APPLICATION NO:
F/2001/3307

LOCATION:
349 Whitley Wood Lane, Reading.

APPLICANT:
Mrs Hawkins C/O C A Associates

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **08/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/04/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Hawkins
C/O C A Associates
18 Cinnamon Close
Earley
Berkshire
RG6 5GP

Application Number: F/2001/3307

Parish: **SHINFIELD**

Location: **349, Whitley Wood Lane, Reading.**

Proposal: **Proposed first floor side extension to dwelling and single storey rear extension.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extension facing 351 Whitley Wood Lane hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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 LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 16/03/2001

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3307	NB
BUILDING CONTROL NUMBER	FP 2001/1898	Alan
~~APPLICANT~~/AGENT	C.A. Associates	
ADDRESS OF SITE	349 Old Whitley Wood Lane SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	first floor side ext & s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CA00·395	CA00·395
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	6/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2001/3307

Proposal:
Proposed first floor side extension to dwelling and single storey rear extension.

Location:
349, Whitley Wood Lane, , Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

12 February 2001

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

Tel: (0118) 974 6492

Date: **12 February 2001**

My ref: F/2001/3307

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2001/3307
349, Whitley Wood Lane, , Reading.
Proposed first floor side extension to dwelling and single storey rear extension.

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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3307**
349, Whitley Wood Lane, , Reading.
Proposed first floor side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6492

Date: **12 February 2001**

My ref: F/2001/3307

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2001/3307
349, Whitley Wood Lane, , Reading.
Proposed first floor side extension to dwelling and single storey rear extension.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3307**
349, Whitley Wood Lane, , Reading.
Proposed first floor side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6492

Date: **12 February 2001**

My ref: F/2001/3307

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2001/3307
349, Whitley Wood Lane, , Reading.
Proposed first floor side extension to dwelling and single storey rear extension.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3307**
349, Whitley Wood Lane, , Reading.
Proposed first floor side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3307

Applicant : Mrs Hawkins C/O C A Associates.

Location : 349, Whitley Wood Lane, , Reading.
Proposal : Proposed first floor side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....12/3.....

Date Registered : 06/02/2001

Earliest Date for Decision : 08/03/2001

Latest Consultation Date/Site Notice Expiry Date : 08/03/2001

This application will have expired on: 03/04/2001. 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 :

Shinfield PC: none received.

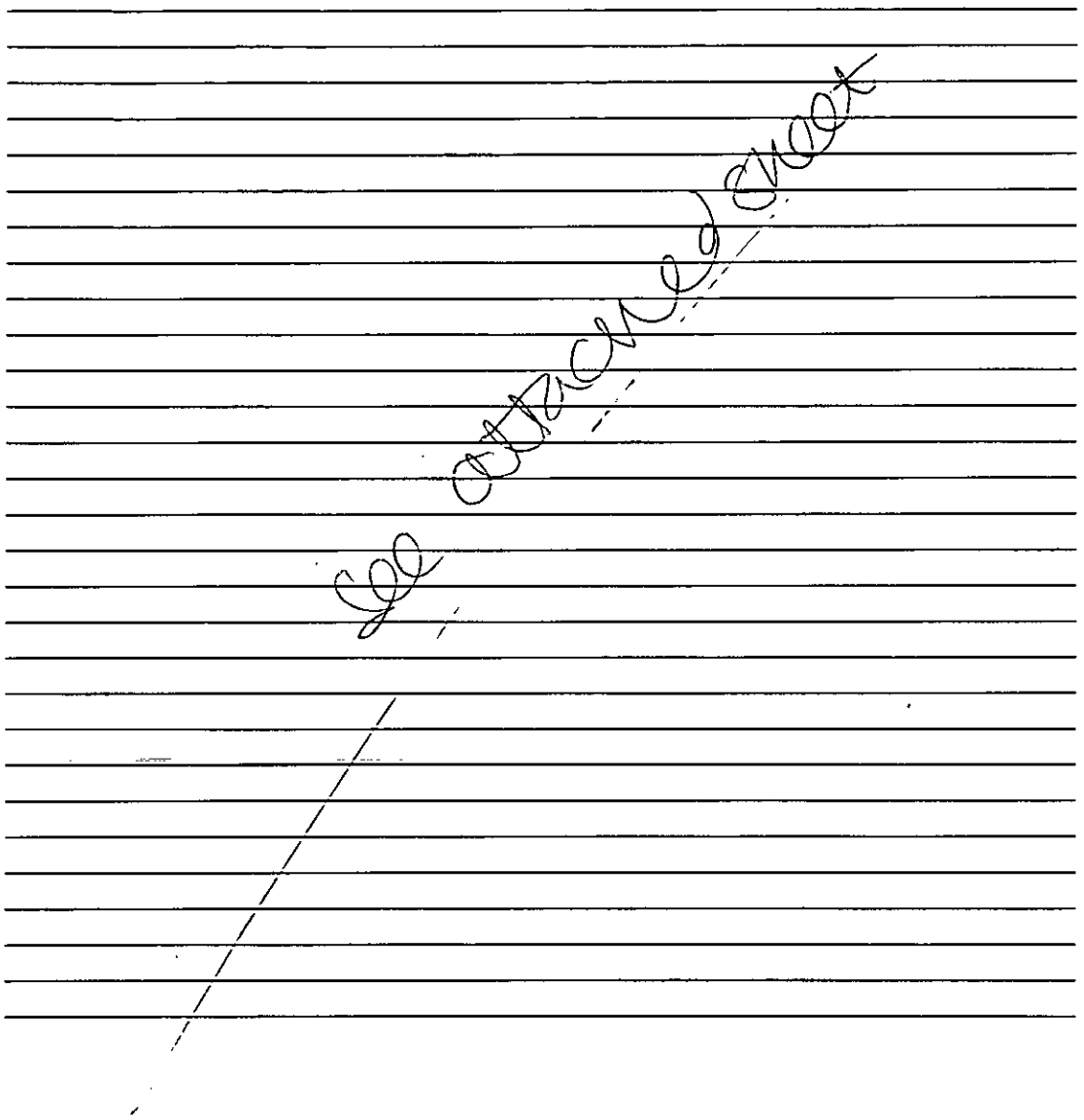
Highways : 16/2 : C/A

Letters of rep. none received

Planning Issues : (10'd set

Application Number: F/2001/3307

Appraisal :



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

Application Number F/2001/3307
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	~~full materials to match~~ full perm. 5 yrs
	C014	R014	Materials to match.
	C049	R049	Garaging to be retained
	C122	R122	Parking to remain
	C044	R044	No windows
			Ins: side elevation facing 351 Whitley Wood Lane
		N06	No encroachment

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	CN1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	—
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	—

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

Date: 16/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 349 Whitley Wood Lane Reading.

APPLICATION NUMBER: F/2001/3307

OFFICER: Natalie Brown

DATE OF SITE VISIT: 12/3

1 SITE/STATUTORY NOTICE DISPLAYED ? on hedging @ front.

2. DESCRIPTION OF SURROUNDINGS Established semi-D residential. screened from Whitley Wood lane by hedging ~~beken~~ old W.W lane.

3. DESCRIPTION OF SITE/BUILDING Existing pitched hip garage (gable end facing 351) - proposed 1st floor over to no windows proposed

S.S rear extn will be further beyond kitchen rear b'line & with gap.

4. RELATIONSHIP TO ADJOINING PROPERTIES
semi-D with 347 - hedging @ front + low wall.
detached from 351 ~~no~~ no windows in side elev (2S).
wall between 351 @ front one 1st floor in rear elev.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fencing @ rear.

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3307
CASE OFFICER: Natalie Brown

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

Application Number: F/2001/3307

Appraisal:

Development
For a first floor side extension above garage to provide a 3rd bedroom and a single storey rear extension to provide a garden room.

1) Impact upon neighbouring properties (NB: No letters of objection received)
The proposed development would be along the boundary with No.351, which is itself set away from the boundary by approximately 2m. The side building line of No. 351 is two storey and there are no 1st floor windows in this side elevation.
There is a 2m gap between the two exiting side building lines of Nos. 349 and 351 that would be retained. There are no windows in the side elevation of No. 351 and non are proposed at No. 349, it is considered that the proposed 1st floor extension would have no adverse effects.
Likewise, the proposed single storey rear extension that would in fill the gap behind the rear of the garage and side of the kitchen is not considered to have adverse effects.
It is considered that there would be no adverse effects upon neighbouring properties in terms of overshadowing, overbearing nor overlooking.

2) Impact upon the character of the streetscene
Whilst the proposed first floor extension would be at full ridge height and flush with the front of the dwelling, this would be in keeping with the street scene. A gap of 2m would be retained between the properties so there would be no terracing effect with the streetscene (largely made up of pairs of semi-detached properties).

3) Impact upon highway safety (parking provision)
There would be three bedrooms provided so there would need to be 2 off-road parking spaces provided in order to comply with Council parking standards. This requirement has been met (one garage and one driveway space). Subject to a condition being added to ensure these spaces remain for parking, the Highways department has no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 FEB 2001	Map No. 12 Site 0.06
Officer: NAB | Application No. F/2001/3307	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 349, WHITLEY WOOD LANE

Parish: SHINFIELD Ward: Shinfield ✓ 12

Applicant: MRS HAWKINS

Fee Received 95-00 (1) 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	Confirm no encroachment at boundary.	✓ 12/2	16/3
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways V.12/2.....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

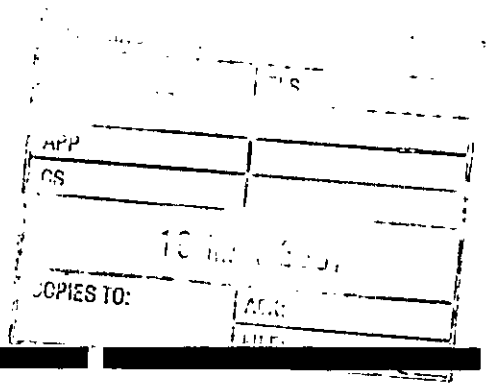
.....
.....
..... NO pre-apps .....

NEIGHBOURS:

..... S/N + See map. .....
.....
.....
.....
.....
.....
.....
.....
.....

FAX TRANSMISSION

01189869330



F/2000/8307

C A ASSOCIATES
building design services

TO WDC. FAX NO 0118 9746484 OFFICE WOKINGHAM

FROM C.A ASSOCIATES. FAX NO 0118 9869330 OFFICE READING

DATE 16.03.01. TEL NO " "

SUBJECT 349 OLD WHITLEY WOOD LANE. JOB NO CA.01.395

* COPIES TO PLANNING OFFICER: NATALIE BROWN.

TOTAL PAGES INCLUDING THIS ONE 1.

MESSAGE

THERE WILL BE NO ENCROACHMENT ONTO NEIGHBOURING PROPERTIES OR SITES. IN THE EVENT, THAT THE EXTENSION IS BUILT.

CONRAD GOODINES.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE TELEPHONE IMMEDIATELY

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Natalie Brown **Date:** 12 February 2001

Application Number: F/2001/3307

Proposal: Proposed first floor side extension to dwelling and single storey rear extension.

Parish: SHINFIELD PARISH

Site Address:
349, Whitley Wood Lane, , Reading.

Applicant:
Mrs Hawkins C/O C A Associates.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 16/02/01

Environmental Services

For office use only.
Application number: 06.FEB.2001* 3307

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	MRS S HAWKINS.
	Address and postcode	349 OLD WHITLEY WOOD LANE READING. RG2 8PY.
	Phone number	0118 - 9620066.
2	Agent's Name	C.A ASSOCIATES
	Address and postcode	18 CINNAMON CLOSE EARLEY . READING . RG6 5GP
	Phone number	0118. 9869330.
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.	349 WHITLEY WOOD LANE.
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW BEDROOM OVER EXISTING GARAGE, NEW GARDEN ROOM.
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. UPVC WINDOWS, MINERAL FINISH TO FLAT ROOF.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3.
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of MRS. S. HAWKINS

Date 02.02.01

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

ADDRESS 349 WHITLEY WOOD LANE PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU 7268

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/484/70	Mr R S Templeton	Bathroom Addn	29.10.70.	App.
BR24982	Mr & Mrs P. Kulisic	2/St. Extension	18.7.85	App N/A
23991	"	"	15.8.85	N/A Ref
24664	"	"	8.186	CA
BR46720	Mr. S. Hawkins	Garage/Store	3.2.89	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3307**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



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.

8 February 2001

Scale: 1 : 1250

N W E S