APPLICATION NO:
F/2002/6779

LOCATION:
12 Sandford Drive, Woodley Reading.

APPLICANT:
Mr/Mrs Giamattei C/O Greg Farrell

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **11/07/2002**
28 day expiry 15/7/02
APPLICATION WILL HAVE EXPIRED ON:
31/07/2002

CASE OFFICER: **Mr F Leo**

APPROVED

720

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Giamattei
C/O Greg Farrell
43 Wendover Way
TILEHURST
Berkshire
RG30 4RU

Application Number: F/2002/6779

Parish: **WOODLEY**

Location: **12 Sandford Drive, Woodley, Reading**

Proposal: **Proposed single storey rear 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 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. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. 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
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 29/07/2002

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.

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	6779
BUILDING CONTROL NUMBER	BP 2002/3355
~~APPLICANT~~/AGENT	Greg Farrell
ADDRESS OF SITE	12 Sandford Drive Woodley
DESCRIPTION OF PROPOSED WORK	s/s rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Giam 03	Giam 03
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/7/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/9/02	

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 : Mr F Leo

Application Number : F/2002/6779

Applicant : Mr/Mrs Giamattei C/O Greg Farrell.

Location : 12, Sandford Drive, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/6/02

Date of Neighbour Notifications : .....

Date of Site Visit : 9/7/02

Date Registered : 05/06/2002

Earliest Date for Decision : 11/07/2002

Latest Consultation Date/Site Notice Expiry Date : 11/07/2002

This application will have expired on: 31/07/2002. 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 :

Woodley Parish : no comment

Planning Issues : I'd Sett.

LBE1. LBE2
WDS3. WBE1
BN1.

Application Number: F/2002/6779 **Officer : Francis Leo**
12 Sandford Drive, Woodley, Reading

Development
Proposed single storey rear extension to dwelling.

The site is a detached property located in the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
No10, adjoining property to the west, is 4m away and there is a 1.8m high timber fence between the two properties. No1 Retford Close, adjoining property to the east, is 17m away with a 1.8m high fence in between. The proposal is a single storey extension and a conservatory at the opposite end and in view of the distances involved and the location of the proposal it is felt there would be no adverse impact upon the neighbouring properties.

Impact upon the character of the area
Being single storey and located at the rear it would not be visible from the street and would have no adverse impact upon the character of the area.

Parking: The proposal would have no parking implication as no additional bedrooms are proposed.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6779
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	6021	R001	
2	6014	R014	
			(1) Ground water protection zone. Conrad Moore guideline to be included.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
~~MINERALS LOCAL PLAN POLICIES:~~	

(2)

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

Date: 29/7/02

RECORD OF SITE VISIT

SITE ADDRESS: 12 Sandford Drive Woodley Reading.

APPLICATION NUMBER: F/2002/6779

OFFICER: Mr F Leo

DATE OF SITE VISIT: 9/7/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey high pitched roof open front garden · intergral garage

3. DESCRIPTION OF SITE/BUILDING Very wide 2 storey detached dwelling - large front garden, very long rear garden. garage on the side

4. RELATIONSHIP TO ADJOINING PROPERTIES No 10 is 2 storey. proposal will have No effect on No 10

5. SITE CONSTRAINTS

TREES at rear and side of garden.

ACCESS/PARKING at front.

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence.

OTHERS

FROM: Mr F Leo

DATE: 17 June 2002

DELEGATED

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
AFP	
CS	
04 JUL 2002	
COPIES TO	ACK:
	FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6779

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 12, Sandford Drive, Woodley, Reading.

Applicant: Mr/Mrs Giamattei C/O Greg Farrell.

Your observations are required in respect of this application **by 11/07/2002** .

The committee made no comment on this application.

SIGNED: [signature] DATE: 3.7.02.

Clerk To Woodley Parish/Town Council.

Application Number : F/2002/6779	Map No : 37
Case Officer : FL	Site Area : 0.17
Valid Date : 5-6-02.	Received Date: 05/06/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 12, Sandford Drive, Woodley, Reading.

Parish : WY Ward : COR 17.6.02 73

Applicant : Mr/Mrs Giamattei C/O Greg Farrell.

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			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
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 17.6.02 BS

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

.....

Note to officer - Site lies within a Groundwater Protection Zone. See note from Policy & Plans re Planning Informatives.

.....

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		10SANDFORD DRIVEREADING	RG5 4RR
	MILLSMEAD	MILLSMEADSANDFORD DRIVEREADING	RG5 4RR
		12SANDFORD DRIVEREADING	RG5 4RR
		15SANDFORD DRIVEREADING	RG5 4RR
		17SANDFORD DRIVEREADING	RG5 4RR
		1UPPINGHAM DRIVEREADING	RG5 4TH
		2UPPINGHAM DRIVEREADING	RG5 4TH
		3UPPINGHAM DRIVEREADING	RG5 4TH
		4UPPINGHAM DRIVEREADING	RG5 4TH
		1RETFORD CLOSEREADING	RG5 4TP
		2RETFORD CLOSEREADING	RG5 4TP
		3RETFORD CLOSEREADING	RG5 4TP

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

Tel: 0118 974 6502

Date: 17 June 2002

My ref: F/2002/6779

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Swaddle
26 Palmerstone Road
Earley
Reading
RG6 1HL

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/2002/6779
12, Sandford Drive, 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 **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/6779**
12, Sandford Drive, 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 Swaddle

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

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

Tel: 0118 974 6502

Date: 17 June 2002

My ref: F/2002/6779

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ashman
60 Park View Drive North
Charvil
Berks
RG10 9QY

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/2002/6779
12, Sandford Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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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 **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/6779**
12, Sandford Drive, 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 Ashman

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

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

Tel: 0118 974 6502

Date: 17 June 2002

My ref: F/2002/6779

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 Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2002/6779
12, Sandford Drive, 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 **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/6779**
12, Sandford Drive, 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 Lennard

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

Received by Wokingham District Council

Application No: F/2002/6779

Proposal:
Proposed single storey rear extension to dwelling.

Location:
12, Sandford Drive, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6779 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mr F Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/07/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

17 June 2002

6779

Environmental Services

For office use only.
Application number:

05 JUN 2002 6779

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 Address and postcode Phone number	MR & MRS GIAMATTEI 12 SANDFORD DRIVE WOODLEY READING
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	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.	BRICK & 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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 & Mrs GIANATTI

Date 1/6/06

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

ADDRESS 12. X SANDFORD DRIVE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU 37 7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13335	Mr T.E.G Cowley	O/L Bungalow on land adjoining	8. 6. 80	N/A Ref
20806	MR D. UPSHIRE	2/ST. EXTENSION	9.2.84	N/A C/A
BR21986	"	"	17.2.84	APP N/A
32416	" 2 OTHERS	O/L 3 DET. HS & GS. C/D & OTH. RETURNED CLOSE	23.3.89	REF
87322	MIDDLEMIST "	O/L 2 "	1.5.91	REF
98/68691/F	Hicks		14.1.99	REF.
98/68692/F	Hicks Developments Ltd	Erect 4 3 Bed Dwellings	13.1.99	REF
F/2000/2972	Mr. & Mrs. Giamattei	2 St/S & S/St/R Conserv.	29.1.01	REF
F/2001/4121	" " "	2/St side ext & S/St rear conservatory	23.7.01	C/A

DATE OF COMPLETION

MINISTRY DECISION 68691 - APPEAL DISMISSED - 10.6.99

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

13 June 2002 Scale: 1 : 1250

N
W E
S