SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2001/3218

LOCATION:
6 Highcliffe Close, Woodley Reading.

APPLICANT:
Mr M Ayerst C/O John R Hall

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

EARLIEST DATE FOR DECISION: **18/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
19/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Ayerst
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AX

Application Number: F/2001/3218

Parish: **WOODLEY**

Location: **6, Highcliffe Close, Woodley, 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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.

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.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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 LTV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

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.

F
AO

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: BEWLEY HOMES PLC
C/O HALSON MACKLEY PARTNERSHIP
36 QUEENS ROAD
READING
BERKSHIRE RG1 4AU

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.43554 (F)

Proposal:
DEMOLITION OF DUFFIELD HOUSE AND ERECTION OF 11 DETACHED HOUSES WITH ACCESS FROM DUFFIELD ROAD
DUFFIELD HOUSE DUFFIELD ROAD WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(M4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.(M4R)

02 This permission is in respect of the application as amended by the revised drawing No. 94 : 1224 : A3 : 2 Rev B received with the Agent's letter dated 22 November 1994.

02 REASON For the sake of clarity.(M9R)

03 Prior to the commencement of development details of the proposed materials, including ground surface materials, shall be submitted to and approved by the District Planning Authority.

03 REASON Because inadequate details have been submitted with the application.(M9R)

04 No development shall take place until there has been submitted to and approved by the local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.(M14)

continued/-

Application 43554 continued

04 REASON In the interests of visual amenity. (N13R)

05 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. (N15)

05 REASON In the interests of visual amenity. (N13R)

06 Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority. (N16)

06 REASON To ensure that existing trees are protected during development. (N16R)

07 Prior to the commencement of development, the new position of all protected trees to be moved with the tree spade, as part of the proposal, shall be agreed in writing by the District Planning Authority. Where necessary this work shall be overseen on site by a District Planning Authority representative.

07 REASON To ensure that existing trees are protected during development. (N16R)

08 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in the first floor or above side elevations of the development hereby permitted without the prior written permission of the District Planning Authority. (N20)

08 REASON In order to protect the privacy of neighbouring dwellings. (N20R)

09 The bedroom 2 window in the side elevation on plot 4 and the bedroom 1 window in the side elevation on plot 6 shall be omitted and replaced by the approved facing brickwork.

09 REASON In order to protect the privacy of neighbouring dwellings. (N20R)

10 Full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved in writing by the District Planning Authority prior to the erection or planting thereof and this condition shall apply notwithstanding any indications as to these matters given in the application. (235)

10 REASON In the interests of visual amenity. (N13R)

11 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that

continued/-

Order) no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway or shared driveway (other than the flank walls and fences shown on the approved layout).(231)

11 REASON In the interests of visual amenity.(N13R)

12 The siting of any site compound,temporary building, storage area and other such activity required for construction work on the site shall be carried out under a scheme to be submitted to and approved in writing by the District Planning Authority before the development of the site commences.(N23)

12 REASON In the interests of amenity and road safety.(N23R)

13 Construction work of any sort within the area covered by the application shall only take place between the hours of 7.30 am and 7.00 pm on Mondays to Fridays, 8.00 am to 1.00 pm Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority.(838H)

13 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties.(N25R)

14 There shall be no bonfires on the site during the period of construction of the development.

14 REASON In the interests of amenity.

15 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.(N26)

15 REASON To prevent harm to the appearance of the locality.(N26R)

16 Prior to the commencement of development details of the site levels of the proposed dwellings in relation to existing development shall be submitted to and approved by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm.(N27)

16 REASON In order to protect the character of the locality and amenities of nearby dwellings.(N27R)

17 None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority.(N33)

17 REASON In order to ensure the provision of off-site foul sewerage works to adequately serve the development.(N33R)

18 No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation

continued/-

which has been submitted by the applicant and approved by the Local Planning Authority. (N47)

18 REASON In order to ensure archaeological excavation and the researching of remains is carried out. (N47R)

19 No other development of the site shall take place until the access has been constructed in accordance with the approved plans. (N54)

19 REASON In the interests of road safety. (N54R)

20 No dwelling shall be occupied until the shared surface accessway serving it has been provided in accordance with the approved drawing.

20 REASON In the interests of road safety. (N54R)

21 No development shall be commenced until visibility splays of 4.5 metres by 60 metres have been provided at the centre of the site access road junction with Duffield Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level. (S37H)

21 REASON In the interests of road safety. (N54R)

22 The existing vehicular access from Duffield Road to Duffield Cottage shall be physically closed and reinstated with full kerb footway in accordance with details to be submitted to and approved by the Local Planning Authority prior to the occupation of any of the approved dwellings.

22 REASON In the interests of road safety. (N54R)

23 No dwelling shall be occupied until vehicle parking and turning space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking and turning at all times. (N57)

23 REASON In the interests of road safety. (N54R)

24 There shall be no vehicular access to the site from Adarley Close and all construction traffic shall access the site from the approved road junction onto Duffield Road only.

24 REASON In the interests of road safety. (N54R)

25 Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for the purpose. (N70)

25 REASON To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's Vehicle Parking Standards. (N70R)

26 Before the first dwelling hereby approved is occupied, the vision splay

continued/-

Application 43554 continued

at the front of Nos. 23, 25 and 27 Duffield Road shown on the plan received with the agents (C.A Lennon Associates) letter dated 25.10.94. shall be provided and thereafter this land be kept free of all obstruction to visibility above a sight line of 0.6 metres from the surface of the carriageway.

26 REASON In the interests of road safety.(N54R)

INFORMATIVES:-

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

The developer shall have consultations with the Engineer to the Woking District Council at the earliest possible time regarding the drainage of the development.(673)

Soakaways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

All existing land drainage disturbed shall be replaced or relaid as near as possible to its original position and subject to the approval of the Engineer, shall be connected to the surface water drainage system.(687)

The use of soakaways is subject to satisfactory testing in accordance with Building Research Establishment Digest No. 151.(708)

Gravity drainage of the site is subject to levels permitting.(712)

continued/-

Application 43554 continued

Date 01 FEB 1995

R.F.Wilson

District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986: SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3218	AT
BUILDING CONTROL NUMBER.	FP2001/1841	Nick
~~APPLICANT~~/AGENT	John R. Hall	
ADDRESS OF SITE	6. Highcliffe Close Duffield Road WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1654	PBC/1654
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	15/3/01.	

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	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3218

Applicant : Mr M Ayerst C/O John R Hall.

Location : 6, Highcliffe Close, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		13/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 27/02/01 .....

Date Registered : 22/01/2001

Earliest Date for Decision : 18/02/2001

Latest Consultation Date/Site Notice Expiry Date : 18/02/2001

This application will have expired on: 19/03/2001. 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 :

Highways: Approval with condition
Woodley TCouncil: See memo on file regarding neighbours letter.
Neighbours: 1 Letter of concern ~~details~~ (not relevant planning issues) access only.

Planning Issues : (identified settlement)

Planning history ref. 43554 approved 01/02/1995 for demolition of Duffield House + for the erection of 11 No Houses (detached)

1) Neighbours
2) Streetscene
3) Highways.

Application Number: F/2001/3218
Appraisal:

1) Impact on neighbouring properties

The proposal is for a first floor side extension, and a single storey rear extension to a detached two storey modern house.

The proposed first floor side extension will be located directly above the ground floor study to form an additional bedroom. The roof pitch and eaves height would match that of the existing main roof (5 metres) with a ridge height of 7.3 metres, (1.1 metres below the main ridge height). There will be a new window at first floor level on the front elevation but will not cause overlooking of neighbouring properties.

The proposed single storey rear/side extension measures 3.6 metres wide by 10.9 metres in length. It will be accessed via the kitchen to form a breakfast room and a family room. To have a hipped pitched roof with an eaves height of 2.5 metres and a ridge height of 4 metres. There will be three new windows, a new roof light and a pair of patio doors, but these will not cause any overlooking of neighbouring properties.

It is considered that due to the orientation, boundary treatments and distance away the proposal will not affect the neighbouring properties to the side and to the rear.

No.7, to the northwest, 2-storey detached house, due to its orientation and distance away from the proposal the occupants of this property will not be affected. However this neighbour is concerned (see letter on file) of the disruption the construction traffic may cause while the extensions are being built. They asked if access could be gained via Alderley Close.

Woodley Town Council were also concerned and asked if access could be gained via Alderley Close for the duration of the construction.

However, condition 24, of the original planning permission for the estate ref. 43554 dated 01/02/1995, prevents such vehicular access and construction traffic access from Alderley Close.

2) Impact on street scene /visual impact.

The design and the materials proposed would match the existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions.

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

Application Number F/2001/3218
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2.	C012	R012	External Materials to be agreed
3.	C049	R049	
4.	C122	R122	
			Informatives
	N04		Planning Permission Only (NOT BR Approval)

RECORD OF SITE VISIT

SITE ADDRESS: 6 Highcliffe Close Woodley Reading.

APPLICATION NUMBER: F/2001/3218

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/02/01

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

2. DESCRIPTION OF SURROUNDINGS 'Residential' quiet/modern cul-de-sac, group of large detached houses on select site, 2 storey, all same design, with similar ~~similar same~~ footprints, open plan front gardens with low shrubs.

3. DESCRIPTION OF SITE/BUILDING 2 storey modern detached house, with double garage on corner plot. Red brick at base level and at corners, details above windows and at eaves level. Brown coloured concrete tiled roof with cream coloured render. Also at front red tiles hung below bay windows, white painted wooden windows,* brown guttering with white fascia boards

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan / on corner plot rear garden backs onto Alderley Close

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — 4 spaces for cars + turning area.

LEVELS — Alderley Close 0.3 metres lower than proposal site

BOUNDARY TREATMENT — No 5, 1.8 m fence at side adj to No 6 garage (No windows in flank elev.) open plan frontage

OTHERS — No 7. 1.8m fence at rear low privet hedge at side at front + flank elev: (first floor obscured glazed window + side door)

— No 12, Alderley Close, 1.8m ob fence with 2-3 m high shrubs on side boundary (No windows on flank elevation)

— No 29, Alderley Close 1.8m fencing and conifers 5m high on boundary (main windows at first floor + ground floor face rear garden) not affected.

~~[illegible]~~

* At the rear a 1.95m high fence, at the cul-de-sac in Alderley Close, ~~part~~ one panel could be removed for access.

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

Tel: 0118 974 6441

Date: **25 January 2001**

My ref: F/2001/3218

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/3218
6, Highcliffe Close, Woodley, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3218**
6, Highcliffe Close, Woodley, 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 Dredge

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

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

Tel: 0118 974 6441

Date: **25 January 2001**

My ref: F/2001/3218

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

John Mitchell
Development Control Manager

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6, Highcliffe Close, Woodley, 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 McCann

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

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

Tel: 0118 974 6441

Date: **25 January 2001**

My ref: F/2001/3218

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3218**
6, Highcliffe Close, Woodley, 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 Lennard

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3218
CASE OFFICER: Andrew Thorley

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3218**
CASE OFFICER: **Andrew Thorley**
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				

Received by Wokingham District Council

Application No: F/2001/3218

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

Location:
6, Highcliffe 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2001. 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

25 January 2001



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Development Control Section, Environmental Services, Wokingham District Council.

24 January 2001 Scale: 1 : 1250

N
W
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 JAN 2001
Officer: AT	Application No. F/2001/3218

Map No. 37.. Site ...0:07.....
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: 6 HIGHCLIFFE CLOSE, DUFFIELD ROAD

Parish: WOODLEY Ward: CORONATION 25.01.01

Applicant: MR M AYERST

Fee Received 95-00 (7) 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 : ...25.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....No pre apps.....

.....

.....

NEIGHBOURS:

.....Site notice and see map.....

.....

.....

.....

.....

.....

.....

.....

FROM: Andrew Thorley

DATE: 25 January 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT 39718
POL	TLS
DC	ENF
CS	
09 FEB	
COPIES TO:	FILE:

Application Number: F/2001/3218

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

Site Address: 6, Highcliffe Close, Woodley, Reading.

Applicant: Mr M Ayerst C/O John R Hall.

Your observations are required in respect of this application **by 18/02/2001**.

The committee noted correspondence from the neighbour at No. 7 and recognised his and another residents' concerns at the use of the shared access by contractors' vehicles during construction of the proposed extensions.

Members questioned whether it would be possible to access the site from Alderley Close for the duration of construction, but this would be dependent on the conditions of previous planning permission for the development of Highcliffe Close.

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 25 January 2001

Application Number: F/2001/3218

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

Parish: WOODLEY TOWN

Site Address:
6, Highcliffe Close, Woodley, Reading.

Applicant:
Mr M Ayerst C/O John R Hall.

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.
01/02/01

Tel. 0118 974 6441 (Direct Line)
E-mail:

Date. 9 February, 2001

My ref. AJT/F/2001/3218

Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr. R. & Dr. D. Milligan
7, Highcliffe Close,
North Woodley,
Reading,
Berkshire,
RG5 4RE

Dear Mr. R. & Dr. D. Milligan,

RE: PROPOSED FIRST FLOOR SIDE EXTENSION – 6,HIGHCLIFFE CLOSE, WOODLEY.

Thank you for your letter dated 4th February 2001.

Your comments have been noted and will be taken into account when the planning application is determined.

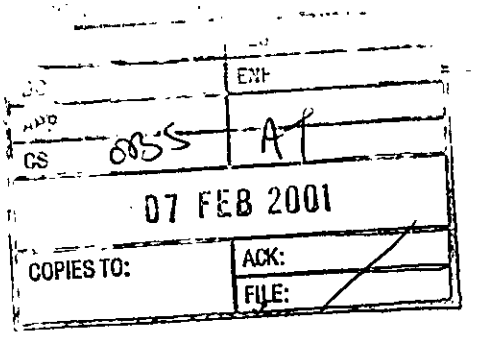
Unfortunately many of the issues you have raised such as repairing the shared drive are not relevant planning matters.

You may therefore wish to contact the applicant in respect of these matters.

I shall ensure that you are advised of a decision on this application in due course.

Yours sincerely,

A THORLEY
Case Officer (Development Control)



7 Highcliffe Close
North Woodley
Reading
Berkshire
RG5 4RE

4th February 2001

Dear Sir/Madam,

We are writing in reference to a planning application (F/2000/3218) for proposed work to be carried out on 6 Highcliffe Close.

Whilst we have no concerns about the extension plans themselves, we do have a number of issues that need clarification before understanding how best to proceed. Please consider the following points and advise us accordingly on whether these matters will be drawn into the planning application if approved, or whether we would need to seek legal advise to have these accommodated officially:-

- My wife is a General Practitioner. Her work involves regular "on call" shifts when she can be called out from home at a moment's notice. As such, we must be guaranteed 24 hour, 7 day a week access to our property and driveway. For this to be assured, there can be no obstruction to our driveway, even for the purposes of dropping off materials or workmen. Clearly, any infringement to this could have serious implications for the patient awaiting a visit.

- The property (6 Highcliffe Close) can only be accessed from the estate road over a shared driveway that is owned by us. The right of access provided within the deeds is for residential access. The owners of 6 Highcliffe Close are liable for a proportionate share of the cost of maintaining, repairing or renewing the whole of the shared driveway.

- Following on from the point above, we do not like the thought of heavy construction traffic passing up and down this narrow driveway due the possible damage this may cause to the driveway itself or the adjacent flower beds and hedges.

- There will also be a great deal of mud or other dirt that would have to be cleaned away and the whole area and driveway returned to its original condition. Whose responsibility would this be? Similarly litter or other construction materials that are not removed after the work has finished?

- During the construction process, skips will no doubt be needed as well and bricks and other materials to be delivered. Where will these be dropped off and stored until use? Once again, we have concerns about any obstruction of our property as well as the resulting mess or damage caused in the process of delivering or removing these materials to either the driveway or adjacent flower beds and hedges.

- We would like notice of the intended hours of construction work, to ensure that these are only during office hours and not at weekends.

- We have a two year old child whose safety we would be increasingly concerned about with increased traffic to this property. Already, the speed of certain traffic to this property is of great concern and needs to be reduced before there is an accident.

- We would need to know over what period of time the construction work is likely last. We are waiting to have some exterior paintwork done that clearly cannot be started unless finished prior to any construction work starting.

Our proposal would be that access across our driveway is not permitted except for household use and that all construction traffic, including contractors, fitters' and decorators' vehicles access this property from Alderley Close. The plans held by the council for this application clearly show that access is easier from Alderley Close with the following additional benefits:-

- Access would be from public highway, not a private drive.
- There is already a indented driveway access to the rear of the property from Alderley Close that stops at the property's rear fence.
- All construction work will be done at the rear of the property so logistically this access would be easier and probably cheaper.
- There would be un-obstructed access via this route except for the removal of a fence panel. From the front of the house, all construction machinery and materials would have to be transferred from the front to the rear of the property through the garage or via the garden gate.

As already mentioned, the obstruction/access issue is our greatest concern. Even if not intended, the consequences are the same and unavoidable. Please consider these concerns and confirm back to us with 21 days of the date of this letter as to whether these views will be upheld and written into the planning application. If that is not the considered view or is not possible, then advise us accordingly so we might seek legal advise on how we best proceed.

Yours faithfully,

Mr. R. & Dr. D. Milligan.

Ian Jordan

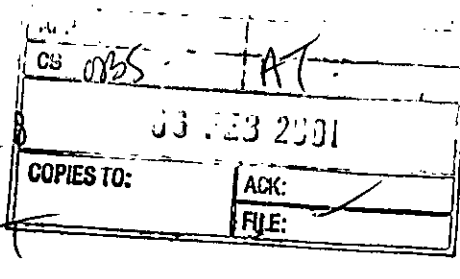
reply req

From: rmilligan [rmilligan@breathemail.net]
Sent: 06 February 2001 08:27
To: Ian Jordan
Cc: Joanna Pulman
Subject: Re: Planning Application F/2000/3218

OBS

F/2000/3218

A



7 Highcliffe Close
North Woodley
Reading
Berkshire
RG5 4RE

4th February 2001

Dear Sir/Madam,

We are writing in reference to a planning application (F/2000/3218) for proposed
work to be carried out on 6 Highcliffe Close.

Whilst we have no concerns about the extension plans themselves, we do have a
number of issues that need clarification before understanding how best to proceed.
Please consider the following points and advise us accordingly on whether these
matters will be drawn into the planning application if approved, or whether we would
need to seek legal advise to have these accommodated officially:-

1. My wife is a General Practitioner. Her work involves regular "on call" shifts when
she can be called out from home at a moment's notice. As such, we must be guaranteed 24 hour, 7 day a week access to our property and driveway. For this to
be assured, there can be no obstruction to our driveway, even for the purposes of
dropping off materials or workmen. Clearly, any infringement to this could have
serious implications for the patient awaiting a visit.

2. The property (6 Highcliffe Close) can only be accessed from the estate road over a
shared driveway that is owned by us. The right of access provided within the deeds is for residential access. The owners of 6 Highcliffe Close are liable for a
proportionate share of the cost of maintaining, repairing or renewing the whole of
the shared driveway.

3. Following on from the point above, we do not like the thought of heavy construction traffic passing up and down this narrow driveway due the possible
damage this may cause to the driveway itself or the adjacent flower beds and hedges.

4. There will also be a great deal of mud or other dirt that would have to be cleaned
away and the whole area and driveway returned to its original condition. Whose
responsibility would this be? Similarly litter or other construction materials that
are not removed after the work has finished?

Andrew,
there are also some points that require a written response from us back to Mr Milligan
Ian.

5. During the construction process, skips will no doubt be needed as well and bricks
and other materials to be delivered. Where will these be dropped off and stored
until use? Once again, we have concerns about any obstruction of our property as
well as the resulting mess or damage caused in the process of delivering or removing these materials to either the driveway or adjacent flower beds and hedges.

6. We would like notice of the intended hours of construction work, to ensure that
these are only during office hours and not at weekends.

7. We have a two year old child whose safety we would be increasingly concerned
about with increased traffic to this property. Already, the speed of certain traffic
to this property is of great concern and needs to be reduced before there is an
accident.

8. We would need to know over what period of time the construction work is likely
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b) There is already a indented driveway access to the rear of the property from
Alderley Close that stops at the property's rear fence.
c) All construction work will be done at the rear of the property so logistically this
access would be easier and probably cheaper.
d) There would be un-obstructed access via this route except for the removal of a
fence panel. From the front of the house, all construction machinery and materials
would have to be transferred from the front to the rear of the property through the
garage or via the garden gate.

As already mentioned, the obstruction/access issue is our greatest concern. Even if not
intended, the consequences are the same and unavoidable. Please consider these
concerns and confirm back to us with 21 days of the date of this letter as to whether
these views will be upheld and written into the planning application. If that is not the
considered view or is not possible, then advise us accordingly so we might seek legal
advise on how we best proceed.

Yours faithfully,

Mr. R. & Dr. D. Milligan.

----- Original Message -----
From: Ian Jordan <Ian.Jordan@wokingham.gov.uk>
To: <rmilligan@breathemail.net>
Cc: Joanna Pulman <Joanna.Pulman@wokingham.gov.uk>
Sent: Monday, February 05, 2001 5:42 PM
Subject: RE: Planning Application F/2000/3218

> Mr Milligan,
>
> thank you for your e-mail regarding application F/2000/3218.
>
> Unfortunately the file attached could not be opened, please would you
> re-send in a standard word document format (.doc)
>
> Regards,
>
> Ian Jordan
> Principal Planning Support Officer
>
> > -----Original Message-----
> > From: Joanna Pulman
> > Sent: 05 February 2001 13:39
> > To: Ian Jordan
> > Subject: FW: Planning Application F/2000/3218
> >
> > We have received this email via the general WDC address, please can you
> > arrange a response and copy it to me for our logging system.
> >
> > Thank you
> > Joanna Pulman
> > Website Manager
> > Wokingham District Council
> > Tel: 0118 974 6109
> > Email: joanna.pulman@wokingham.gov.uk
> > Website: www.wokingham.gov.uk
> >
> >
> > -----Original Message-----
> > From: rmilligan [SMTP:rmilligan@breathemail.net]
> > Sent: Sunday, February 04, 2001 9:56 PM
> > To: wokinghamdc@wokingham.gov.uk
> > Subject: Planning Application F/2000/3218
> >
> > For the attention of Mr. Andrew Thorley
> > Environmental Services Department Planning Services
> >
> > Please consider the comments in the attached letter during your review
> > process for the above planning application.
> >
> > Many thanks,
> >
> >
> > Mr. R. & Dr. D. Milligan << File: Planning Application.wps >>
>

Environmental Services

For office use only.
Application number: 22.JAN.2001 * 3218

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. M. AYERST
	Address and postcode	6 HIGHCLIFFE CLOSE DUFFIELD ROAD. WOODLEY, READING RG5 4RE
	Phone number	
2	Agent's Name	JOHN R. HALL
	Address and postcode	SETLEY COTTAGE, BASINGSTOKE ROAD, THREE MILE CROSS READING RG7 1AX
	Phone number	0118 9882883
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.	6 HIGHCLIFFE CLOSE DUFFIELD ROAD WOODLEY, READING
4	Give brief details of the proposal for example, two storey side extension.	About the application: FIRST FLOOR EXTENSION OVER EXISTING STUDY AND SINGLE STOREY REAR 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 DETAILING, WHITE INFILL PANELS, INTERLOCKING TILE ROOF ALL 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

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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 M. Ayerst.

Date 28/12/00

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

22.JAN.2001 * 3218

1933

ADDRESS 6 HIGHCLIFFE CLOSE PARISH WOODLEY

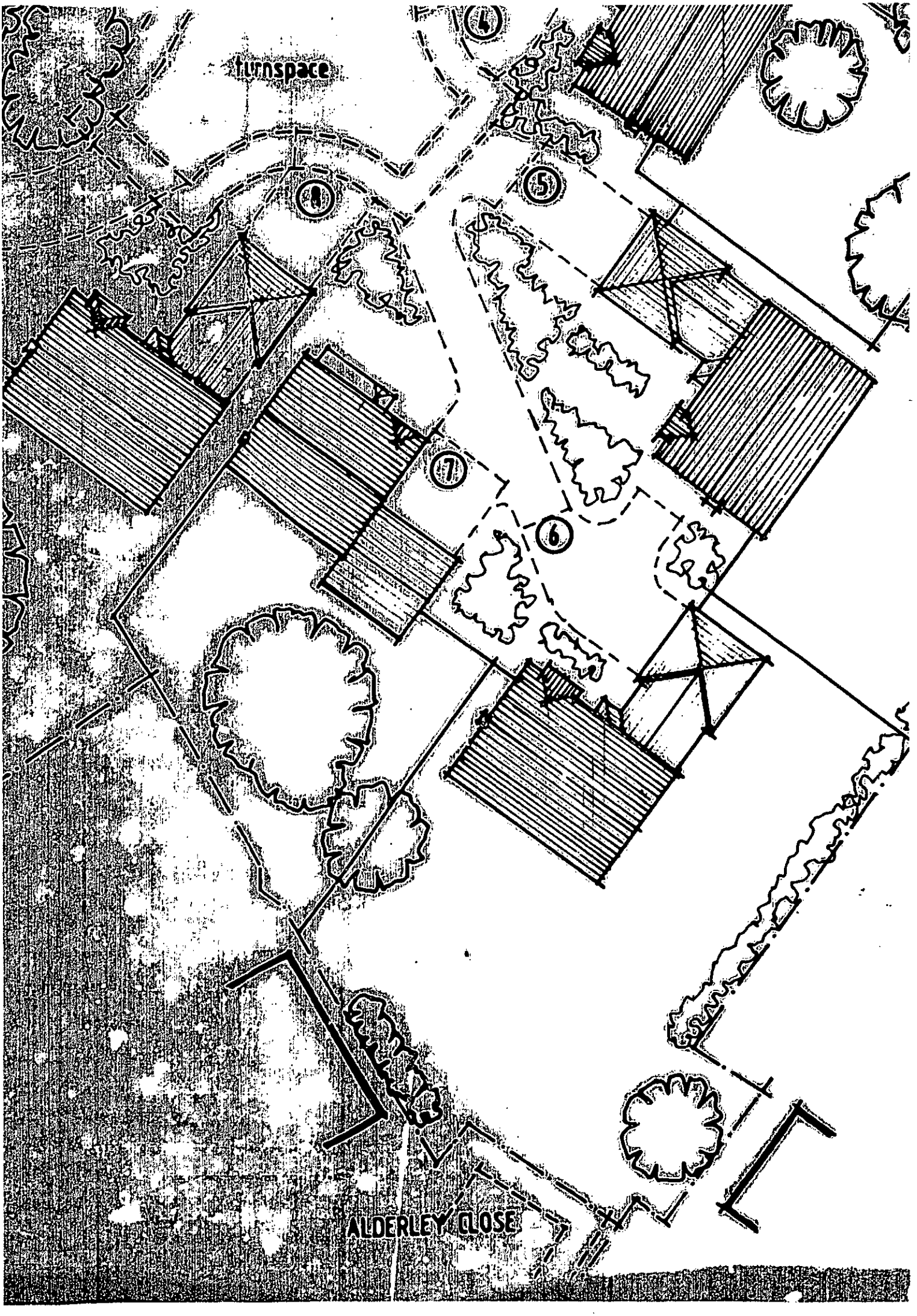
PLOT No. 6 (RUTHELD HOUSE) ORD. SHEET No. SU. 7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42699	BEWLEY HOMES	DEM. D. HOUSE —	3.8.94	Ref
		11 HOUSES (ACCESS		
		ALDERLEY CLOSE)		
43534	"	"	1.2.95	C/A CA
FP95/3387	"	"	4.5.95	C/AAP

MINISTRY DECISION TPO 224/83

SPECIAL ORDERS TPO 670/94 WILL NOT BE CONFIRMED TPO 832/96


turnspace
4
5
1
7
6
ALDERLEY CLOSE