APPLICATION NO:
F/2001/5200

LOCATION:
5 Constable Close, Woodley Reading.

APPLICANT:
Mr & Mrs James C/O Jim Gane

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

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/12/2001

CASE OFFICER: **Heidi Lynch**

APPROVED

No obs 20/12/01 SV

108

00

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs James
C/O Jim Gane
630 Wokingham Road
Earley
Berkshire

Application Number: F/2001/5200

Parish: **WOODLEY**

Location: **5, Constable Close, Woodley, Reading.**

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

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Informative
2. 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 WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 14/12/2001

Notice checked by: _____

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

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5200

Applicant : Mr & Mrs James C/O Jim Gane.

Location : 5, Constable Close, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/11/01

Date of Neighbour Notifications : .....

Date of Site Visit : 28/11/01

Date Registered : 29/10/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 24/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Environment agency – informative given
Woodley Town – no comment

Planning Issues :

Identified settlement
Impact on neighbours } ENI, LBE1, LBE2
Impact on streetscene } WBE1, WOS3

Local Plan - existing housing committment
Loddon Area Local Plan

Application Number F/2001/5200
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informative

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Contact David Walters on 01276 454365 for further details.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 14.12.01

RECORD OF SITE VISIT

SITE ADDRESS: 5 Constable Close Woodley Reading.

APPLICATION NUMBER: F/2001/5200

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 29/11/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS quiet street

Small 2 str gable end houses.
linked attached by single storey garages.

3. DESCRIPTION OF SITE/BUILDING

Small 2 stry house
linked to by garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

not attached or linked

nº4 - not affected as garage between properties.

nº6 - not affected as garage between property houses. Will see it though.

5. SITE CONSTRAINTS

TREES Nil

ACCESS/PARKING Garage + 1 park on driveway

LEVELS level

BOUNDARY TREATMENT 2.0m close boarded fences around all boundary.

OTHERS

Properties to rear - will see it as tall trees in rear gardens

nº4 has conservatory.

Application Number: F/2001/5200

Appraisal:

The proposed development is a single storey rear extension to be utilised as a conservatory. The property is located in a residential street within an identified settlement. The house is linked to the adjoining house (no.6) by way of a single storey garage between the properties. The surrounding properties are either detached or linked attached. The house has a pitched roof with gable-ends.

The conservatory will project 3.4m from the rear flank wall of the house and will be 5.02m in width. It will be constructed in glass but will have some brick work around the bottom. The roof will be pitched and it will have a hipped end. The maximum height will be 3.0m and the eaves will be at 2.1m in height.

1. **Impact upon neighbouring properties**

There are garages between the application house and the adjoining two properties which means the proposed conservatory will be located some distance away (2.8m). This means there will be no day-lighting effects on the adjoining properties. As the extension is single-storey and of a small size, there will be no over-bearing impact on the adjoining properties. A 2.0m high close-boarded fence encloses the rear yard of the property and this helps maintain privacy between the properties.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extension will not be seen from the street scene as it is located to the rear of the house. It is therefore considered that there would be no adverse effects upon the character of the street scene.

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5200
CASE OFFICER: Heidi Lynch

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

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

Tel: (0118) 974 6442

Date: **14 November 2001**

My ref: F/2001/5200

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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

Dear Councillor

Application Number: F/2001/5200
5, Constable Close, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5200**
5, Constable Close, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____

Signed: _____ *Date:* _____
Councillor Thair

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

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

Tel: (0118) 974 6442

Date: **14 November 2001**

My ref: F/2001/5200

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Heidi Lynch

Development Control Officer

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Case officer: **Heidi Lynch** Application Number: **F/2001/5200**
5, Constable Close, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: (0118) 974 6442

Date: **14 November 2001**

My ref: F/2001/5200

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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

Dear Councillor

Application Number: F/2001/5200
5, Constable Close, Woodley, Reading.
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If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5200**
5, Constable Close, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

Received by Wokingham District Council

Application No: F/2001/5200

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

Location:
5, Constable Close, 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/2001/5200 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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.

Head Planning and Transportation

14 November 2001

ENVIRONMENT AGENCY

Our Ref : SP/2001/004892-1/1
Your Ref : F/2001/5200

Date : 12 December 2001

PLANNING SERVICES	HPT 50868
POL	TLS
DC LPL	ENF
APP	
CS	
DLO	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Heidi Lynch

SINGLE STOREY REAR EXTENSION TO DWELLING AT 5 CONSTABLE CLOSE, WOODLEY, READING

Thank you for your letter dated 14th November 2001, received on 16th November 2001. Please quote the following reference in any correspondence: **SU77SE/18/54**. The Environment Agency has the following comments:

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Groundwater Protection

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: JIM GANE

FROM: Heidi Lynch

DATE: 14 November 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5200

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

Site Address: 5, Constable Close, Woodley, Reading.

Applicant: Mr & Mrs James C/O Jim Gane.

Your observations are required in respect of this application **by 08/12/2001** .

Members made no comment on this application.

PLANNING SERVICES	HPT
[illegible]	TLS
[illegible]	ENF
[illegible]	
[illegible]	
[illegible] DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 6.12.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 OCT 2001	Map No. 42 Site 002
Officer: HL / Application No. F 2001/5200	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

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

Location: 5 CONSTABLE CLOSE

Parish: WOODLEY Ward: Loddon

14.11.01 B.

Applicant: MR/MRS JAMES

PD rights removed

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.11.01.TB Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency Landfill Site..250m.

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
.....

NEIGHBOURS:

..... Site Notice + See Map .....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number:
29.OCT.2001 * 5200

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS JAMES
	Address and postcode	5 CONSTABLE CLOSE WOODLEY READING RG5 4US
	Phone number	01189 440884
2	Agent's Name	JIM GANE
	Address and postcode	630 WOKINGHAM RD EARLEY READING
	Phone number	01189 616964
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.	5 CONSTABLE CLOSE WOODLEY READING BERKS RG5 4US
4	Give brief details of the proposal for example, two storey side extension About the application	WHITE UPVC CONSERVATORY UPVC ROOF.
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.	UPVC WINDOWS, GLASS ROOF MATCHING FACE BRICKS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed:
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.		
	PERMITTED DEVELOPMENT RIGHTS REMOVED		
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: J E James

on behalf of Mr & Mrs James

Date 25/10/01

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

1933

ADDRESS 5 CONSTABLE CLOSE PARISH WOODLEY

PLOT No. 5 WOODLEY AIRFIELD SE2 ORD. SHEET No. SU 77734

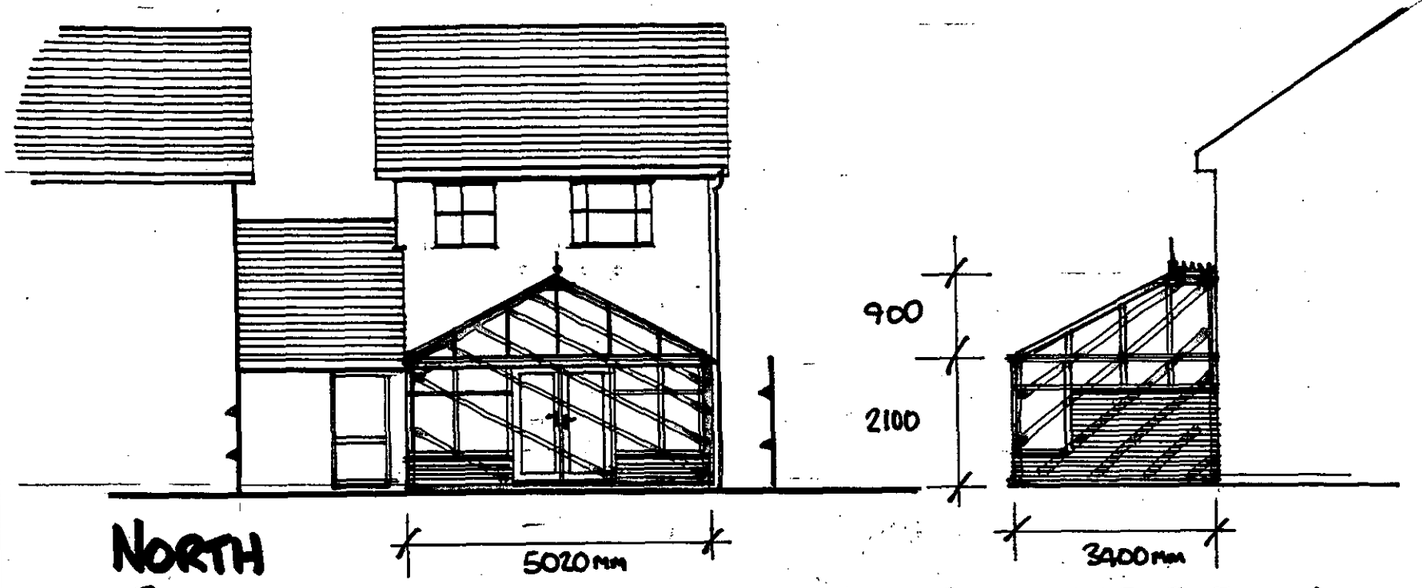
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
08308	WOODLEY	AIRFIELD PLAN	30-10-78	C
23796	ADWEST/BRYANT	O/L - PHASE 5	25-3-85	C
38857	W/DR.			
39565	BRYANT	DET. HOUSE & GARAGE	8-12-92	C/A
FP/92/0674	"	"	19-8-92	F/APP

MINISTRY DECISION

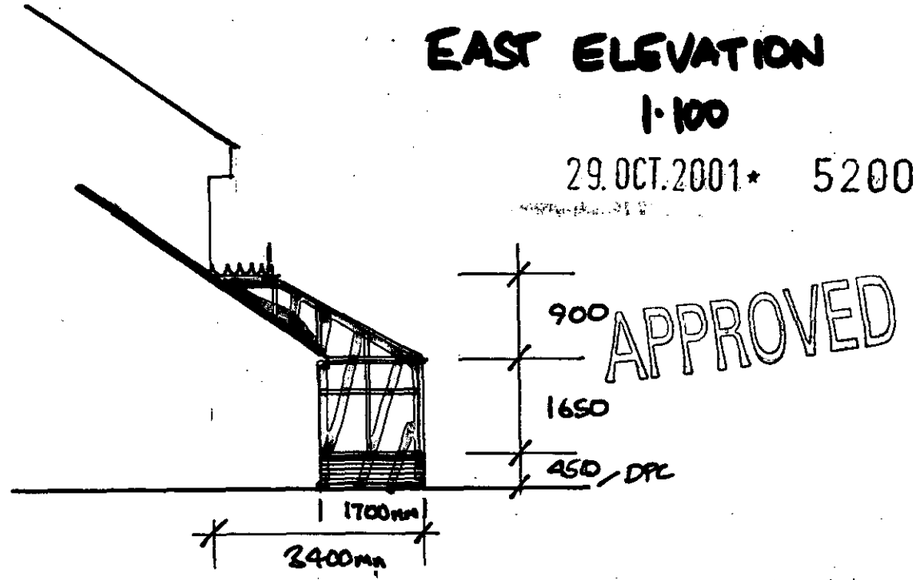
SPECIAL ORDERS PD Enq - Conservatory - Mr James 11/09/01 (Y)

1933



NORTH ELEVATION
1·100

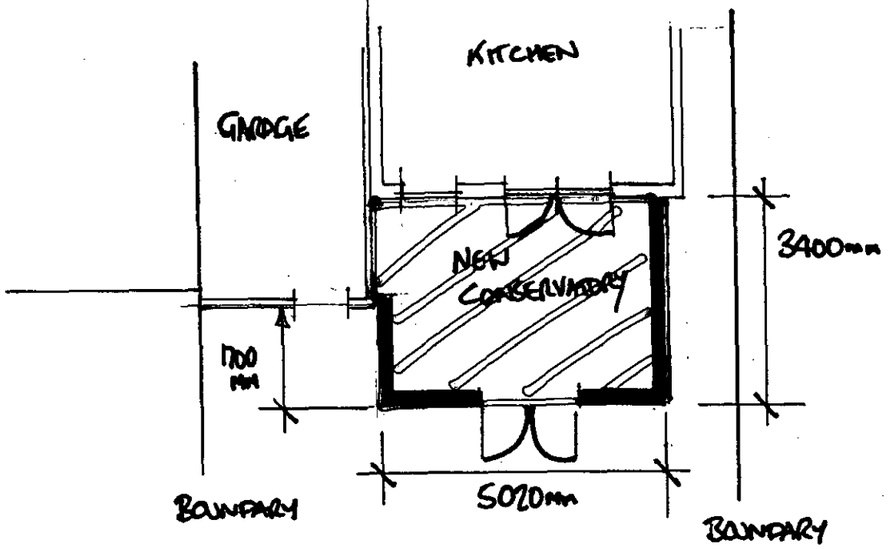
NEST ELEVATION
1·100



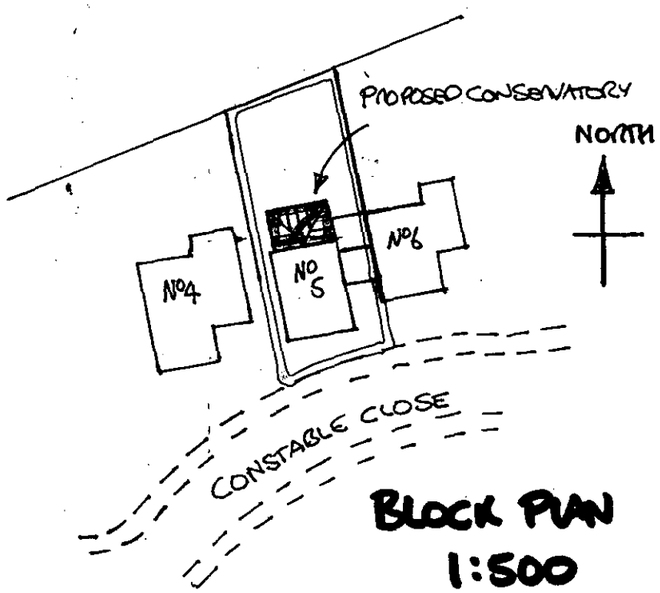
EAST ELEVATION
1·100

29.OCT.2001* 5200

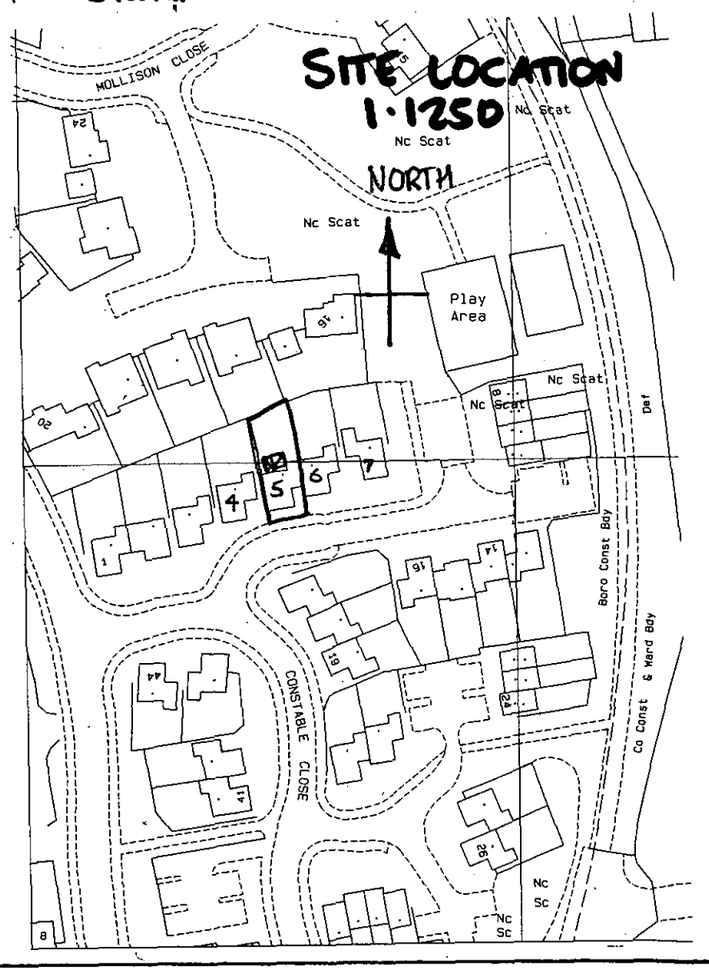
APPROVED



PLAN 1·100



BLOCK PLAN
1:500

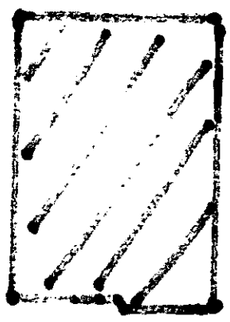


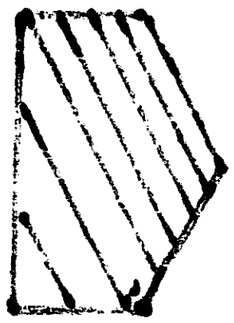
PROPOSED WHITE UPVC EDWARDIAN CONSERVATORY FOR MR & MRS JAMES 5 CONSTABLE CLOSE WOODLEY READING BERKS RG5 4US SCALE 1:100 ELEVATIONS & PLAN, BLOCK PLAN 1:500, SITE LOCATION 1·1250 (JIM GANG 25/10/01)

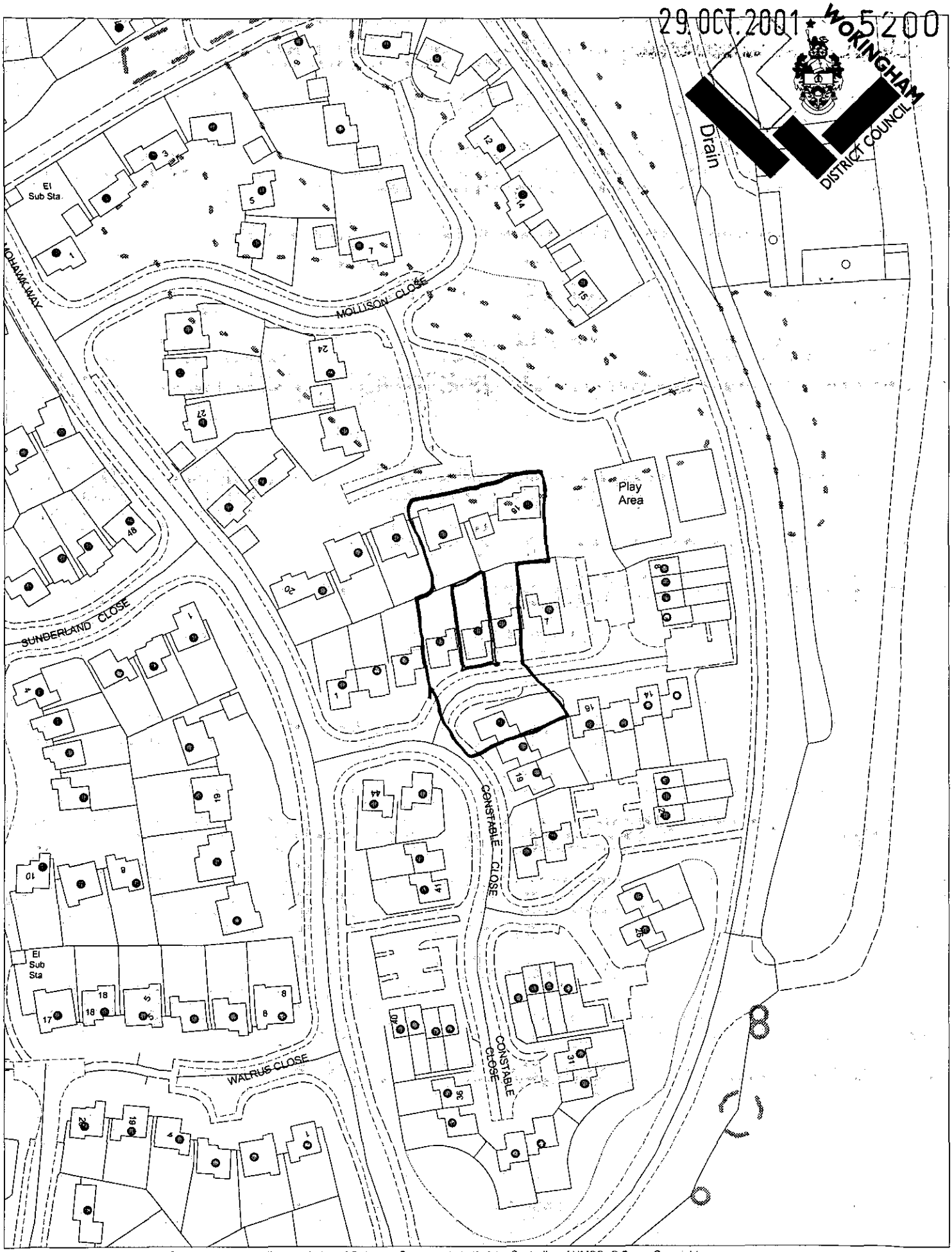












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Central Support Section, Environmental Services, Wokingham District Council.
8 November 2001

Scale: 1 : 1250

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W E
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