APPLICATION NO:
F/2000/1071

LOCATION:
19 Wyndham Crescent, Woodley Reading.

APPLICANT:
Mr M A Holley

PROPOSAL:
Proposed single storey rear/side extension to dwelling.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **22/05/2000**

CASE OFFICER: ~~**Natalie Brown**~~
Nicky Lake

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M A Holley
19, Wyndham Crescent
Woodley
Reading
RG5 3AY

Application Number: F/2000/1071

Parish:	**WOODLEY**
Location:	**19, Wyndham Crescent, Woodley, Reading.**
Proposal:	**Proposed single storey rear/side extension to dwelling.**

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

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 external works shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell

John Mitchell
Development Control Manager
Date: 22nd May 2000.

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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1071	NL
BUILDING CONTROL NUMBER.	FP 2001/1637	Nick
APPLICANT/~~AGENT~~	Mr M. A. Holley	
ADDRESS OF SITE	19. Wyndham Crescent WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear/side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	No 3	No 3
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/3/01	

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 : Natalie Brown

Application Number : F/2000/1071

Applicant : Mr M A Holley .

Location : 19, Wyndham Crescent, Woodley, Reading.
Proposal : Proposed single storey rear/side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27·4·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 27.4.2000

Date Registered : 27/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 22/05/2000

Consultation Responses :

Woodley T.C - "No comment".

Planning Issues :

Site Description - within the identified settlement.

1.) Impact upon the neighbouring dwellings

2.) Impact upon the Street Scene

Application Number: F/2000/1071

Appraisal :

1.) Impact upon the neighbouring dwellings.
The proposed development is for a single storey rear roof. There is an existing 2/S side + S/S rear extension. The proposed development would be to the rear of this. The extension will project out 1.9m to the side and 2.3s from the rear of the existing dwelling/extension.
The property is on the outer edge of a Crescent with a garden which is wider at the back than at the front. The adjacent property No 21, has a lean-to style structure against the wooden fence, with a height of about 2.5m.
The proposed development will not overlook, overshadow or overbear. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the street scene.
While the proposed extension projects out 1.9m from the side of the dwelling, due to the shape of the site this will not be largely visible from the road. The proposed development is in keeping with the character of the existing dwelling and the wider area, as such, there will be no detrimental impact upon the street scene.

Recomendation : Approval: ☑ ~~Refusal:~~ ☐
(tick appropriate box)

Application Number F/2000/1071
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	[illegible]
~~3~~	~~SC23~~	~~SR06~~	

John Murrell
22/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 19 Wyndham Crescent Woodley Reading.

APPLICATION NUMBER: F/2000/1071

OFFICER: Natalie Brown

DATE OF SITE VISIT: 27.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES- on post front garden.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/5 Semi Detached Dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal will bring the garage forward on the side of the property. The rear extension will have a hipped roof. and will project out on the side. There is a wood board fence. Next door has a lean-to structure against the boundary the walls height is about 2.5m high. - so Good distance to opposite side - Good rear distance

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6492

Date: **11 April 2000**

My ref: F/2000/1071

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

Dear Councillor

Application Number: F/2000/1071
19, Wyndham Crescent, Woodley, Reading.
Proposed single storey rear/side extension to dwelling.

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1071**
19, Wyndham Crescent, Woodley, Reading.
Proposed single storey rear/side extension to dwelling.
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 6492

Date: **11 April 2000**

My ref: F/2000/1071

CONFIDENTIAL

Councillor Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1071**
19, Wyndham Crescent, Woodley, Reading.
Proposed single storey rear/side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

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

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

Tel: (0118) 974 6492

Date: **11 April 2000**

My ref: F/2000/1071

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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

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Application Number: F/2000/1071
19, Wyndham Crescent, Woodley, Reading.
Proposed single storey rear/side extension to dwelling.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1071**
19, Wyndham Crescent, Woodley, Reading.
Proposed single storey rear/side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

Received by Wokingham District Council

Application No: F/2000/1071

Proposal:
Proposed single storey rear/side extension to dwelling.

Location:
19, Wyndham Crescent, 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 letter 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 05/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

FROM: Natalie Brown

DATE: 11 April 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1071

Proposal: Proposed single storey rear/side extension to dwelling.

Site Address: 19, Wyndham Crescent, Woodley, Reading.

Applicant: Mr M A Holley .

Your observations are required in respect of this application **by 05/05/2000**.

The committee agreed to make no comment on this application.

SIGNED: Aleena DATE: 27.4.00

Clerk To Woodley Parish/Town Council.

Tel. **(0118) 974 6492**

Date: 11 April 2000

Your Ref:

My Ref: **Natalie Brown - F/2000/1071**

Mr M A Holley

19, Wyndham Crescent
Woodley
Reading
RG5 3AY

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

Dear Sir/Madam

Application Number: F/2000/1071

Site Address: 19, Wyndham Crescent, Woodley, Reading.

Proposal: Proposed single storey rear/side extension to dwelling..

Thank you for the above application, which has now been accepted along with the sum of £95 in fees.

The Council will try to deal with your application within 8 weeks. However, it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by ***22/05/2000*** *you have the right to appeal to the Secretary of State for the Environment,* Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application please contact your case officer, **Natalie Brown,** on **(0118) 974 6492** quoting reference number **F/2000/1071.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

Chris Wood
Head of Planning and Transportation

* cheque bounced *
– cash paid
25/4/00
∴ fee OK.
C. Hurst.

REPRESENTED CHEQUES

Department: Planning Dept.

DATE	NAME	REFERENCE	AMOUNT	COMMENTS
17/4/00	Holley	J030P7435	95.00	Represented 17/4/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 MAR 2000	Map No 44 Site 0:05
Officer: NL / Application No. F/2000/1071	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (F.) PROPOSED SINGLE STOREY REAR/SIDE EXTENSION TO DWELLING

Location: 19 WYNDHAM CRESCENT

Parish: WOODLEY Ward: Coronation

11.4.2000

Applicant: MR HOLLEY

Fee Received 95-00 (3) 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 : 11:4:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No Pre-apps.

NEIGHBOURS:

S/N + 12, 17 + 21 WYNDHAM CRESENT ✓

48, 49 + 50 HANDWOOD CLOSE

Environmental Services

For office use only. Application number:

27. MAR 2006 1071

WOKINGHAM DISTRICT COUNCIL

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. A. HOLLEY.
	Address and postcode	19, WYNDHAM CRESCENT WOODLEY, RG5-3AY
	Phone number	0118-9692802
2	Agent's Name	
	Address and postcode	AS ABOVE.
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ONE ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY TIOLET + SHOWER ROOM, PLUS UTILITY ROOM TO SIDE OF PROPERTY
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.
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: THREE	Proposed: NONE
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: M.D. Hall on behalf of

Date 24/3/00

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

ADDRESS 19 WYNDHAM CRESCENT PARISH WOODLEY

PLOT No. 18

BUILDER James T. Cook & Son Ltd ORD. SHEET No. SU.7573 (41)

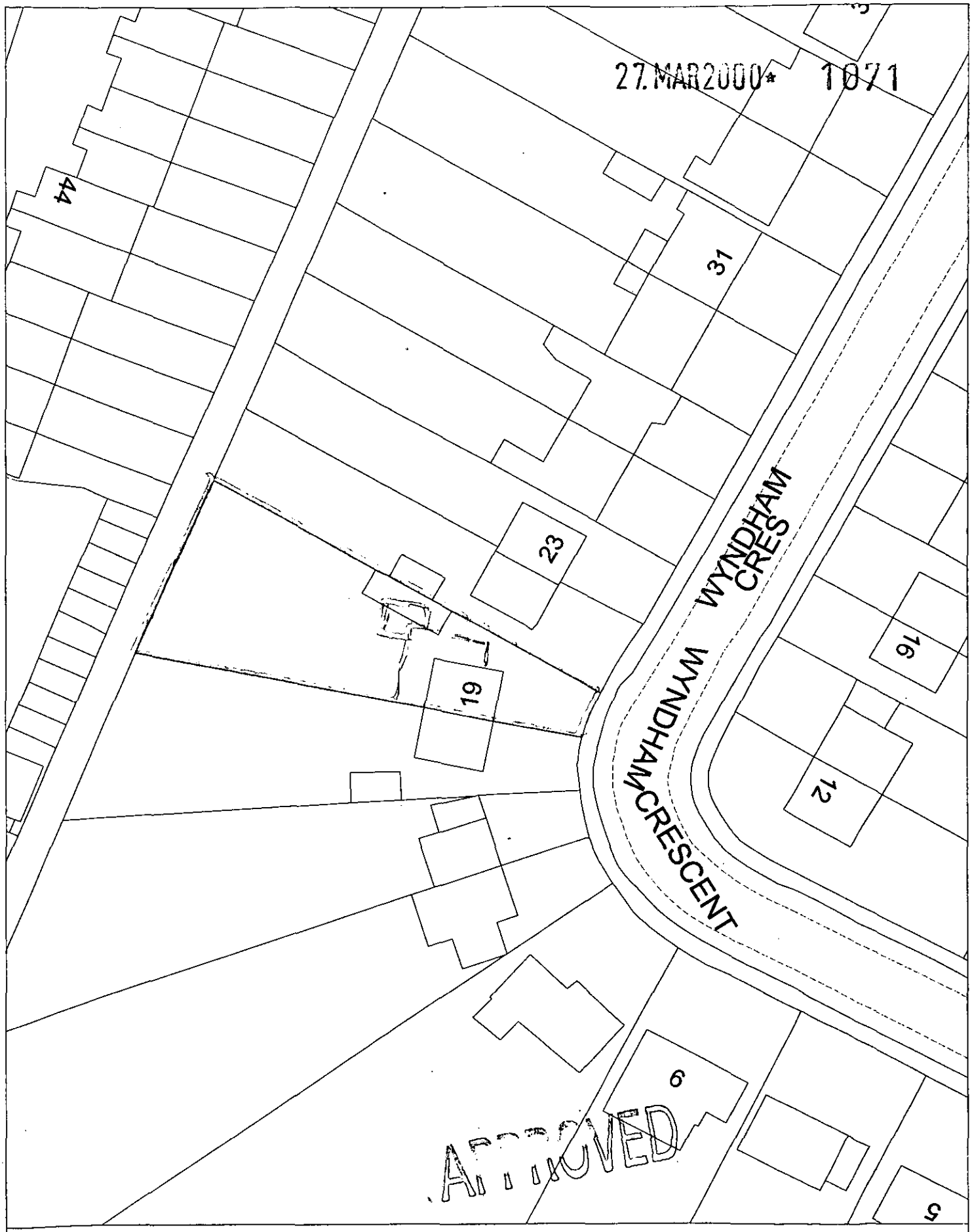
Plan No.	Applicant	Description of Development	Date of Decision	Decision
391/48	James T. Cook & Son Ltd	Layout	14/12/48	~~App.~~ CIA.
128/51	"	Outline	10/4/51	NIA CIA.
122/53	"	Revised Layout	10/3/53	NIA- ~~App.~~
546/53	"	Revised Drainage	7/8/53	NIA. ~~App.~~
748/53	"	Semi/Det. House	10/11/53	~~App.~~ ~~App.~~
PD/47/65	Mr. P.J. Dodd	Garage	18/2/65	~~App.~~ NIA.
R/69/66	"	Garage	17/3/66	~~App.~~ CIA.
25122	MR. M. HOLLEY	2/St. & 5/St. Lts	24.3.86	CIA
BRA259	MR. M. HOLLEY	Lt. side & rear	19.2.86	~~App~~ N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 500

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Date: 24 March 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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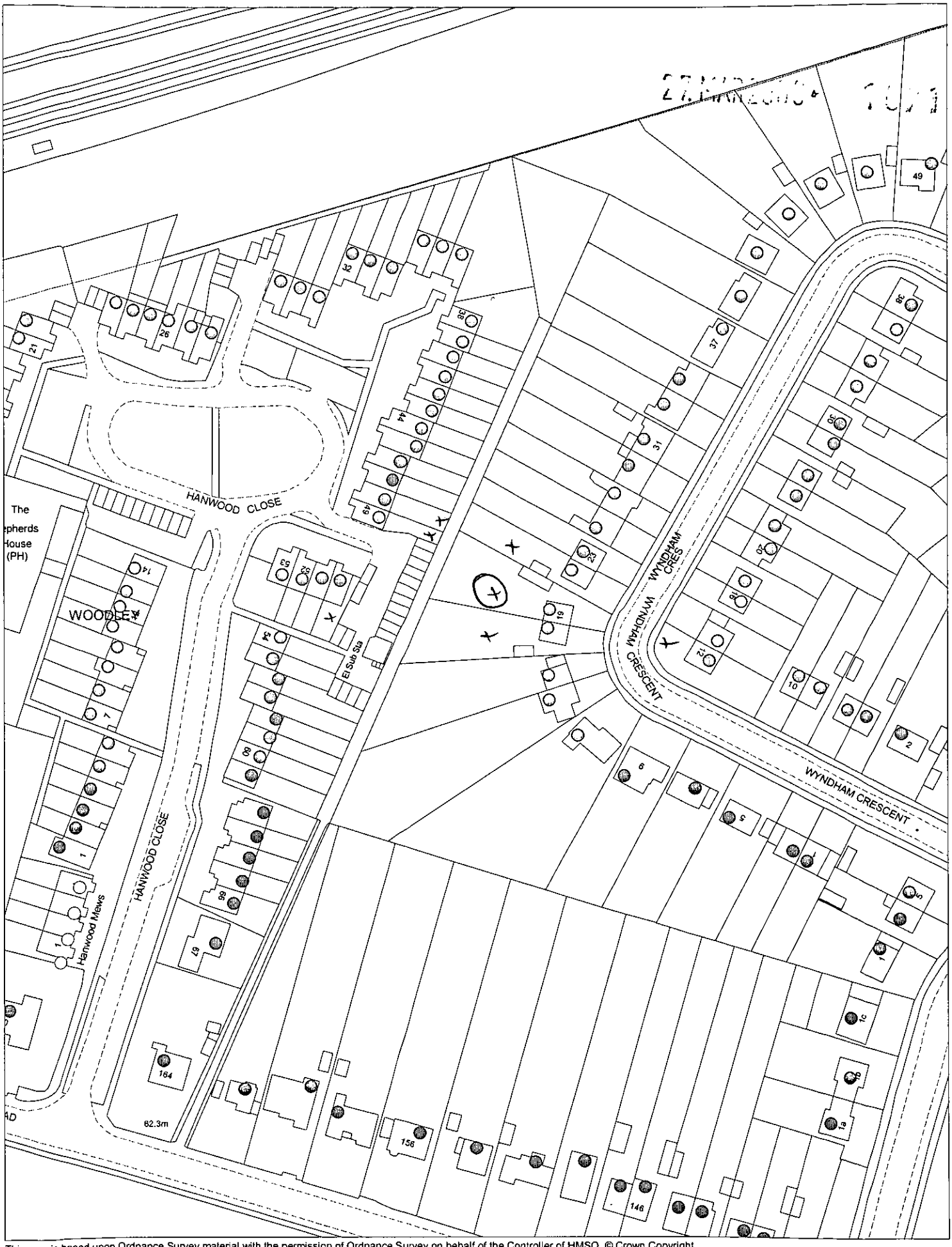
Date: 24 March 2000

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

3 April 2000

Scale: 1 : 1250

N
W E
S