APPLICATION NO:
F/2000/1648

LOCATION:
84 Nightingale Road, Woodley Reading.

APPLICANT:
Mr J Dredge

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Dredge
84, Nightingale Road
Woodley
Reading
RG5 3LY

Application Number: F/2000/1648

Parish: **WOODLEY**

Location: **84, Nightingale Road, 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 24/07/2000

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	1648 AT
BUILDING CONTROL NUMBER.	FP 2002/2868 North
APPLICANT/~~AGENT~~	James Dredge
ADDRESS OF SITE	84 Nightingale Road Woodley
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

DRAWING NUMBERS	BC	DC
~~BLOCK PLAN~~		mark amends rec'd 12/3/02
ELEVATIONS	rec'd. 14/3/02	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/3/02	

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	

Received by Wokingham District Council

Application No: F/2000/1648

Proposal:
Proposed single storey rear extension to dwelling.

Location:
84, Nightingale 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. 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 June 2000

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: March 14, 2002
Ref: F/2000/1648

Mr J Dredge
84 Nightingale Road
Woodley
Reading
Berkshire
RG5 3LY

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,

RE: 84 NIGHTINGALE ROAD, WOODLEY, APP NO. F/2000/1648

I refer to your letter dated 10th March 2002 with reference to the above.

The plans submitted to Council on 12/03/02 showing the revised roof plan and reduced floor plan of the approved rear extension can be approved as a minor amendment to the original approval given.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely

HLynch

Heidi Lynch
Planning Officer

[redacted]

84 Nightingale Road
Woodley
Reading
Berkshire RG5 3LY.

10 March 2002.

Dear Sirs.
PLANNING APPROVAL REF F/2000/1648.

Due to our revised requirements we have made revisions to the approved plans & elevations. We have omitted the shower/wc room and have revised the internal arrangement.

Can you confirm that the revisions are acceptable as a minor amendment to the original application.

Yours sincerely
J Edredge.

54109 reply

PLAN	
POL	
DC HL	ENF
APP	
CS	
12 MAR 2002	
COPIES TO	
	FILE

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1648

Applicant : Mr J Dredge .

Location : 84, Nightingale Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	20/06/2000

Date of Neighbour Notifications : 9/6/2000

Date of Site Visit : 20/6/2000

Date Registered : 06/06/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 01/08/2000. 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 :

Neighbours : No comments received

Woodley Town Council : They have concerns re: proposed dev with block access to garage : see letter

Highways : require plans showing extra parking provision.

Planning Issues : (identified settlement)

1) Impact on neighbours

2) Impact on street scene

3) Highways.

20/7/00

Application Number: F/2000/1648

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey extension to the rear of a 2 storey semi detached house, forming a garden room and shower room.

It is positioned close to the boundary with the neighbouring property at No.82, and will be "L" shaped in design. It measures 6.35 metres wide at the rear, (1.2 metres more than the width of the house) and then reduces to a width of 4 metres at the front of the extension. It projects approximately 4.2 metres from the existing lounge area with two additional windows, but these will not cause overlooking. It will have a concrete tiled pitched roof with roof glazing and a velux window, to be constructed with brick walls, and render. The rear garden has a 1.8 metre high enclosure.

No.82, to the south, adjacent semi detached neighbour. Main windows at ground floor and at first floor in rear elevation facing garden. Extended 2.5 metres to the rear on boundary with No.84, with a single storey extension forming a conservatory room. A 1.8 metre high fence continues along the rest of the boundary.

Due to the shallow pitch of the proposed extension and the fact that the main part will project by 4.2 metres the loss of light will be minimal to this property. Therefore considered acceptable.

No.86, to the north, adjacent semi detached house, secondary windows in flank elevation consist of kitchen door and first floor bathroom window. Due to the distance away behind a 1.8 metre high fence it is considered that the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

Part of the extension will be visible from the road, however as the materials proposed will match the existing house, there will be no impact upon visual amenity of the area – considered acceptable.

3) Highways

Additional parking spaces have been proposed at the front of the property due to loss of garage space.

Approval with conditions

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

Application Number F/2000/1648
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"
3.			

24/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 84 Nightingale Road Woodley Reading.

APPLICATION NUMBER: F/2000/1648

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 20/6/08

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS 1960 dev, ~~[illegible]~~ similar designed, Residential, 2 storey semi + detached housing along busy road, own driveways with seperate garages at side.

3. DESCRIPTION OF SITE/BUILDING Modernised 1960, semi-detached house, seperate garage (concrete at side) driveway (2.3m wide), red brick, white UPVC windows concrete in locking tiles, black guttering, long garden at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location/Site Plan.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — Garage (will be blocked through proposed dev) ~~at side~~ at rear, driveway 2.3m wide at side.

LEVELS — No change

BOUNDARY TREATMENT — No 86, 1.8m fence cb. along boundary to garages, no windows affected (kitchen door + bathroom).

OTHERS

— No 82, semi detached neighbour, Extended to rear single st ext, conservatory ext'n by 2.5m, windows in three elev. Will not be affected! + 1.8m fence on rear boundy

— Rear boundary 1.8m fence

— No impact on street scene / VA of area.

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

Tel: 0118 974 6441

Date: **09 June 2000**

My ref: F/2000/1648

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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/2000/1648
84, Nightingale Road, Woodley, Reading.
Proposed single storey rear 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/2000/1648**
84, Nightingale Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: 0118 974 6441

Date: **09 June 2000**

My ref: F/2000/1648

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

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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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/2000/1648**
84, Nightingale Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: 0118 974 6441

Date: **09 June 2000**

My ref: F/2000/1648

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

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/2000/1648
84, Nightingale Road, Woodley, Reading.
Proposed single storey rear 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/2000/1648**
84, Nightingale Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~[illegible]~~ Valid 6/6/00	Map No. 47 Site 0.03
Officer: AT Application No. F/2000/1648	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 84 NIGHTINGALE ROAD

Parish: WOODLEY Ward: South Lake. 9.6.2000

Applicant: MR J DREDGE

Fee Received 95-00 (6) 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	red line ✓	30/5	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	encroachment?	✓ 30/5	NONE
5	Elevation plans	other side elevation		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment at boundary? Is this forming party wall? May need to serve notice.	✓ 30/5	NONE
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) blocking access to garage?

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

S/N+ 30, 32, 34, Hearn Road

82, 86, 83, 85, 87 Nightingale Road

Date: 10 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1648

Location: 84, Nightingale Road, Woodley, Reading.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Mr J Dredge.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout.

Comments are required by 20/07/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1848(Planaps) / (Ludhouse) Date Rec. 05/07/2000

Location: 84 Nightingale Road,

Parish Woodley

Applicant: Mr. J. Dredge

Description of attached plans

Parking layout

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

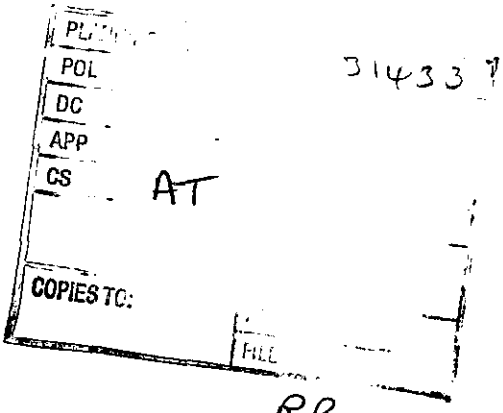
CASE OFFICER AT

Consultations Sent by Admin. on 10.07.PS

Yellow - Part One Copy
Green - Officer's Copy

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR.

PL
POL
DC
APP
CS
AT
COPIES TO:
FILE



314337

RR

For the attention of Andrew Thorley.
Application number F/2000/1648.
84 NIGHTINGALE ROAD. WOODLEY. READING.

Further to our telephone conversation we enclose a copy of a layout to indicate the parking arrangement (existing). As you can see we currently comply with the parking requirements stipulated by the Highways Department. Additionally we have shown a future parking space to the front of the house which we plan to install.

We therefore await your further communication.

Yours

J Dredge. DREDGE

1048.

1048

1048

1048.

ADDITIONAL PLAN

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 29 June, 2000
My ref. AJT/MLT/F/2000/1648
Your ref.

parking layout received 05/07/00

Mr & Mrs. J. Dredge
84, Nightingale Road,
Woodley,
Reading,
Berkshire.

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) 977 8909
DX: 33506 – Wokingham

Dear Mr. & Mrs. Dredge,

RE: PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING – 84, NIGHTINGALE ROAD, WOODLEY.

I refer to your planning application received on the 6th June 2000 and subsequent telephone conversations with Mr. Thorley on the 26th and 29th June 2000.

The location of the proposed extension on the rear elevation would render the vehicular access to the existing garage unusable. Council policies require 2 off street parking spaces for 3 bedroom dwellings. Therefore it is requested that you either reduce the width of the extension or provide an additional parking space at the front of the property in return for the lost garage space.

The driveway at the side of the house is only 2.2 metres wide and therefore does not meet the Highway Authorities minimum parking standard of 2.4m wide by 4.8m long.

If you do not wish to reduce the width of the rear extension you should submit an additional plan showing the additional parking space within the curtilage of the above property.

If I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Andrew Thorley, on the above telephone number.

Yours sincerely,

MLT

MLTHORP
Principal Development Control Officer

2 choices either you reduce the extension + not block the garageway or you provide a extra parking space at the front as you will lose the access to the garage. (+ not at the side of the house, 2·2m wide)

explained it to Mrs Dredge 26/6/2000.

Then Mr Dredge phoned back + I was seeing Steve anton in highways at the time about it.

Parking standards are: Car space 4.8m x 2.4m.

Development not Specifically Included in List of Uses

2.6 Where a type of development is proposed that is not included in these standards, the parking requirement will be assessed, taking into account the information submitted with the application, characteristics of the site and locality, public transport accessibility, and relevant experience of similar developments.

2.7 **Minimum Size of Parking Spaces**

(a) Car space 4.8m x 2.4m.
(b) Garage space 5m x 2.5m (internal).
(c) Where the space is a garage drive, the distance from the face of the garage to the highway boundary shall be a minimum 6m, or a minimum 7m from the face of the garage to the carriageway edge on accessways.
(d) Lorry space 16m x 3.5m. This may be relaxed where the unit of development is unlikely to attract long vehicles.

Layout of Parking Spaces

2.8 The layout of car parking spaces will comply with the *Housing Development Note VII, Parking in New Housing Schemes parts 1 and 2* published by the Department of the Environment HMSO in 1977.

2.9 Manoeuvring space for lorries will be considered for each site individually, account being taken of operational requirements and the class of development applied for. Design geometry should have regard to the advice contained in *Designing for Deliveries* (Freight Transport Association Ltd 1978).

Review of Standards

2.10 The assessment of space required for the parking of vehicles at home and places of business and leisure are continually reviewed in the light of the findings of parking studies, and to meet changing circumstances.

DEFINITIONS

A) Gross Floor Area (gfa): The total floor area calculated from the external dimensions of all the buildings on the site.

B) Public Floor Area (pfa): The area to which the general public normally has access but excluding toilets and washrooms

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 09 June 2000

Application Number: F/2000/1648

Proposal: Proposed single storey rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
84, Nightingale Road, Woodley, Reading.

Applicant:
Mr J Dredge .

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).

Re Blocking Access to Garage.

Please could we have an additional ~~Parking~~ plan showing the parking arrangement for 2 vehicles, due to the garage being blocked by the proposed extension.

Signed: _____ **Print name:** Stephanie Knowles

22/06/00

FROM: Andrew Thorley

DATE: 09 June 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1648

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 84, Nightingale Road, Woodley, Reading.

Applicant: Mr J Dredge .

Your observations are required in respect of this application **by 03/07/2000** .

The committee had some concerns that the proposed development and access could render the garage unusable, other than for storage. They would not wish to encourage unacceptable on-street parking, which could exacerbate traffic problems at this busy junction, if there was insufficient parking space available within the site.

30907

PC	HPT
DC	TLS
APP	ENF
CS	
	2333
COPIES TO	K:
	E:

SIGNED: Andrew Kerr DATE: 21.6.00.

Clerk To Woodley Parish/Town Council.

06 JUN 2000 * 1648

Tel. 0118 9746429 (Direct Line)

Date 30/5/00

Your ref.

My ref.

FOR THE ATTENTION OF MRS CHURUT.

· Mr J Dredge
84 Nightingale Rd
Woodley
Reading

WOKINGHAM DISTRICT COUNCIL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

30 JUN 2000

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red. DONE	☑
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED RECYCLER

P.T.O.

Cont. Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

NO ENCROACHMENT

9) The Section 66 Certificate is missing/unsigned/not deleted. Is any encroachment intended ?* ☑

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑
6 copies other side elevation (from No 82) DONE

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

* Is this a party wall? If so serve notice on neighbour and fill in Cert B of Section 66

NO SEPARATE WALL.

ADDRESS 84 NIGHTINGALE ROAD PARISH WOODLEY

PLOT No. 73 ORD. SHEET No. SU 47 7672

BUILDER J. T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/247/58	Mr. & Mrs. Ben. S. Clark	Outline	17.4.59	N/A. C/A.
[illegible]8/60	J. T. Cook & Son Ltd	Layout	1.12.60	App. C/A.
237/60	"	Semi/Det. House	29.12.60	App. C/A.
147/61	"	Layout Rd. & Sewers	5.10.61	N/A. C/A.
R/8/63	"	Landscape Rd. Verges	24.1.63	N/A App.
PD/58/64	Mr. A. P. Collins	Garage	20.2.64	App. N/A.
GRA 7207	MR. S GRAY	S/ST. HT.	26-5-89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

1305A

Environmental Services

For office use only.
Application number: 06. JUN. 2000* 1648

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	JAMES DREDGE
	Address and postcode	84 NIGHTINGALE ROAD WOODLEY. READING BERKSHIRE
	Phone number	01189 697161.
2	Agent's Name	
	Address and postcode	
	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.	AS ABOVE
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.	RENDER/BRICKWORK TO MATCH EXISTING 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: 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 ☑ REAR PATH TO THE REAR OF THE PROPERTY.	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 12/5/2000

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

06 JUN 2000 1648



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Development Control Section, Environmental Services, Wokingham District Council.

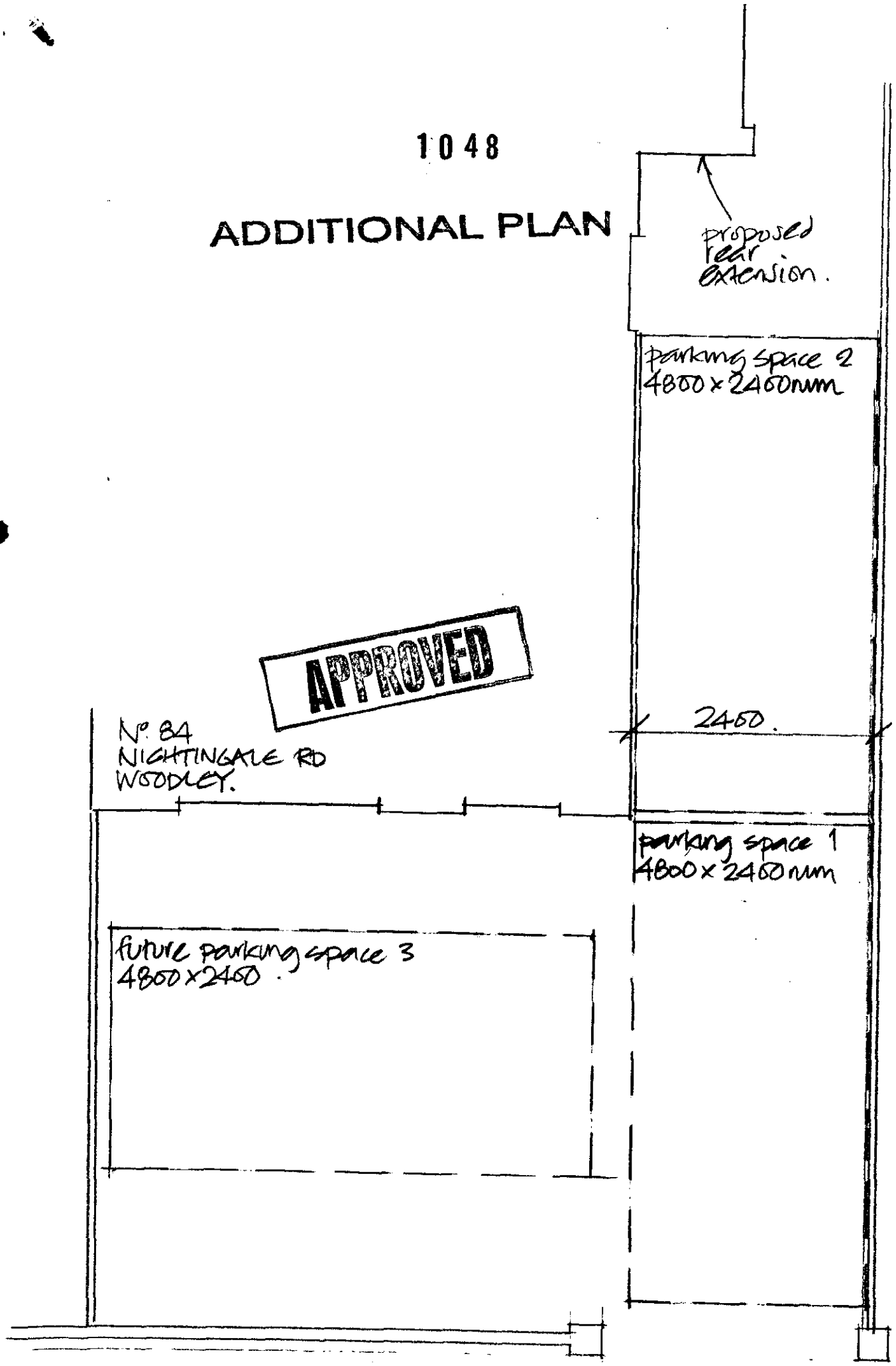
25 May 2000

Scale: 1 : 1250

N
W E
S

1048

ADDITIONAL PLAN



EXISTING CARPARKING ARRANGEMENT.
No. 84 NIGHTINGALE ROAD. WOODLEY.



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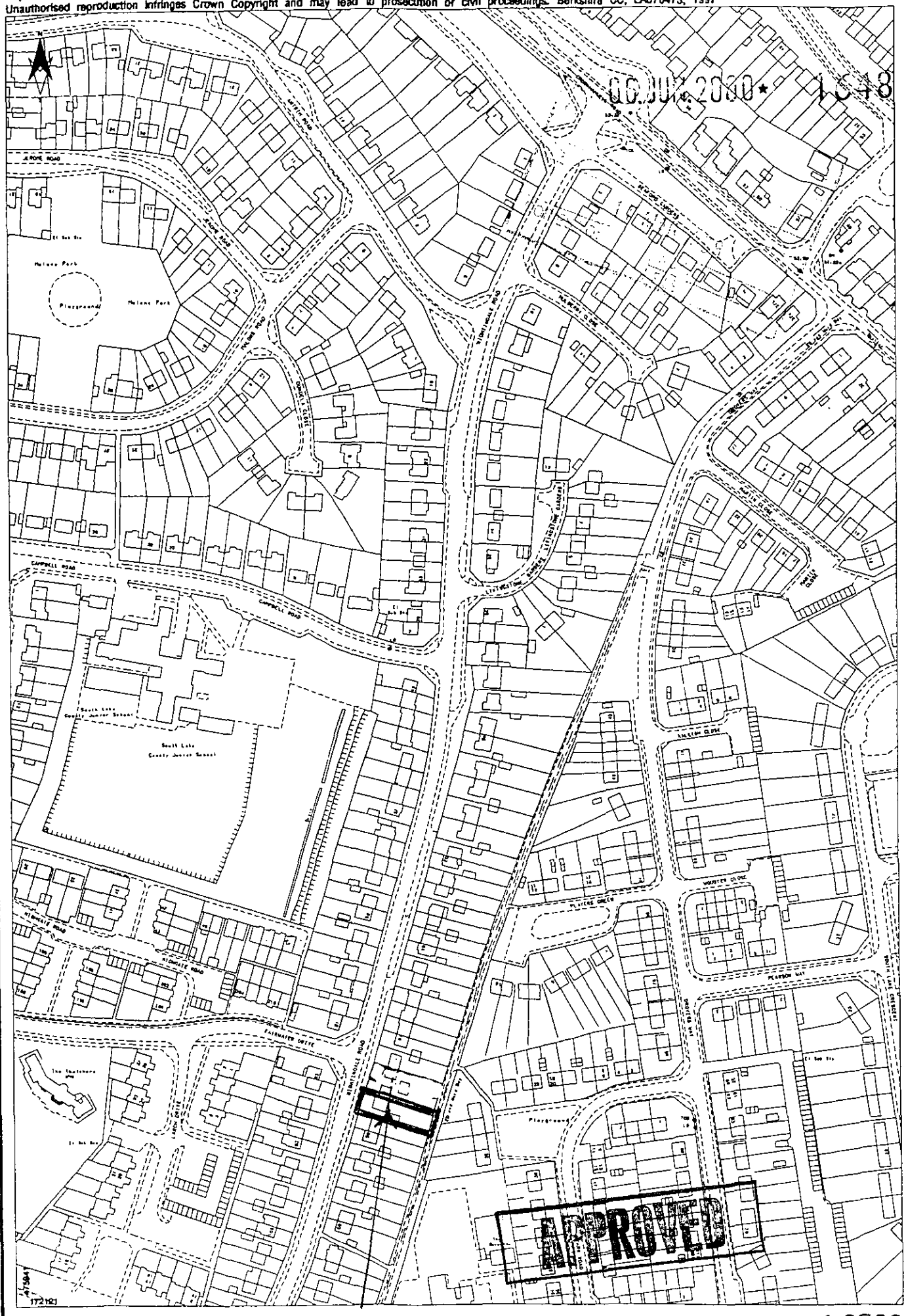
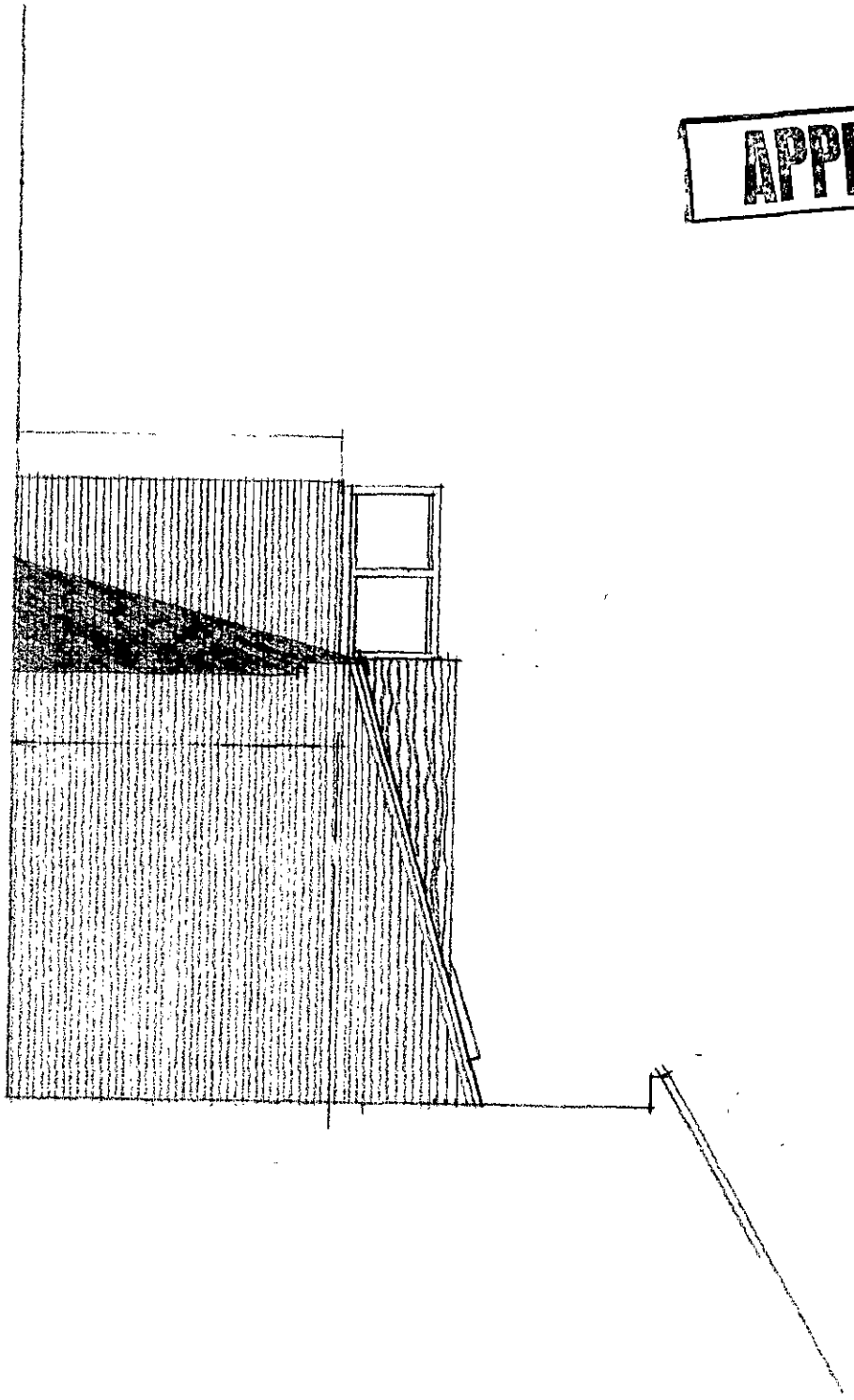


84 NIGHTINGALE ROAD

1:2500

06.JUN.2000* 1648

APPROVED



SIDE ELEVATION FACING
N° 82

A