APPLICATION NO:
F/2000/3102

LOCATION:
98 Crockhamwell Road, Woodley Reading.

APPLICANT:
Mr & Mrs E Mottram C/O Architectural Servic

PROPOSAL:
Proposed single storey side extension to dwelling and single storey rear extension to form replacement conservatory.

EARLIEST DATE FOR DECISION: **02/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/02/2001

CASE OFFICER: **Farah Humayun**

KAILEX
Marbleboard

EASIFILE ED7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs E Mottram
C/O Architectural Services
21 Fairway Avenue
TILEHURST
Berkshire
RG30 4QA

Application Number: F/2000/3102

Parish: **WOODLEY**

Location: **98 Crockhamwell Road, Woodley, Reading**

Proposal: **Proposed single storey side extension to dwelling and single storey rear extension to form replacement conservatory.**

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 of the side extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

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 Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 21/02/2001

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	3102	FH
BUILDING CONTROL NUMBER.	FP2000/1404	Paul
~~APPLICANT~~/AGENT	Architectural Services	
ADDRESS OF SITE	98 Cockhamwell Road WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S side ext (S/S rear conservatory - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00814/02	00814/02
ELEVATIONS	00814/04	00814/04
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	26/2/01	

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 : Farah Humayun

Application Number : F/2000/3102

Applicant : Mr & Mrs E Mottram C/O Architectural Services.

Location : 98, Crockhamwell Road, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling and single storey rear extension to form replacement conservatory.

Site Notice Displayed ? : YES [✓] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 14/02/01

Date Registered : 29/12/2000

Earliest Date for Decision : 02/02/2001

Latest Consultation Date/Site Notice Expiry Date : 02/02/2001

This application will have expired on: 23/02/2001. 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 :

WOODLEY TOWN COUNCIL - NO COMMENT, ASKED NEIGHBOURS COMMENTS TO BE TAKEN INTO ACCOUNT.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.

Application Number: F/2000/3102

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app being considered is prop. single storey side extension to dwelling and single storey rear ext. to form replacement conservatory. The prop. single storey rear extension has a pitched roof design which replaces an existing flat roof structure which forms a store. The proposal is to extend this area to the existing rear elevation of the property. There are no proposed side facing windows, but one proposed velux rooflight. However there are no existing side facing windows to No 94. No 94 has an existing flat roof side extension. Therefore it is not considered the prop. dev will have an adverse impact upon neighbouring props residential amenity.

The prop. rear conservatory is proposed to replace an existing structure. The replacement structure is larger in depth, however the height and length remain the same. The prop. has an altered roof design. As No 98 is a corner property it is not considered the replacement conservatory will have an adverse impact on neighbouring properties.

IMPACT UPON THE STREET SCENE

No 98 is located on the corner of a residential area with commercial precinct. Adjacent to the dwelling is a car parking area. On the boundary exists 2m brick wall which is further screened by mature landscaping on the side of the car park. Although the prop conservatory will be visible over the existing boundary treatment it is not considered the prop. will have an adverse impact upon the character of the area.

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

Application Number F/2000/3102
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	Permk could g. de side extension Lawfully permitted

RECORD OF SITE VISIT

SITE ADDRESS: 98 Crockhamwell Road Woodley Reading.

APPLICATION NUMBER: F/2000/3102

OFFICER: Farah Humayun

DATE OF SITE VISIT: 4/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

NEXT TO CAR PARK / COMM CENTRE.

3. DESCRIPTION OF SITE/BUILDING

DETACHED - CORNER PROP.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NEXT TO CAR PARK. TO FRONT EXISTING CONIFER HEDGE.
REDUCED TO 2M BRICK WALL. HIGH HEDGING IN LANDSCAPE STRIP
TO CP. WALL CONTS TO SIDE. REPLACEMENT STRUCTURE. CARGE CON.
UNDER LEVEL TO REAR. - 2M BRICKWALL TO NEIGHBOUR.
NO SIDE EXTENSION.

S/ST EXT TO NEIGHBOUR FLAT ROOF.
NO SIDE WINDOWS - EXISTING 2 FLAT ROOF GARAGE.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING 2-3 SPACES

LEVELS LEVEL

BOUNDARY TREATMENT AS ABOVE.

OTHERS

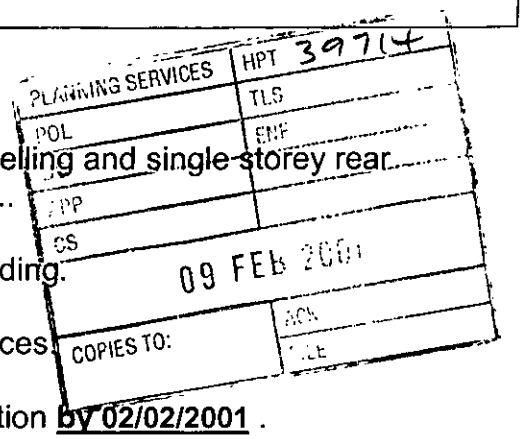
✓

FROM: Farah Humayun

DELEGATED

DATE: 09 January 2001

WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2000/3102

Proposal: Proposed single storey side extension to dwelling and single storey rear extension to form replacement conservatory..

Site Address: 98, Crockhamwell Road, Woodley, Reading.

Applicant: Mr & Mrs E Mottram C/O Architectural Services

Your observations are required in respect of this application **by 02/02/2001** .

The committee made no comment on this application but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 7.02.01

Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **09 January 2001**

My ref: F/2000/3102

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

Dear Councillor

Application Number: F/2000/3102
98, Crockhamwell Road, Woodley, Reading.
Proposed single storey side extension to dwelling and single storey rear extension to form replacement conservatory.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3102**
98, Crockhamwell Road, Woodley, Reading.
Proposed single storey side extension to dwelling and single storey rear extension to form replacement conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Samuel

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

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

Tel: 0118 974 6482

Date: **09 January 2001**

My ref: F/2000/3102

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3102**
98, Crockhamwell Road, Woodley, Reading.
Proposed single storey side extension to dwelling and single storey rear extension to form replacement conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

28th December 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
29 DEC 2000	
COPIES TO:	ACK:
	FILE:

our reference: **00814/P**
your reference:

For the attention of Mrs C Hurst

29.DEC.2000* 3102

Dear Sirs,

98 Crockhamwell Road, Woodley
Proposed single storey side extension and replacement conservatory

Further to our recent telephone conversation please find enclosed amended plans as requested.

I trust the enclosed is sufficient for the application to proceed, but should you require anything further, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

12th December 2000

29 DEC 2000 3102

our reference: **00814/P**
your reference:

Dear Sirs,

98 Crockhamwell Road, Woodley
Proposed single storey side extension and replacement conservatory

Please find enclosed a full planning application for the above proposals including the appropriate fee of £95-00.

I trust the enclosed is sufficient for the application to proceed, but should you require anything further, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

Received by Wokingham District Council

Application No: F/2000/3102

Proposal:
Proposed single storey side extension to dwelling and single storey rear extension to form replacement conservatory.

Location:
98, Crockhamwell 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2001. 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

09 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~14 DEC 2000~~ Valid 29/12/00	Map No. 47 Site 0:06
Officer: FH | Application No. F/2000/3102	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION TO FORM REPLACEMENT CONSERVATORY

Location: 98 CROCKHAMWELL ROAD

Parish: WOODLEY Ward: SOUTH LAKE 09.01.01

Applicant: MR/MRS MOTTRAM

Fee (1) 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	Location edged in red – however the applicants map does not agree with OC map – house no 98 appears not to exist	phoned 22/12	New map V to follow
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Adj properties are uncertain. 96 missing?		29/12
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment of proposed side storey extension on neighbouring house?	NO encroachment	
9	Miscellaneous	Neighbours – carport be identified both side locations.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 09.01.01 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 and see map.....

Environmental Services

For office use only.
Application number:

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 E MOTTRAM
	Address and postcode	98 CROCKHAMWELL ROAD WOODLEY READING
	29 DEC 2000* 3102	
	Phone number	
2	Agent's Name	ARCHITECTURAL SERVICES
	Address and postcode	21 FAIRWAY AVENUE TILEHURST READING RG30 4QA
	Phone number	0118 942 1655
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.	98 CROCKHAMWELL ROAD WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED SINGLE STOREY REAR EXTENSION AND REAR DORMER
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 ☐ NONE TO BE REMOVED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK TO MATCH EXIST ROOF TILES " " "
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 Mottram

Date 12/12/06

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

PC 23 431 098

ADDRESS 98 CROCKHAMWELL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/14/63	Mr. R. Richardson	Outline	21.2.63	N/A. C/A.
101/63	Mr. G.T. Shepherd	Detached House	11.7.63	App. C/A.
28117 ?			4.9.87	GA
BRA 2826	MR. B. MARSHAN	1st FLOOR BATHROOM	18.5.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



29 DEC 2000 3102

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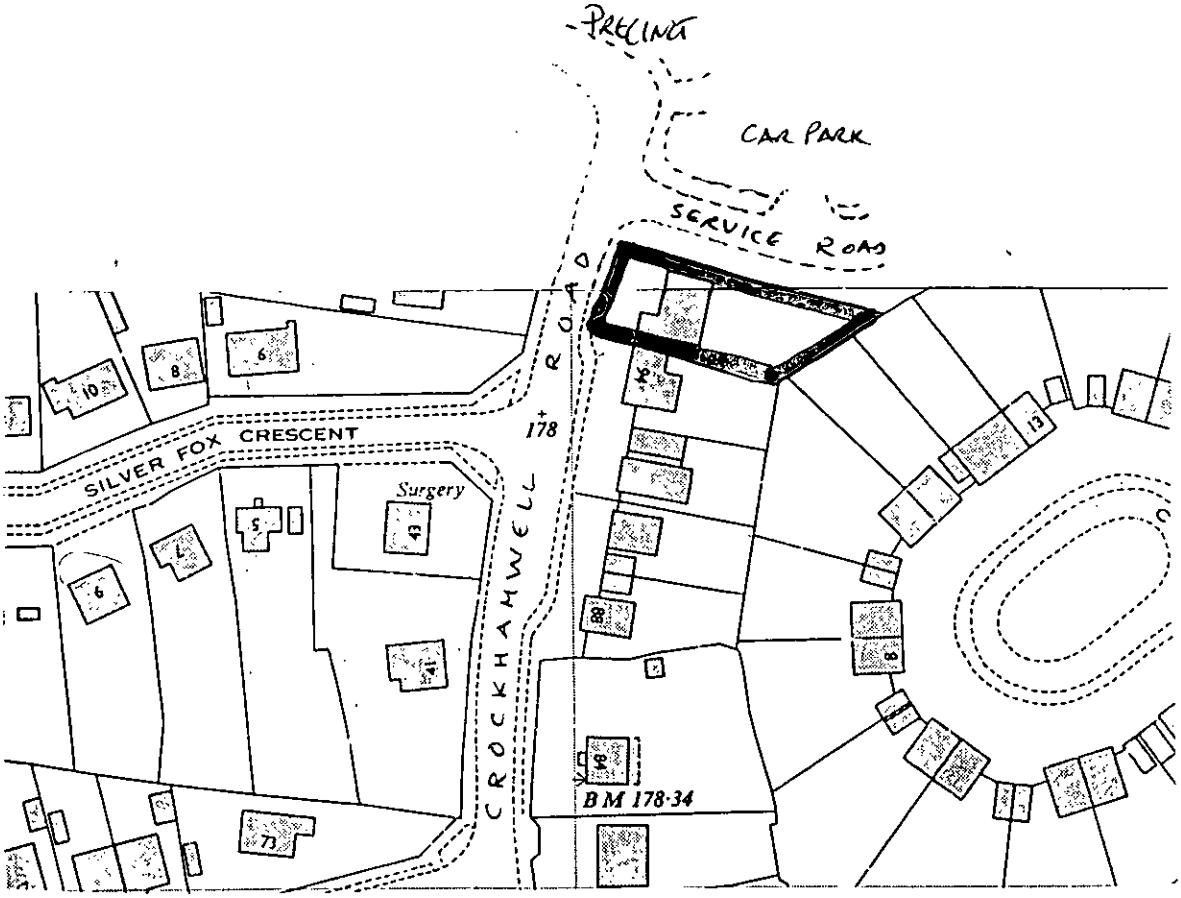
Development Control Section, Environmental Services, Wokingham District Council.

20 December 2000

Scale: 1 : 1250

N W E S

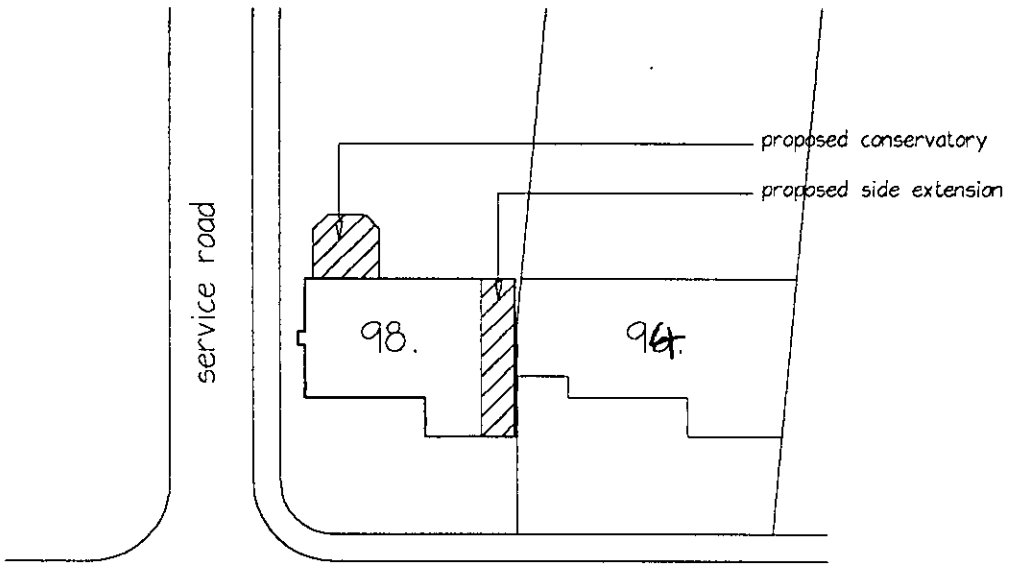
29 DEC 2000* 3102



Revision A Dec 2000
Location plan amended

Job 98, Crockhamwell Road Woodley, Reading	Date Dec 00	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed extension and conservatory Location Plan	Scale 1:1250		
	Drawn by PS	Drawing No 00814/01	Revision A

29.DEC.2000* 3102



APPROVED

26/2/01

Job 98, Crockhamwell Road Woodley, Reading	Date Dec 00	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed extension and conservatory Block Plan	Scale 1:500		
	Drawn by PS	Drawing No 00814/02	Revision