APPLICATION NO:
F/2000/2769

LOCATION:
55 Beechwood Avenue, Woodley Reading.

APPLICANT:
Mr & Mrs Gascoigne

PROPOSAL:
Proposed single storey front and rear extension to dwelling plus attached garage.

EARLIEST-DATE-FOR DECISION: **10/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 05/01/2001

CASE OFFICER: **George Allpress**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gascoigne
55, Beechwood Avenue
Woodley
Reading
RG5 3DF

Application Number: F/2000/2769

Parish: **WOODLEY**

Location: **55, Beechwood Avenue, Woodley, Reading.**

Proposal: **Proposed single storey front and rear extension to dwelling plus attached garage.**

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

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

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

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

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

Informative

1. 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 LBE1and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative

2. 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.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/12/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2769	GA
BUILDING CONTROL NUMBER.	FP 2000/1366	Paul.
APPLICANT/~~AGENT~~	Mr & Mrs Gascoigne	
ADDRESS OF SITE	55. Beechwood Avenue GODLEY	
DESCRIPTION OF PROPOSED WORK	S/S ext & rear ext plus attached garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	121 01	121 01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/1/01	

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: George Allpress

Application Number: F/2000/2769

Applicant: Mr & Mrs Gascoigne.

Location: 55 Beechwood Avenue, Woodley, Reading.

Proposal: Proposed single storey front and rear extension to dwelling plus attached garage.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		18/11/00

Date of Neighbour Notifications : 16/11/00

Date of Site Visit : 28/11/00

Date Registered : 10/11/2000

Earliest Date for Decision : 10/12/2000

Latest Consultation Date/Site Notice Expiry Date : 10/12/2000
14/12/00 (GA)

This application will have expired on: 03/01/2000. 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 - request additional plan showing the parking layout for two vehicles within the curtilage of the property to standard, with access and extent of driveway indicated.

WOODLEY TOWN COUNCIL - COMMITTEE HAD NO COMMENT TO MAKE ON THIS APPLICATION.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/2769

Appraisal :

The application property is a semi-detached two storey dwelling which is situated on south side of Beechwood Avenue. The house is a modest semi-detached dwelling which is situated on an estate of uniformly designed houses.

The application proposes a part width single storey front extension to match the depth of that proposed at no.53; a single storey 3.5 metre deep rear extension, with an attached garage beyond on the boundary with the adjacent unattached no.57.

The design of the front extension is in keeping with the character of the existing property, corresponds to similar extensions in this locality and would not result in harm to the street scene.

In terms of amenity, the part width front extension would be built on the attached side of this semi, next door no.53 has an application under consideration for an extension of a similar depth and therefore no harm would result either to no.55 or to the unattached no.57.

The rear extension would be marginally less in depth than an existing at no.53, therefore no harm to that property.

No.57 has a access drive which is shared with the application property between it and the application property. At the rear of their house they have a single storey garage which measures round about the depth of that proposed. The proposed garage would not extend materially beyond no57's existing garage. Therefore no harm to no.57.

Enlargement of the dwelling as proposed would not result in an increase in parking demand, there is an existing side garage which the application would in effect relocate and the driveway is existing, part shared and therefore in part outside the control of the applicant. The site is in any event capable of complying with off street parking requirements.

Recommendation: Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number: F/2000/2769
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The London Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE

19/12/02

RECORD OF SITE VISIT

SITE ADDRESS: 55 Beechwood Avenue, Woodley, Reading.

APPLICATION NUMBER: F/2000/2769

OFFICER: George Allpress

DATE OF SITE VISIT: 23/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising semi-detached two storey houses.

3. DESCRIPTION OF SITE/BUILDING Brick built semi-detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.53 to the east. No.57 to the west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage with drive capable of accommodating one car.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing to rear.
OTHERS	None

FROM: George Allpress

DATE: 16 November 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2769

Proposal: Proposed single storey front and rear extension to dwelling plus attached garage..

Site Address: 55, Beechwood Avenue, Woodley, Reading.

Applicant: Mr & Mrs Gascoigne .

Your observations are required in respect of this application **by 10/12/2000** .

The committee had no comment to make on this application.

PLA
PC
APP
CS
COPIES TO: ACC:
FILE:

SIGNED: _____ DATE: 7.12.00

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 16 November 2000

Application Number: F/2000/2769

Proposal: Proposed single storey front and rear extension to dwelling plus attached garage.

Parish: WOODLEY TOWN

Site Address:
55, Beechwood Avenue, Woodley, Reading.

Applicant:
Mr & Mrs Gascoigne .

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).

Comment

Please could Highways have an additional plan showing the parking layout for 2 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Please also indicate the access and extent of the driveway.

Signed: _____ **Print name:** Adam Coggins
22/11/00

Received by Wokingham District Council

Application No: F/2000/2769

Proposal:
Proposed single storey front and rear extension to dwelling plus attached garage.

Location:
55, Beechwood Avenue, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/12/2000. 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

16 November 2000

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

Tel: 0118 974 6442

Date: **16 November 2000**

My ref: F/2000/2769

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2000/2769
55, Beechwood Avenue, Woodley, Reading.
Proposed single storey front and rear extension to dwelling plus attached garage.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2769**
55, Beechwood Avenue, Woodley, Reading.
Proposed single storey front and rear extension to dwelling plus attached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

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

Tel: 0118 974 6442

Date: **16 November 2000**

My ref: F/2000/2769

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2769**
55, Beechwood Avenue, Woodley, Reading.
Proposed single storey front and rear extension to dwelling plus attached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Samuel

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 16 NOV 2000 ~~03 OCT 2000~~	Map No. 41 Site 005
Officer: GA Application No. F/2000/2769	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) Proposed Single Storey front and rear extension to dwelling plus attached garage

Location: 55 Beechwood Avenue

Parish: Woodley Ward: Bulmershe 16.11.2000

Applicant: Mr & Mrs Cascarino

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	SCALE - NOT 1:50. IS 1:100.	10/10.	AGN'd
6	Floor plans			
7	Metric scale disclaimer	✓		AGN'd
8	Encroachment letter	encroachment.		AGN'd
9	Miscellaneous	IS this app. also to extend 53? 4 so need Certificate B.		AGN'd

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 16.11.2000 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 (BABTIE) .....
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:

S1N + S2, S3, S7, 44 + 46 Beechwood Ave .....
.....
S2 + S4 Woodmaye ✓ .....
.....
.....
.....
.....
.....
.....

PC 23 090 055

ADDRESS 55 BEECHWOOD AVENUE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7573(41)

BUILDER Reading & District Self-Build Housing Association

Plan No.	Applicant	Description of Development	Date of Decision	Decision
509/49	Jeavons & Tinto & Co. Ltd	Layout	14.6.49	N/A C/A
642/53	Read'g Dist. S-Build Housing Assoc	Outline	10.11.53	N/A C/A
580/54	— — —	Semi Det. House	6.8.54	App. App.
PD/543/58	Mr. W.J. Bowman	Garage	13.1.59	App. N/A

DATE OF COMPLETION May 1956

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

●

+ See Note (a) to Certificate A

OR

●

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

10.NOV.2000* 2769

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/~~The applicant has~~* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR + MRS SAVAGE	53 BEECHWOOD AVENUE WOOLEY READING	8th NOV 2000

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . MR & MRS GASCOIGNE . . . . . .

Date . . . . 8 NOV 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

Environmental Services

For office use only.
Application number:

10.NOV.2000* 2769

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 Address and postcode Phone number	MR + MRS GASCOIGNE 55 BEECHWOOD AVENUE WOODLEY READING
2	Agent's Name Address and postcode 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.	55 BEECHWOOD AVENUE WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT AND REAR EXTENSION AND ATTACHED GARAGE
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 AND BROWN TILES 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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

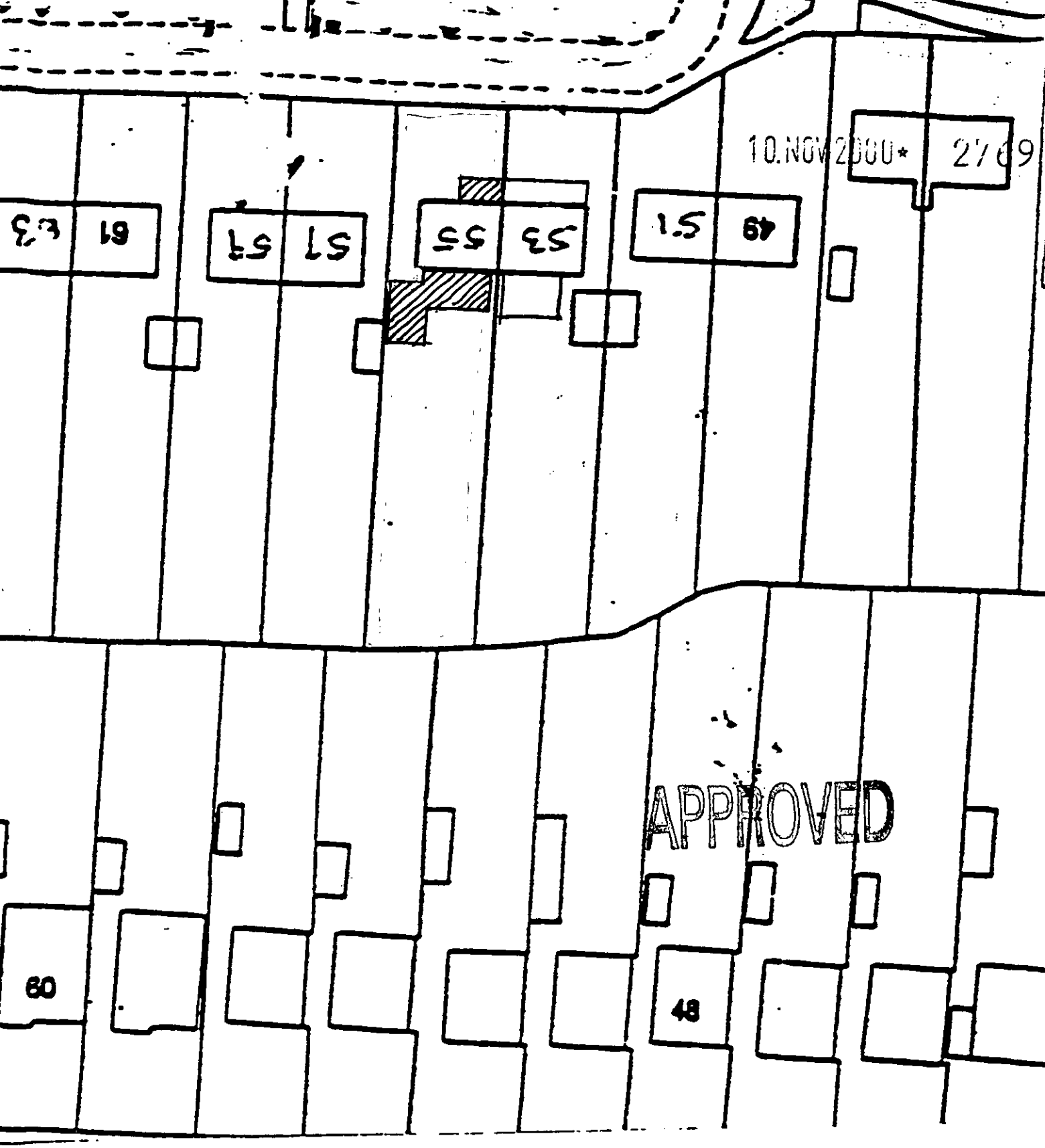
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 26.9.2000

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



SITE PLAN

1:500

55 BEECHWOOD AVENUE

10.NOV.2000 2769



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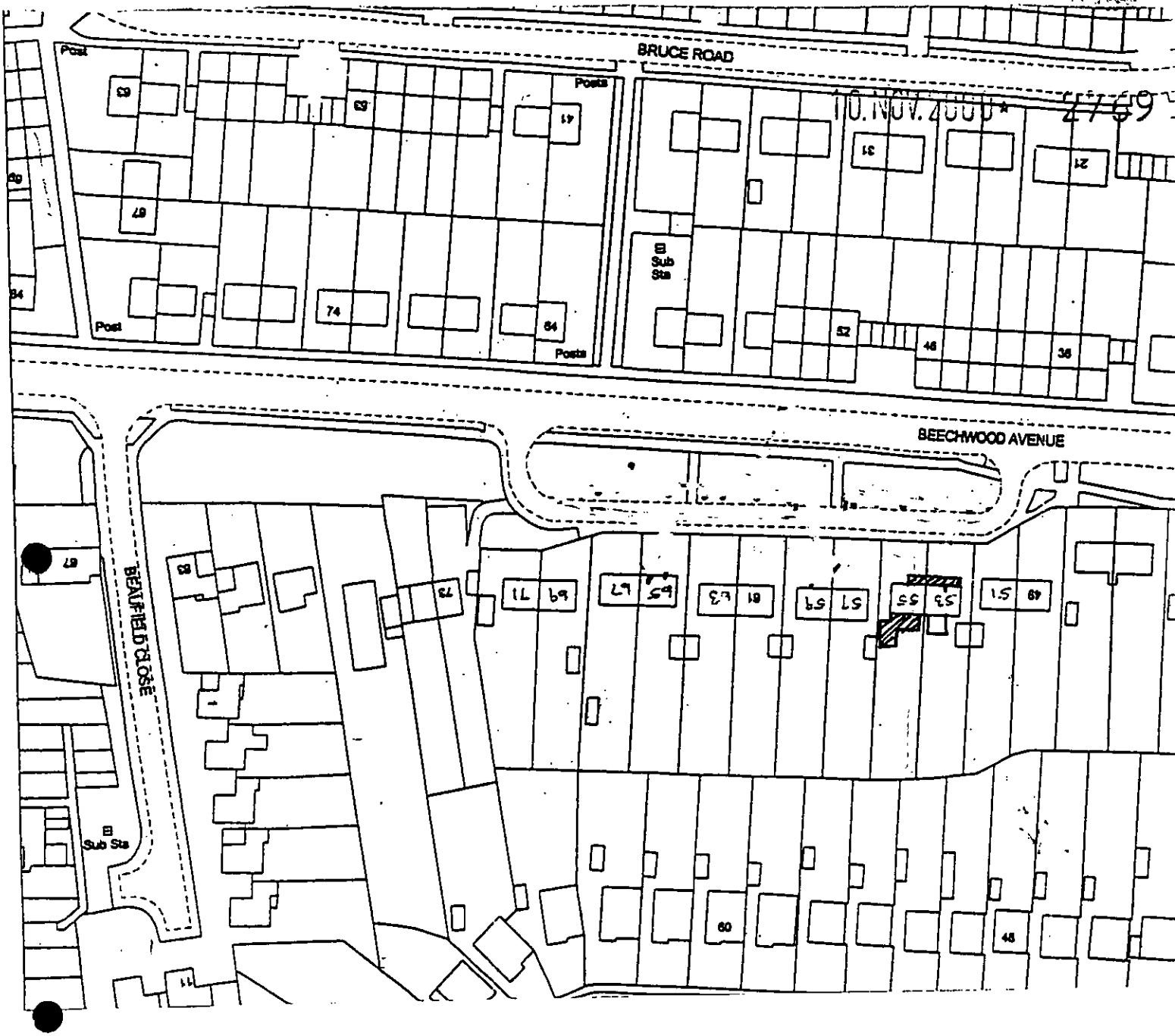
Development Control Section, Environmental Services, Wokingham District Council.
9 October 2000

Scale: 1 : 1250

N
W E
S



SITE LOCATION PLAN

1: 1250

55 BEECHWOOD AVENUE

APPROVED