey side extension to dwelling.

Site Address: 98, Vauxhall Drive, Woodley, Reading.

Applicant: Mr/Mrs Holt C/O Chameleon Technical Seervices.

Your observations are required in respect of this application **by 12/01/2003** .

Six residents were present and the meeting was adjourned to allow them to put their views in person. Photographs had been provided to back up the residents' concerns:

- the question of ownership of the land which formed part of the proposed development area
- that the proposal could create a terraced effect
- the sight lines would be blocked for pedestrians and vehicles from Greenham Close
- the extension would be out of keeping with the area and would change the whole character of the neighbourhood
- the large tree would block light to the new extension as well as existing dwellings
- the side elevation would be oppressive and overbearing, particularly for residents at 1 & 2 Greenham Close
- the disposal of water and drainage should be adequately catered for
- access to the proposed front parking area was on a corner, and therefore unacceptable, and it also believed to incorporate highway property; there was no proper dropped kerb

After the meeting had been reconvened, the committee recommended that this application be refused.

PTO

SIGNED: _____ DATE: 8.1.03

Clerk To Woodley Parish/Town Council.

- The question of land ownership – although not a planning issue – should be addressed in the first instance
- The issue of drainage/water disposal should be addressed
- Drawing No. 02/JO1\01 was not accurate
- There was no proper dropped kerb for access to parking which was, in any event, too close to the junction with Greenham Close. (It should be noted that the original garage/parking was to the rear of the property)
- The proposed extension would be overbearing and out of character

8/1/03.

29 NOV 2002

Application Number : F/2002/8102

Case Officer : PT

Valid Date : 18 DEC 2002

Map No : 47

Site Area : 0.04

Received : WOKINGHAM UNITARY

Aiming for Excellence

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 98, Vauxhall Drive, Woodley, Reading.

Parish : WY Ward : LOD

Applicant : Mr/Mrs Holt C/O Chameleon Technical Services.

Fee Required: £110 Fee Received: £110 (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED		phoned	
ELEVATION PLANS	other side of porch	16/12/02.	18 DEC 2002
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

2x S/N – Vauxhall Drive/
+ Greenham Close
.....

.....

No pre-apps

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6442

Date: 19 December 2002

My ref: F/2002/8102

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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

Dear Councillor

Application Number: F/2002/8102
98, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/8102**
98, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.
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 C E Clacey

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

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

Tel: (0118) 974 6442

Date: 19 December 2002

My ref: F/2002/8102

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8102
98, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/8102**
98, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.
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 A Clifford

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

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

Tel: (0118) 974 6442

Date: 19 December 2002

My ref: F/2002/8102

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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/2002/8102
98, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/8102**
98, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.
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 D Thair

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

Received by Wokingham District Council

Application No: F/2002/8102

Proposal:
Proposed two storey side extension to dwelling.

Location:
98, Vauxhall Drive, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8102 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/01/2003. 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

19 December 2002

Organisation_Name	Building_Name	address1	Postcode
		101VAUXHALL DRIVEREADING	RG5 4ED
		103VAUXHALL DRIVEREADING	RG5 4ED
		105VAUXHALL DRIVEREADING	RG5 4ED
		99VAUXHALL DRIVEREADING	RG5 4ED
		1GREENHAM CLOSEREADING	RG5 4EG
		2GREENHAM CLOSEREADING	RG5 4EG
		3GREENHAM CLOSEREADING	RG5 4EG
		4GREENHAM CLOSEREADING	RG5 4EG
		5GREENHAM CLOSEREADING	RG5 4EG
		8GREENHAM CLOSEREADING	RG5 4EG
		96VAUXHALL DRIVEREADING	RG5 4EH
		98VAUXHALL DRIVEREADING	RG5 4EH

Neighbour list F/2002/8102

18.DEC.2002 8102

Tel. (0118) 974 6429 or 6433

Date: 10 December 2002

Your Ref:

My Ref: F/2002/8102

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs Holt
C/O Chameleon Technical Services
7
Larchside Close
Spencers Wood
Reading, Berks
RG7 1DS

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: 2002/8102

Site Address: 98, Vauxhall Drive, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling.

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

Please submit other side elevation of porch.

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

16.DEC..02 8102

Tel. (0118) 974 6429 or 6433

Date: 10 December 2002

Your Ref:

My Ref: F/2002/8102

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs Holt
C/O Chameleon Technical Seervices
7
Larchside Close
Spencers Wood
Reading, Berks
RG7 1DS

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: 2002/8102

Site Address: 98, Vauxhall Drive, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling.

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

Please submit other side elevation of porch.

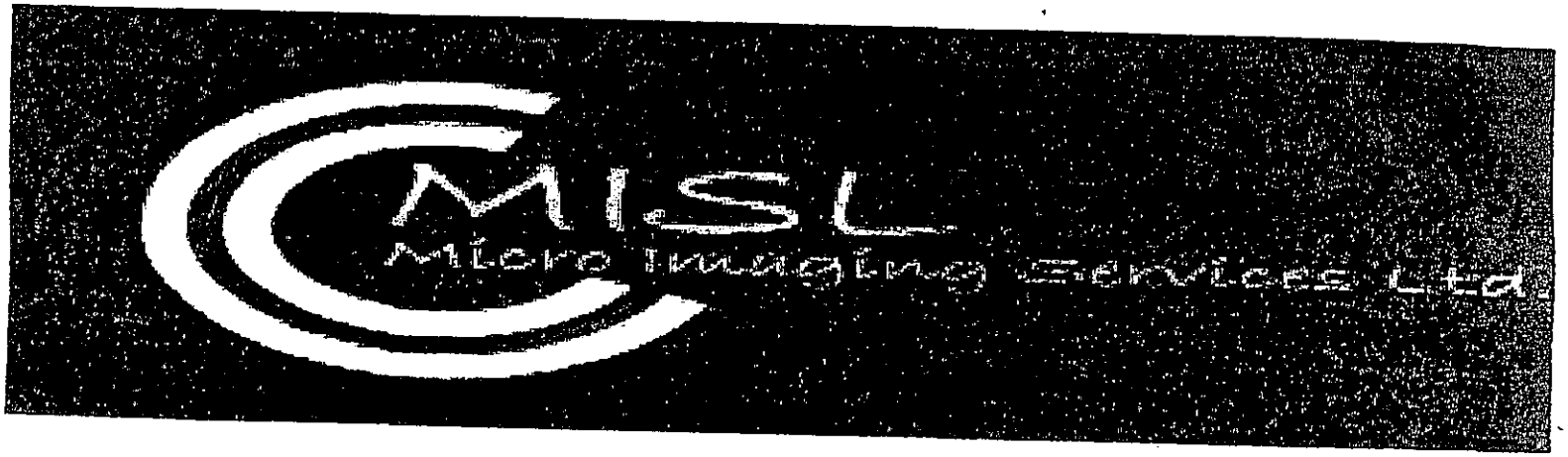
Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

18.DEC.2002 0132

CHAMELEON TECHNICAL SERVICES

7 LARCHSIDE CLOSE
SPENCERS WOOD
READING
BERKSHIRE
RG7 1DS
Tel: 0118 988 6526

PLANNING SERVICES
ENVIRONMENTAL SERVICES DEPT
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

18 DEC 2002

11 December 2002

REF: 02-J-01-02

Dear Mrs Hurst

REF : 98 VAUXHALL DRIVE, WOODLEY, READING
APPLICATION NUMBER : F/2002/8102

With reference to your telephone message dated 10 December 2002 we enclose herewith six copies of the amended drawings as you requested

If you require any further information please do not hesitate to contact us.

Yours sincerely

Keith Webb

CC Mr and Mrs Holt
file

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	◦ 1:2500 scale location plan with the site outlined in red.		
	◦ 1:500 scale site layout plan.		
	◦ 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR & MRS HOLT

Date 27/11/02

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

Environmental Services

For office use only.
Application number: 16 DEC 2002 8102

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

29 NOV 2002

1	Your name	MR & MRS HOLT
	Address and postcode	98 VAUXHALL DRIVE WOODLEY, READING BERKSHIRE RG5 4EH
	Phone number	0118 961 8546
2	Agent's Name	CHAMELEON TECHNICAL SERVICES
	Address and postcode	7 LARCHSIDE CLOSE SPENCERS WOOD, READING BERKSHIRE RG7 1DS
	Phone number	0118 988 6526
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 1 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING ROOF TILES & WINDOWS TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

ADDRESS 98 VAUXHALL DRIVE PARISH WOODLEY

PLOT No. 367 Plan 4. ORD. SHEET No. S.U. 7672 (47 7772)

BUILDER Sunley Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
594/50	Mr W. J. Chaffey	excavation of gravel	22.2.51	N/A C/A
0/13/59	Messrs Chaffey & Wm Simmonds	Ltd Overall Revised Devel.	14.4.59	N/A C/A
136/63	Messrs Sunley Homes Ltd	Semi/Det Hses	31.10.63	App C/A
BR 4706	Mr Wells	Erect Conservatory	25 & 76	App -- N/A
98/67058/F	Mrs. S. Holt	Replacement Garden Wall/Fence	24.3.98	C/A.
F/2002/8102	Mr & Mrs Holt	2/st side ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Garage & Conservatory - Holt -- (is requ.)

DRAINAGE

Development Control Ref No:	Received	Listed by:	Parish
F/2002/7916	01/11/02		Hurst

Applicant: Mrs A Drake & Mr & Mrs T Drake
Location: Walden Acres, Wokingham Road, Hurst
Proposal: Proposed erection of replacement dwelling and demolition of existing

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Elaine Vashi

SUMMARY:

Proposal
The application proposes the demolition of the existing dwelling and its replacement with a detached 5 bedroom property with a detached triple garage. The replacement dwelling would be located in roughly the same location as the existing dwelling but would be turned round approximately 45° to the north east. The proposed dwelling will stand approximately 8.35m to the ridge (at the highest point) and would have a floor area of approximately 380m^2, which would represent a cumulative increase of 47% over the size of the original dwelling.

The application is before the Committee as one of the applicants is a District Councillor.

RECOMMENDATION:

GRANT planning permission subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.