SOUTHPORT U.K
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2001/3542

LOCATION:
83 Reading Road, Woodley Reading.

APPLICANT:
Mr & Mrs Williams C/O C A Associates

PROPOSAL:
Proposed first floor side extension to dwelling plus ground floor rear extension.

EARLIEST DATE FOR DECISION: **12/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/05/2001

CASE OFFICER: **George Allpress**

[redacted]

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Williams
C/O C A Associates
18 Cinnamon Close
Earley
Berkshire
RG6 5GP

Application Number: F/2001/3542

Parish:	**WOODLEY**
Location:	**83, Reading Road, Woodley, Reading.**
Proposal:	**Proposed first floor side extension to dwelling plus ground floor 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. 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.

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) no additional windows or similar openings shall be constructed in the first floor elevation or roof slope of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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.

Condition
6. The extensions shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

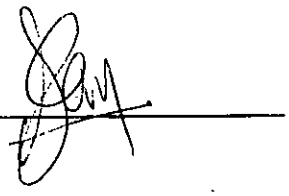
Reason
6. In the interests of highway safety and convenience.

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 LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/04/2001

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.

Received by Wokingham District Council

Application No: F/2001/3542

Proposal:
Proposed first floor side extension to dwelling plus ground floor rear extension.

Location:
83, Reading Road, 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 12/04/2001. 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

19 March 2001

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

Tel: 0118 974 6442

Date: **19 March 2001**

My ref: F/2001/3542

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/2001/3542
83, Reading Road, Woodley, Reading.
Proposed first floor side extension to dwelling plus ground floor 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3542**
83, Reading Road, Woodley, Reading.
Proposed first floor side extension to dwelling plus ground floor rear extension.
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: **19 March 2001**

My ref: F/2001/3542

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
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83, Reading Road, Woodley, Reading.
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Samuel

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3542

Applicant: Mr & Mrs Williams C/O C A Associates

Location: 83 Reading Road, Woodley, Reading.

Proposal: Proposed first floor side extension to dwelling plus ground floor rear extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		23/03/01

Date of Neighbour Notifications : 19/03/01

Date of Site Visit : 29/03/01

Date Registered : 13/03/2001

Earliest Date for Decision : 12/04/2001

Latest Consultation Date/Site Notice Expiry Date : 12/04/2001
16/04/01 (GA)

This application will have expired on: 08/05/2001. 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 - recommend approval subject to appropriate conditions.

Woodley Town Council – One resident was present and the Chairman adjourned the meeting to enable him to put forward his comments. He had no objections to the plan and wished to stress that this proposal would have no effect on the street scene because of the existence of a high hedge, and because the property is a long way from the road. Members also had no comments to make: other than to note that the figures on the application are incorrect, referring to a change from a 3 to a 5 bed property, but in reality the change is from a 4 to a 6 bed property. Members asked that any neighbours comments should be taken into account.

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/2001/3542

Appraisal :

The application property is a detached bungalow with dormer windows to both side roof slopes. The dwelling has an attached double garage on the side nearest no.85. There is a gap/side passage between the garage and boundary which is approximately 1.0 metre wide. A gap of around 6.0 metres is maintained on the other side.

The application proposes building over the garage to from a first floor, extending the existing habitable roof space accommodation. The alterations will in effect convert the property to a chalet style dwelling.

The houses in this part of Reading Street are of various shapes and sizes, hence that proposed is not considered out of context in these surroundings. No.91 to the west has been extended in not so dissimilar a manner, and the houses either side are two storey. That proposed would not result in an over dominant building and therefore no harm to the street scene is considered to result.

In terms of amenity, the extension is designed with due regard to the amenity of no.89 and would not breach normally applied daylight standards, and the existing relationship in terms of privacy would not be harmed.

No other dwelling would be impacted upon.

The application raises no objection from Highways, and demonstrates compliance with local plan policy in terms of parking provision.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3542

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
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in first floor elevation or roof slope of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
6	C137	R137	Insert ....extensions.....
			INFORMATIVE
1	N16		INSERT: 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.

A Crowni
18/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 83 Reading Road, Woodley, Reading.

APPLICATION NUMBER: F/2001/3542

OFFICER: George Allpress

DATE OF SITE VISIT: 29/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by detached and semi-detached houses.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.89 to the west - no other property impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Double garage plus front garden parking for 3-4 cars.
LEVELS	Level
BOUNDARY TREATMENT	Hedge to front and timber fencing to rear.
OTHERS	None

FROM: George Allpress

DATE: 19 March 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3542

Proposal: Proposed first floor side extension to dwelling plus ground floor rear extension..

Site Address: 83, Reading Road, Woodley, Reading.

Applicant: Mr & Mrs Williams C/O C A Associates.

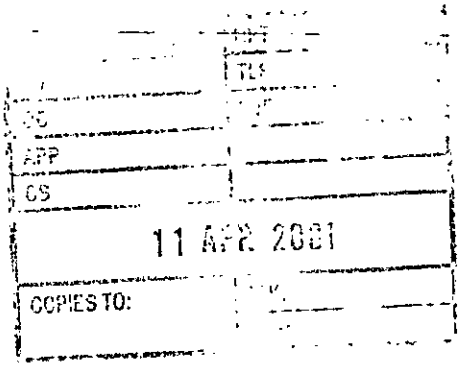
Your observations are required in respect of this application **by 12/04/2001** .

COMMENTS:

One resident was present and the Chairman adjourned the meeting to enable him to put forward his comments. He had no objections to the plan and wished to stress that this proposal would have no effect on the street scene because of the existence of a high hedge, and because the property is a long way from the road.

Members also had no comments to make; other than to note that the figures on the application are incorrect, referring to a change from a 3 to a 5-bed property, but in reality the change is from a 4 to a 6-bed property.

Members asked that any other neighbours' comments should be taken into account.



	TLS
DC	
APP	
CS	
11 APR 2001	
COPIES TO:	

SIGNED: [signature] DATE: 9 April 2001

pp Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 19 March 2001

Application Number: F/2001/3542

Proposal: Proposed first floor side extension to dwelling plus ground floor rear extension.

Parish: WOODLEY TOWN

Site Address:
83, Reading Road, Woodley, Reading.

Applicant:
Mr & Mrs Williams C/O C A Associates.

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).

G049, R049.
C122, R122.
C137 (INSERT: extensions), R137.

Signed: _____ **Print name:** Adam Goggins 28/03/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 FEB 2001 Dated 13 MAR 2001
Officer: GA	Application No. F/2001/3542.

Map No. A1.. Site .013.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING PLUS GROUND FLOOR REAR EXTENSION

Location: 83 READING ROAD

Parish: WOODLEY Ward: Bulmershe ✓

Applicant: MR & MRS WILLIAMS

Fee Received 95-00 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	Show proposed development on plan.	12/3	15 MAR 2001
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Rear elevation - downstairs doors & windows omitted	12/3	
6	Floor plans	Is ground floor workroom new? YES		
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 : 20/03/01 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:

..... S/N + See map ✓ .....

ADDRESS 83 READING ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7573 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/202/59	Mrs. S. Pontin	Outline in part of Garden at side of 83	10/11/59	N/A. Cl
PD/481/64	Mr. A. L. Brookes	Garage	3/9/64	App. N/
PD/257/68	"	Garage	13.6.68	App. N/
BR 7535	Mr. Goodson	Storey Extension	22.12.77	App. w/
07425	"	"	19.1.78	N/A Cl
BK. 8089.	Mr. P. Goodban.	rooms in roof space.	10.4.78	App. N/A
08003.	"	"	13.4.78	N/A. Ref
08529	"	"	6.6.78	N/A Cl
BR20867	Mr. & Mrs Littlewood	Strengthen roof	20.6.83	App w/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 13.MAR2001* 3542

DELEGATED
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 & MRS NILLIAMS.
	Address and postcode	83 READING RD WOODLEY.
	Phone number	9628780
	Agent's Name	C. A. ASSOCIATES
	Address and postcode	18 CINNAMON CLOSE EARLEY. RG6 5GP.
	Phone number	0118. 9860330.
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.	83 READING RD. WOODLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR 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 PLAIN TILE BRICKWORK WITH RENDER AT UPPER LEVEL.
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: 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.

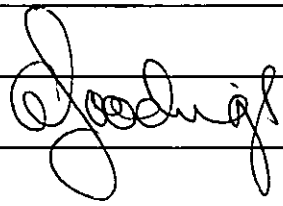
Certificate B

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: 

on behalf of MR & MRS WILLIAMS

Date 22.02.01

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



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Development Control Section, Environmental Services, Wokingham District Council.

5 March 2001

Scale: 1 : 1250

N
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