7/2

APPLICATION NO:
F/2002/8227

LOCATION:
33 Chequers Way, Woodley Reading.

APPLICANT:
Mr Ahmed C/O C H Maddox

PROPOSAL:
Proposed single storey rear extension to dwelling. RETROSPECTIVE

EARLIEST DATE FOR DECISION: **01/02/2003**

APPLICATION WILL HAVE EXPIRED ON:
03/03/2003

CASE OFFICER: **Louise Smith**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ahmed
C/O C H Maddox
15 Keswich Close
Tilehurst, Reading
Berks
RG30 4SD

Application Number: F/2002/8227

Parish: **WOODLEY**

Location: **33, Chequers Way, Woodley, Reading.**

Proposal: **– Proposed single storey rear extension to dwelling. Retrospective.**

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.

Informative
1. This approval is in respect of plan number SL100/02, received by the Local Planning Authority on 6 January 2003.

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, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/02/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	8227 LS
BUILDING CONTROL NUMBER.	FP2002/3630
APPLICANT/AGENT	C H Maddox
ADDRESS OF SITE	33 Chequers Way Woodley
DESCRIPTION OF PROPOSED WORK	S/S rear ext. (retrospective)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	SL100/02	SL100/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	26/2/03
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		/
DATE	29/11/02.	3/3/03.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	6/11/02.	19/12/02	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

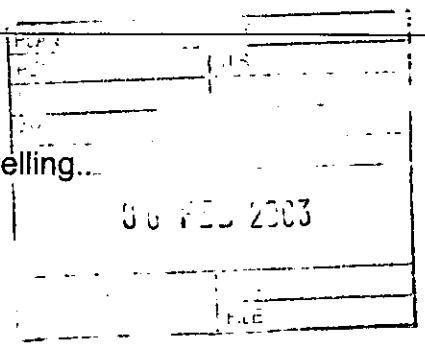
folder

FROM: Louise Smith

DATE: 10 January 2003

DELEGATED

WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2002/8227

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

Site Address: 33, Chequers Way, Woodley, Reading.

Applicant: Mr Ahmed C/O C H Maddox.

Your observations are required in respect of this application **by 01/02/2003** .

No comment, subject to neighbours' consent

SIGNED: _____ DATE: 5/2/03

Clerk To Woodley Town Council Parish/Town Council.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8227

Applicant : Mr Ahmed C/O C H Maddox.

Location : 33, Chequers Way, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling. (Retrospective)

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/01/2003

Earliest Date for Decision : 01/02/2003

Latest Consultation Date/Site Notice Expiry Date : 01/02/2003

This application will have expired on: 03/03/2003. 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 :

Planning Issues :
Id. Self.
Street Scene.
Neighb.

Application Number: F/2002/8227

Appraisal :

The site is a two storey mid-terrace dwelling, situated within the identified settlement boundary of Woodley. The application being considered is for a S/S rear extension (retrospective).

Impact on neighbouring dwellings:
Due to the scale, design and siting of the S/S rear extension no adverse impacts are considered for neighbouring dwellings The extension is in line with householder SPG.

Impact on character of street scene.
Views of the said extension are possible from the car park to the rear. However, as many outbuildings are located to the rear boundaries of neighbouring dwellings the proposal is not considered to detract from the character of the street scene. The design is in keeping with the host dwelling.

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

Admin - please ensure that description has been changed

Get description Δ ∂ to retrospective.

Application Number F/2002/8227
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~	~~C001~~	~~R001~~	Retrospective
	INFORMATIVES:		
1.	This approval is in respect of plan SL100/02 rec'd by the LPA on 6.1.03		

Informative for approvals

2. N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTU1

SOUTH-EAST AREA LOCAL PLAN POLICIES: 8

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: • P. J.S. Andrewalla
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 25/2/03

RETROSPECTIVE
△ descr. plan.

RECORD OF SITE VISIT

SITE ADDRESS: 33 Chequers Way Woodley Reading.

APPLICATION NUMBER: F/2002/8227

OFFICER: Louise Smith

DATE OF SITE VISIT: 16/1/13

1 SITE/STATUTORY NOTICE DISPLAYED ? N.

2. DESCRIPTION OF SURROUNDINGS
Res rd - leading to Bulmarshe School
terrace dwellings (2/5)

3. DESCRIPTION OF SITE/BUILDING
2/5 mid-terrace dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES
as below.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS even.

BOUNDARY TREATMENT rhs, 1.8m cb fencing
lhs 1.8m up to edge of ext. then 1.3m cb fencing.

OTHERS
Neither adj properties has been extended to rear.

outbuilding to rear boundary @ No 33 + 35

road to rear.

FROM: Louise Smith

DATE: 10 January 2003

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	
06 FEB 2003	
COPIED TO	

Application Number: F/2002/8227

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 33, Chequers Way, Woodley, Reading.

Applicant: Mr Ahmed C/O C H Maddox.

Your observations are required in respect of this application **by 01/02/2003** .

No comment, subject to neighbours' consent

SIGNED: [signature] DATE: 5/2/03

Clerk To Woodley Town Council Parish/Town Council.

0118 962 8654

FROM: Louise Smith

DATE: 10 January 2003

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8227

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 33, Chequers Way, Woodley, Reading.

Applicant: Mr Ahmed C/O C H Maddox.

Your observations are required in respect of this application **by 01/02/2003** .

No comment, subject to neighbours' consent

SIGNED: _____ DATE: 5/2/03

Clerk To Woodley Town Council Parish/Town Council.

Application Number: F/2002/8227

Case Officer : LS

Map No : 41	
Site Area : 0·02	
Received Date: 19/12/2002	

Valid Date : 28 JAN 2003

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 33, Chequers Way, Woodley, Reading.

Parish : WY **Ward :** Bulmershe 10.1.03 B.

Applicant : Mr Ahmed C/O C H Maddox.

Fee Required: £110 **Fee Received: £110** (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	NOT WDC forms		✓
S.66 MISSING/INCORRECT/ UNSIGNED	Missing.	Rec'd 31·12·02	✓ 28 JAN 2003
ELEVATION PLANS	Missing side elevation	4	28 JAN 2003
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL	No scale on floor plans & elevations	4	28 JAN 2003
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

16 · 1 · 03 B'

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map

.....

.....

No pre-app

Organisation_Name	Building_Name	address1	Postcode
		22CHEQUERS WAYREADING	RG5 3EH
		24CHEQUERS WAYREADING	RG5 3EH
		29CHEQUERS WAYREADING	RG5 3EH
		31CHEQUERS WAYREADING	RG5 3EH
		33CHEQUERS WAYREADING	RG5 3EH
		35CHEQUERS WAYREADING	RG5 3EH
		37CHEQUERS WAYREADING	RG5 3EH

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

Tel: (0118) 974 6463

Date: 10 January 2003

My ref: F/2002/8227

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Rahmouni
33 Manners Road
Woodley
Berks
RG5 3EA

Dear Councillor

Application Number: F/2002/8227
33, Chequers Way, Woodley, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8227**
33, Chequers Way, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rahmouni

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

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

Tel: (0118) 974 6463

Date: 10 January 2003

My ref: F/2002/8227

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Bland
5 Linden Road
Woodley
Berks
RG5 3QT

Dear Councillor

Application Number: F/2002/8227
33, Chequers Way, Woodley, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8227**
33, Chequers Way, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bland

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

06 JAN 2002 8227

WOKINGHAM UNITARY
Aiming for Excellence

Tel. (0118) 974 6429 or 6433

Date: 31 December 2002

Your Ref:

My Ref: F/2002/8227

Mr Ahmed
C/O C H Maddox
15
Keswich Close
Tilehurst, Reading
Berks
RG30 4SD

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

Reference Number: 2002/8227

Site Address: 33, Chequers Way, Woodley, Reading.

Proposal: Proposed single storey rear extension to dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The application forms you have submitted are not W.D.C. Please complete and return the enclosed application forms .

Please submit other side elevation which has been omitted.

No scale on floor plans or elevations. Please amend accordingly.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

06. JAN 2 227

Tel. (0118) 974 6429 or 6433

Date: 31 December 2002

Your Ref:

My Ref: F/2002/8227

WOKINGHAM UNITARY
Aiming for Excellence

Mr Ahmed
C/O C H Maddox
15
Keswich Close
Tilehurst, Reading
Berks
RG30 4SD

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

Reference Number: 2002/8227

Site Address: 33, Chequers Way, Woodley, Reading.

Proposal: Proposed single storey rear extension to dwelling.

06 JAN 2003

I return your application, as it is invalid and cannot be determined for the following reason(s);

The application forms you have submitted are not W.D.C. Please complete and return the enclosed application forms .

MUST LEARN TO READ !!

Please submit other side elevation which has been omitted.

No scale on floor plans or elevations. Please amend accordingly.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

WITH APOLOGIES

Environmental Services

For office use only.
Application number:

06. JAN. 2002 8227

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR AHMED
	Address and postcode	33 CHEQUERS WAY. WOODLEY READING
	Phone number	
2	Agent's Name	CH MADDOX
	Address and postcode	15 YESWICK CLOSE TILEHURST READING RG30 4SP
	Phone number	0118-9615605
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.	33. CHEQUERS WAY. WOODLEY. READING
4	Give brief details of the proposal for example, two storey side extension. About the application	GD FL REAR EXTN
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.	BRICK TO MATCH EXISTING WHITE PVC WINDOWS. FLAT FELTED ROOF
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 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.	£110.00	
	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 Hamer.

Date 3-1-03

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

ADDRESS 33 CHEQUERS WAY PARISH WOODLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
799/53	Mr. T. J. Sinnett	Outline	8.12.53	N/A. Refus
832/54	New Ideal Homesteads Ltd	"	11.1.55	N/A. C/A.
159/56	Reading County Borough Council	"	10.4.56	N/A. C/A
185/57	County Borough of Reading	Layout	23.5.57	N/A. C/A.
B/10/58	"	Layout of Rds. & Sewers	12.11.58	N/A. C/A.
154/67	Reading Corporation	Terraced House	31.8.67	App. C/A.
79/54	Franklin Estates Ltd.	Outline {Resid. Dept.	3.4.54	N/A. Refus
2002/8227	MR AHMED	SIS REAR EXTENSION		

DATE OF COMPLETION

MINISTRY DECISION Appeal Allowed (799/53 29/9/54 C/A)

SPECIAL ORDERS TPO 3/51

DRAINAGE Pdenq. Erect ext. Mr Maddox 6/11/02 - PPreq