APPLICATION NO:
F/2001/3556

LOCATION:
54 Caldbeck Drive, Woodley Reading.

APPLICANT:
Mrs Kaur & Mr Sing Narwan

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

D1

1373

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Kaur & Mr Sing Narwan
54 Caldbeck Drive
Woodley
READING
Berkshire
RG5 4JX

Application Number: F/2001/3556

Parish: **WOODLEY**

Location: **54 Caldbeck Drive, Woodley, Reading**

Proposal: **Proposed two storey 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 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 flank wall in the south-west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The first floor shower room window and the ground floor toilet window in the south-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. 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
6. 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
7. Driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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.

Informative
3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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, LTV1, LTV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 30/04/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3556.	AT
BUILDING CONTROL NUMBER.	BN 2001/1127	Nick
APPLICANT/~~AGENT~~	Mrs C Kaur & Mr O Singh.	Nawaz
ADDRESS OF SITE	54 Caldbeck Drive WOODLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 30/5/01	Rec'd 13/3/01
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/6/01	

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 : Andrew Thorley

Application Number : F/2001/3556

Applicant : Mrs Kaur & Mr Sing Narwan .

Location : 54, Caldbeck Drive, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		03/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 03/04/01

Date Registered : 13/03/2001

Earliest Date for Decision : 14/04/2001

Latest Consultation Date/Site Notice Expiry Date : 14/04/2001

This application <u>will have expired on</u>: <u>08/05/2001.</u> 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: Approval with conditions
WoodleyTC: No comment (see memo)
Neighbours:

Planning Issues :

Application Number: F/2001/3556
Appraisal:

The proposal is for a 2-storey side extension to a 2-storey semi-detached house to provide two additional bedrooms, a shower room, a toilet and a new garage this will replace an existing single storey garage.

It will have a 1.5 metre set back at first floor level from the front elevation and would be flush with the original house at the rear. At ground floor and at first floor level it will be 3.9 metres wide, taking the flank wall to the boundary line. At ground floor level it will be 8.2 metres deep (the whole width of the existing house) It is proposed that the eaves height of the pitched roof will be 4.7 metres, which will match the existing, with a ridge height 6.7 metres, (0.5 metres below the main ridge).

The mono pitched roof at the front over the garage on the ground floor will have an eaves height of 2.7metres with a ridge height of 3.8 metres. On the front elevation a new bedroom window at first floor level and on the rear elevation three new windows and a door will be inserted. But they will not overlook neighbouring properties.

1) Impact on neighbouring properties

No. 56, to the south west, 2-storey, semi-detached neighbour, extended to the side boundary line with a two storey side extension. It has a set back at first floor level from the front elevation which will be in line with the proposed first floor extension. It has also been extended to the front with a single storey porch extension and to the rear with a single storey flat roofed extension, which projects approximately 4.6 metres beyond the rear elevation of No.54. On the flank elevation facing No.54, there is an obscured glazed cloakroom window on the ground floor. Therefore due to the orientation it is considered that the occupants of this property will not be affected.

The distances to the properties to the rear in Loddon Bridge Road are sufficient to prevent any detriment to their amenities.

2) Impact on street scene /visual impact.

The house is set down from the road by approximately 0.2 metres, this combined with the first floor setback and lower ridgeline would prevent the extension being prominent in the street scene - considered acceptable.

3) Highways

Conditional approval.

Recommendation : Approval: [✓] Refusal : [ ]
(tick appropriate box)

Application Number F/2001/3556
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	CO01	RO01	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to Match
3.	CO44	RO44	No Windows To Be Inserted "flank wall " in the "south west" elevation of the building/extension
4.	CO45	RO45	Obscure Glazing first floor "shower room window" and the ground floor " toilet window" in the "southeast elevation" Please delete: It shall be fixed shut, and be permanently so retained thereafter.
5.	CO49	RO49	
6.	C122	R122	

7.Condition: Driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

7.Reason: Interests of highway safety and convenience.

Informatives

NO4 Planning Permission Only (Not BR Approval)

NO6 Within Curtilage

NO7 Access construction (agency)

N16 Relevant Policies

WDLP: WBE1, WOS2/3,
LALP: LBE1, LTV1, LTV6.
BSP: EN1

N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Mitchell
(Development Control Manager)

Date: 30/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 54 Caldbeck Drive Woodley Reading.

APPLICATION NUMBER: F/2001/3556

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 03/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in front garden

2. DESCRIPTION OF SURROUNDINGS Residential No 56, 2 storey semi detached extended to side + to rear with first floor ext over garage + garage projected forward with porch to form flat roofed extension (W.C. window on flank elevation only) also single storey ext to rear.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi detached house with existing detached garage at side. orange brick / brown brick with part brown coloured render, brown interlocking tiles white UPVC windows + doors grassed front lawn. fascia boards + guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to block plan /

5. SITE CONSTRAINTS

TREES — No trees affected

ACCESS/PARKING — As existing garage + driveway for 2 cars

LEVELS — House level of No 54, 0.2m lower than pavement level.

BOUNDARY TREATMENT — open plan front gardens

OTHERS — No. 56 rear boundary 1.7m fencing (with single storey ext 2.6m high, which projects 4.6m ~~from~~ to rear of No. 54 rear wall.
~~No~~ 52. 1.8m fence, then 1m high open mesh fencing
— Rear neighbours not affected

* No. 33 Caldbeck Drive has a similar ext built opposite

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

Tel: 0118 974 6441

Date: **21 March 2001**

My ref: F/2001/3556

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/2001/3556
54, Caldbeck Drive, Woodley, Reading.
Proposed two storey 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3556**
54, Caldbeck Drive, Woodley, Reading.
Proposed two storey 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 Preston

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

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

Tel: 0118 974 6441

Date: **21 March 2001**

My ref: F/2001/3556

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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Proposed two storey side extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3556**
54, Caldbeck Drive, Woodley, Reading.
Proposed two storey 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 Samuel

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

Received by Wokingham District Council

Application No: F/2001/3556

Proposal:
Proposed two storey side extension to dwelling.

Location:
54, Caldbeck 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. 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2001. 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

21 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3556
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 MAR 2001
Officer: AT	Application No. F/2001/3556

Map No. 42 Site 005

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 54 CALDBECK DRIVE

Parish: WOODLEY Ward: Bulmarshe.

21.3.01 D.

Applicant: MRS KAUR & MR SING NARWAN

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 : 21.3.01 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:

..... site notice & see map for ~~any~~ neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

FROM: Andrew Thorley

DATE: 21 March 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3556

Proposal: Proposed two storey side extension to dwelling..

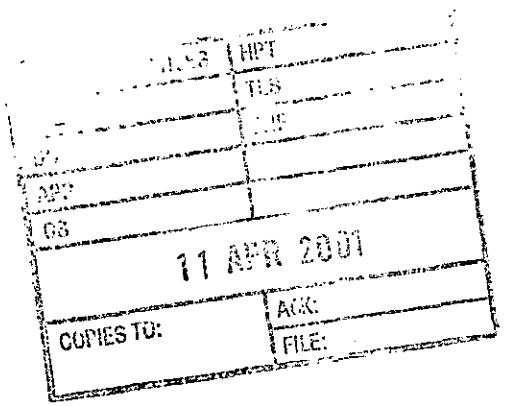
Site Address: 54, Caldbeck Drive, Woodley, Reading.

Applicant: Mrs Kaur & Mr Sing Narwan .

Your observations are required in respect of this application **by 14/04/2001** .

COMMENTS:

Members had no comment to make on this application but asked that any neighbours' comments on the proposal should be taken into account.



SIGNED: _____ DATE: 9/4/01

pp Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 21 March 2001

Application Number: F/2001/3556

Proposal: Proposed two storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
54, Caldbeck Drive, Woodley, Reading.

Applicant:
Mrs Kaur & Mr Sing Narwan .

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).

1/ C04A, R04A.

2/ C12Z, R12Z.

3/ The driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this. R: IHS&C.

NO7

Signed: _____ **Print name:** Adam Coggins 26/03/01

Environmental Services

For office use only.
Application number: 13.MAR2001 * 3556

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	MRS. C. KAUR & MR. O. SINGH NARWAN
	Address and postcode	54 CALDBECK DRIVE WOODLEY READING RG5 4JX
	Phone number	
2	Agent's Name	
	Address and postcode	N/A
	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.	54 CALDBECK DRIVE WOODLEY READING RG5 4JX
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE 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.	LIGHT RED/BROWN BRICKWORK. RED CONC INTERLOCKING ROOF TILES. WHITE UPVC FRAMES ALL TO MATCH EXIST.	
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: [signature]

on behalf of

Date 12-03-2001

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

PC. 23 210 054

ADDRESS 54 CALDBECK DRIVE PARISH WOODLEY

PLOT No. 9 ORD. SHEET No. SU.7673(42

BUILDER Messrs. G. Wimpey & Co. Ltd

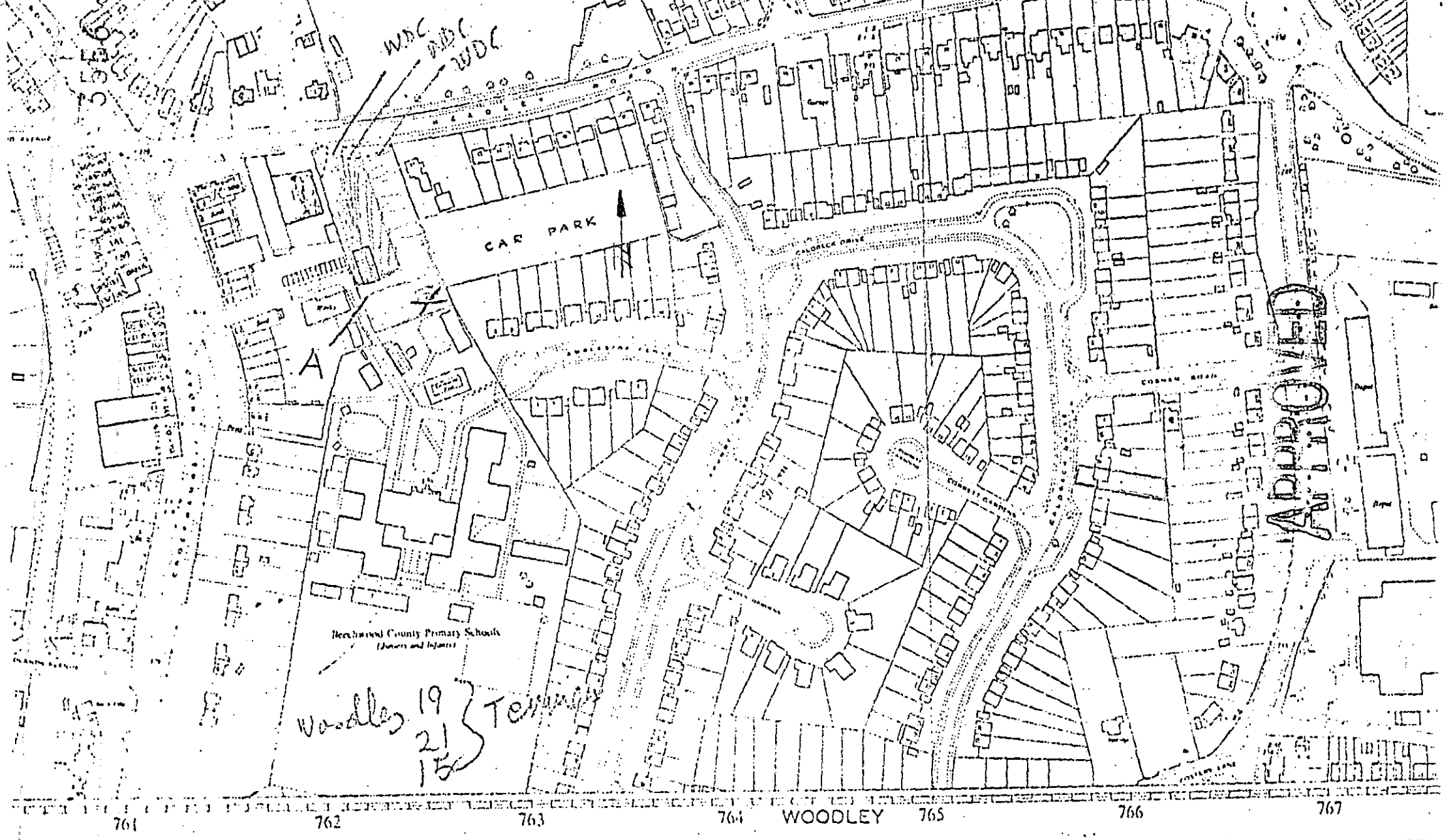
Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/49/58	Messrs G. Wimpey & Co Ltd	Outline layout	8.4.58	N/A C/
O/102/58	"	Outline - Layout of Rds & Sewers	9.9.58	N/A C/A
152/58	"	Semi/Det. Houses &	9.9.58	App C/
PD/99/71	Mr N Costas	Garage	18.3.71	App N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE


WDC
WDC
WDC
CAR PARK
A
Beechwood County Primary Schools
(Infants and Juniors)
Woodley 19
21
15
Terrace
761
762
763
764
WOODLEY
765
766
767

SCALE 1 : 2500



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Development Control Section, Environmental Services, Wokingham District Council.

14 March 2001

Scale: 1 : 1250

N W E S