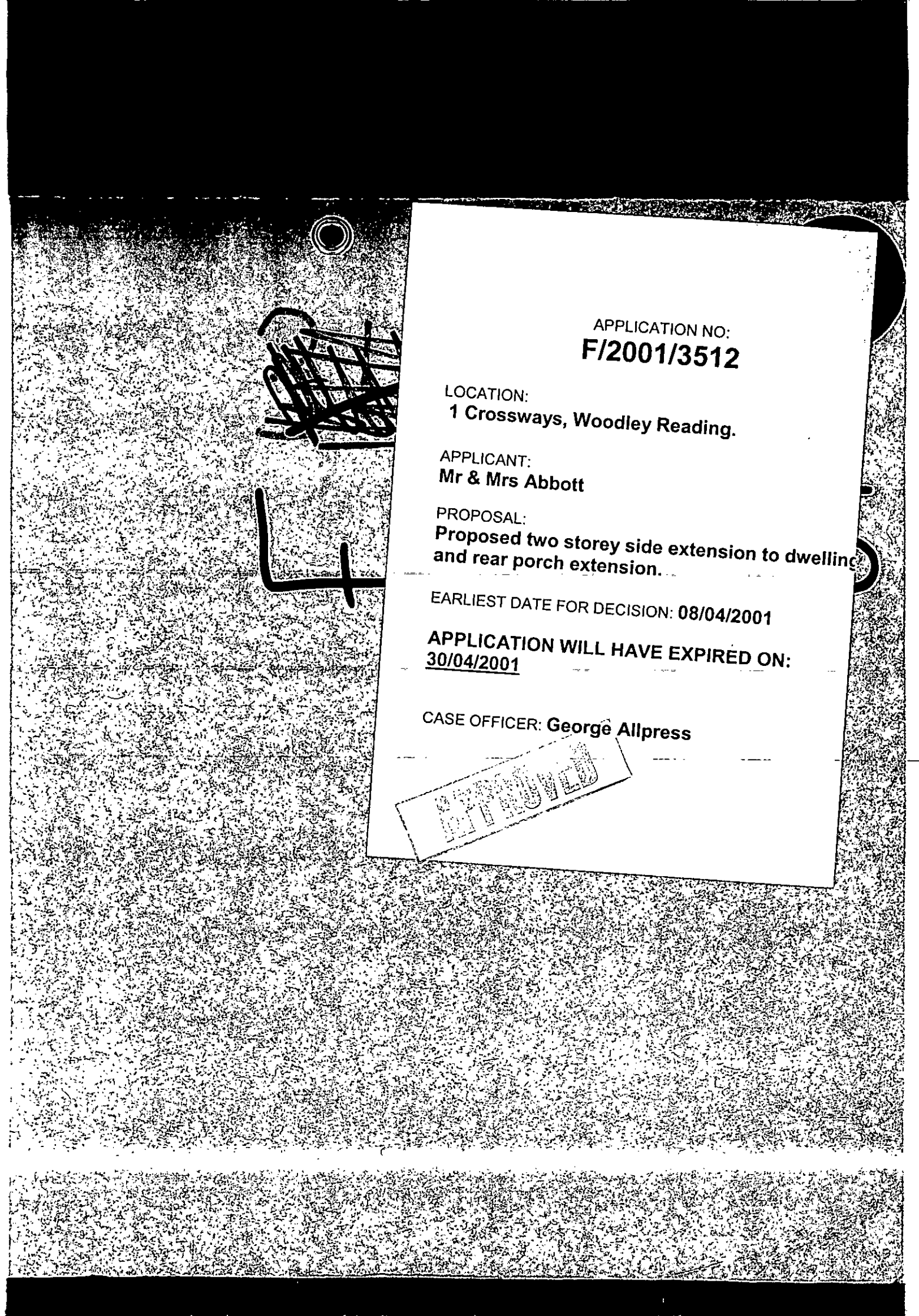

APPLICATION NO:
F/2001/3512

LOCATION:
1 Crossways, Woodley Reading.

APPLICANT:
Mr & Mrs Abbott

PROPOSAL:
Proposed two storey side extension to dwelling and rear porch extension.

EARLIEST DATE FOR DECISION: **08/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/04/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Abbott
1 Crossways
Woodley
READING
Berkshire RG5 3PT

Application Number: F/2001/3512

Parish: **WOODLEY**

Location: **1 Crossways, Woodley, Reading**

Proposal: **Proposed two storey side extension to dwelling and rear porch 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 side elevations 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.

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.

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, LT6
Deposit Draft Wokingham District Local Plan Policies WBE1, WT6

John Mitchell
Development Control Manager
Date: 23/04/2001

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.

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

Tel: 0118 974 6442

Date: **15 March 2001**

My ref: F/2001/3512

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2001/3512
1, Crossways, Woodley, Reading.
Proposed two storey side extension to dwelling and rear porch 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/2001/3512**
1, Crossways, Woodley, Reading.
Proposed two storey side extension to dwelling and rear porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: 0118 974 6442

Date: **15 March 2001**

My ref: F/2001/3512

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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
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John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3512**
1, Crossways, Woodley, Reading.
Proposed two storey side extension to dwelling and rear porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6442

Date: **15 March 2001**

My ref: F/2001/3512

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2001/3512
1, Crossways, Woodley, Reading.
Proposed two storey side extension to dwelling and rear porch 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/2001/3512**
1, Crossways, Woodley, Reading.
Proposed two storey side extension to dwelling and rear porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

Received by Wokingham District Council

Application No: F/2001/3512

Proposal:
Proposed two storey side extension to dwelling and rear porch extension.

Location:
1, Crossways, 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 08/04/2001. 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

15 March 2001

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3512	GA
BUILDING CONTROL NUMBER	FP 2001/1601	Fast
APPLICANT/AGENT	David Gerken	
ADDRESS OF SITE	1, Cossways, Woodley	
DESCRIPTION OF PROPOSED WORK	2 storey side ext & rear porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 19/2/01	rec'd 5/3/01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC NECESSARY-NOT RECEIVED		
APPLIC RECEIVED & APPROVED	23/4/01	
APPLIC RECEIVED-NO DECISION		
APPLIC REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/5/01	

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	

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 15 March 2001

Application Number: F/2001/3512

Proposal: Proposed two storey side extension to dwelling and rear porch extension.

Parish: WOODLEY TOWN

Site Address:
1, Crossways, Woodley, Reading.

Applicant:
Mr & Mrs Abbott .

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).

Comment.

The parking layout proposed is not practical.
Please could Highways have a revised plan showing the spaces re-orientated so that they are useable.

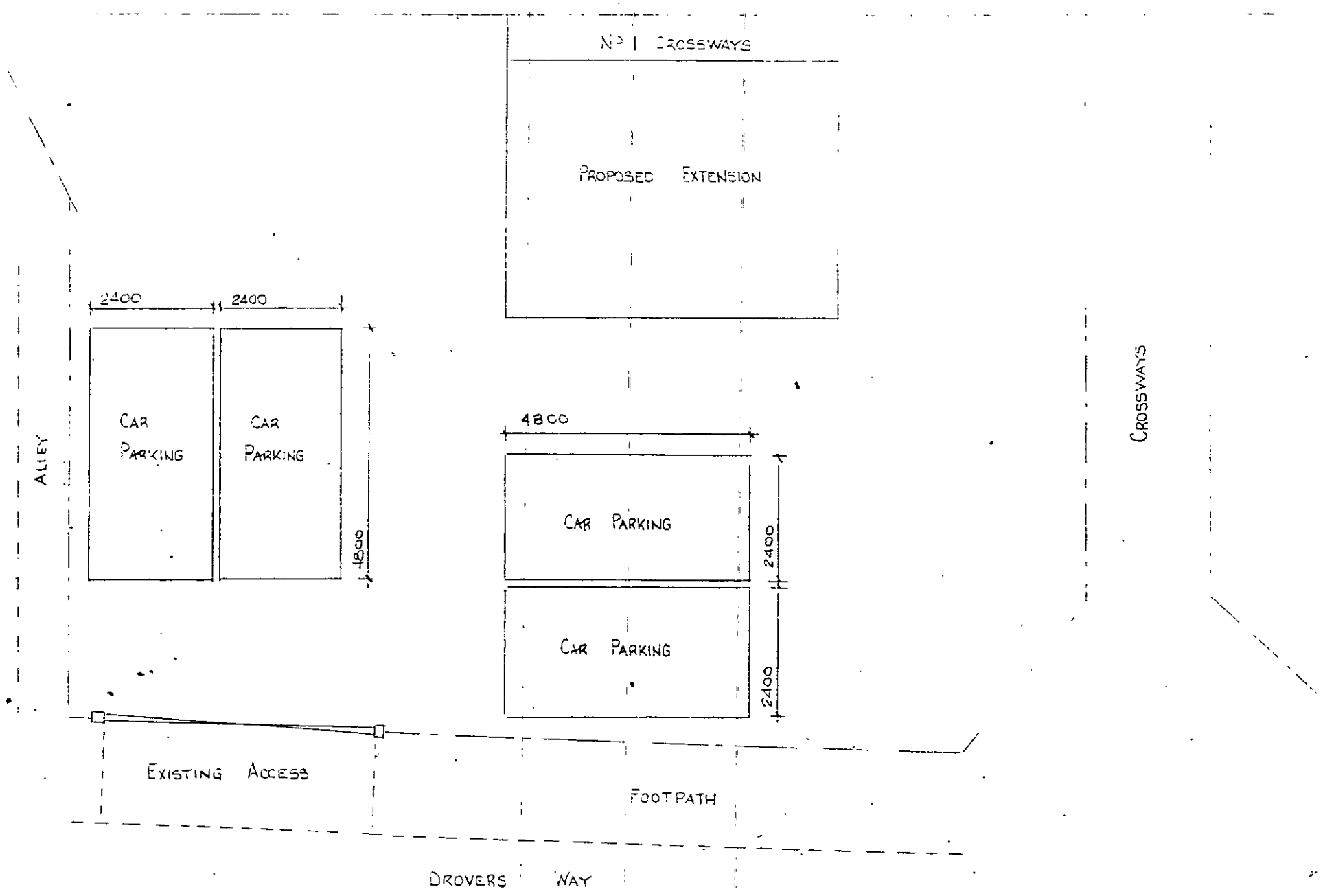
Adam, in the attached o.v.? 17/4/01

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

CONDITIONAL APPROVAL.

C122, R122.

Adam C 18/04/01



REVISED CAR PARKING SCHEME AT 1 CROSSWAYS WOODLEY READING RG5 3PT	DATE APRIL 2001	SCALE 1:100	PLANNING APPLICATION No F/2001/3512

WORK SHEET FOR: George Allpress

Application Number: F/2001/3512

Applicant: Mr & Mrs Abbott

Location: 1 Crossways, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling and rear porch extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		21/03/01

Date of Neighbour Notifications : 15/03/01

Date of Site Visit : 22/03/01

Date Registered : 05/03/2001

Earliest Date for Decision : 08/04/2001

Latest Consultation Date/Site Notice Expiry Date : 08/04/2001
12/04/01 (GA)

This application will have expired on: 30/04/2001. 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 - additional plan submitted 17th April to which Highways recommend approval.

At the time of writing no further comments have been received.

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/2001/3512

Appraisal :

The application property is a the end house of a small terrace group of 6 dwellings. The property is a modest two storey house which is accessed by footpath only. The east boundary faces Dorset Way where there is vehicular access. The houses opposite are a terrace, the surrounding houses elsewhere are semi-detached.

The application proposes a substantial two storey extension, almost doubling the width of the house.

Irrespective of its size and mass, the proposed extension is not considered to result in harm to the street scene. The property occupies an end plot which is almost three times the size of the mid terrace houses in this group and a significant amount of garden would remain, thereby not spoiling the openness of the estate. The two storey extension follows the pattern and scale of the existing houses and is therefore considered to be in keeping with the character of the dwelling. The rear extension is modest in depth, centrally located and subservient in scale. Therefore no harm to the street scene.

The nearest property to the rear is to the south, approximately 13.0 metres distant and with its own single storey garage between flank and application property boundary. The property opposite to the front is likewise around 13.0 metres distant. And the nearest houses to the east are over 30.0 metres away.

Therefore no harm to neighbour amenity.

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

3512

Application Number: F/2001/~~512~~
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 the first floor side elevations 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
			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.

23/4/01.

RECORD OF SITE VISIT

SITE ADDRESS: 1 Crossways, Woodley, Reading.

APPLICATION NUMBER: F/2001/3512

OFFICER: George Allpress

DATE OF SITE VISIT: 22/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement

3. DESCRIPTION OF SITE/BUILDING Single family terrace house.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.3 attached to the west, no.112 Drovers Way to the south (rear), nos.89 & 91 Crossways to the east, no.2 Crossways to the north (opposite) - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage plus hardstanding.
LEVELS	Level
BOUNDARY TREATMENT	Hedge and timber fencing.
OTHERS	None

FROM: George Allpress

DATE: 15 March 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3512

Proposal: Proposed two storey side extension to dwelling and rear porch extension..

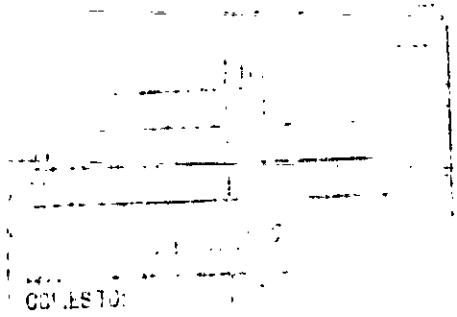
Site Address: 1, Crossways, Woodley, Reading.

Applicant: Mr & Mrs Abbott .

Your observations are required in respect of this application **by 08/04/2001** .

COMMENTS:

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



COPIES TO:

SIGNED: DABrwaite

DATE: 9/4/01

pp Clerk To Woodley Parish/Town Council.

G-A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2001/3512 relates.

Address of site 1 CROSSWAYS

WOODLEY READING RG5 3PT

Signed J. Abbott

Date 21-03-01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

PLEASE [redacted] YOUR POST CODE

Business reply service
License no. RG147

1

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~19 FEB 2001~~ Valid 05 MAR 2001	Map No. 41. Site 004
Officer: GA / Application No. F/2001/3512	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND REAR PORCH EXTENSION

Location: 1 CROSSWAYS

Parish: WOODLEY Ward: Loddon. 15.3.01 D

Applicant: MR/MRS ABBOTT

Fee Received 95-00 (15) 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	Scale?	✓ 28/2	✓ 05 MAR 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout.	✓ 28/2	✓
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation of rear porch.	✓ 28/2	✓
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 : 15.3.01 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:

2x S/N + see map

23440 001

ADDRESS 1 CROSSWAYS

PARISH WOODLEY

PLOT No.

ORD. SHEET No. SU4672 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
531/54	Wokingham R.D.C.	Residential Layout	13.7.54	N/H App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

05 MAR 2001 3512

Environmental Services

For office use only.
Application number:
05.MAR2001* 3512

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. W. ABBOTT
	Address and postcode	1 CROSSWAYS WOODLEY READING RG5 3PT
	Phone number	01189628922
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.	1 CROSSWAYS WOODLEY READING RG5 3PT
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY END EXTENSION & LOBBY TO REAR ENTRANCE

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/BROWN MULTI-STOCK BRICKWORK INTERLOCKING CONC ROOF TILES TO MATCH EXIST. WHITE UPVC FRAMES	
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 16.02.01

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



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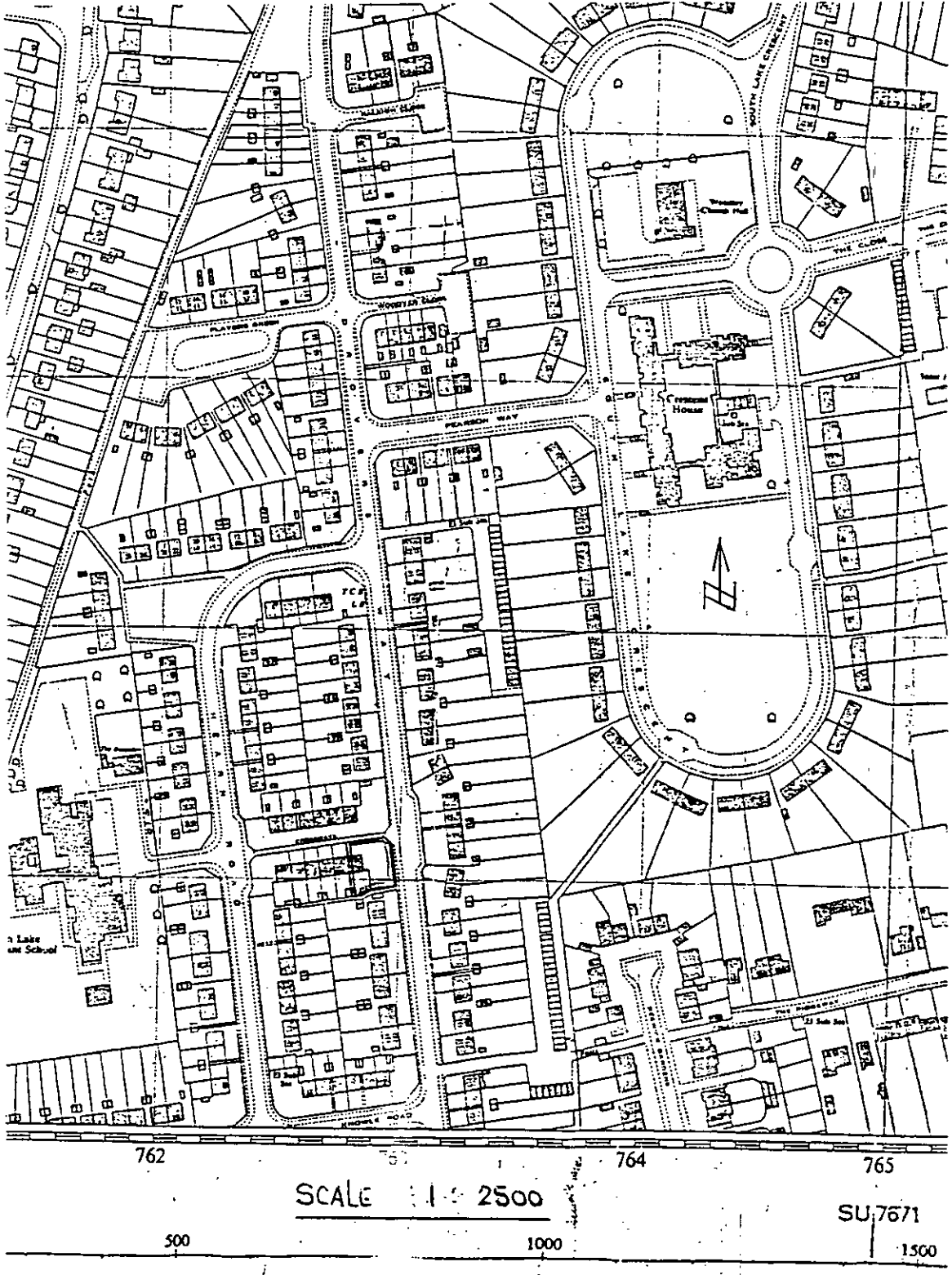
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

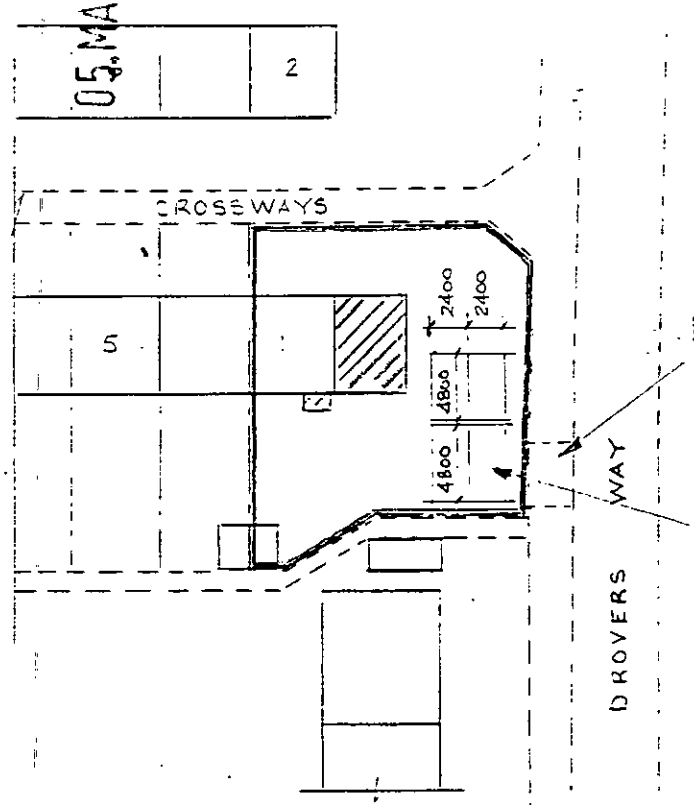
22 February 2001

Scale: 1 : 1250

N
W E
S

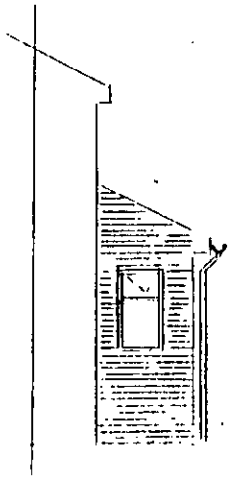


05 MAR 2007 3512



BLOCK PLAN

SCALE 1:500



WEST ELEVATION

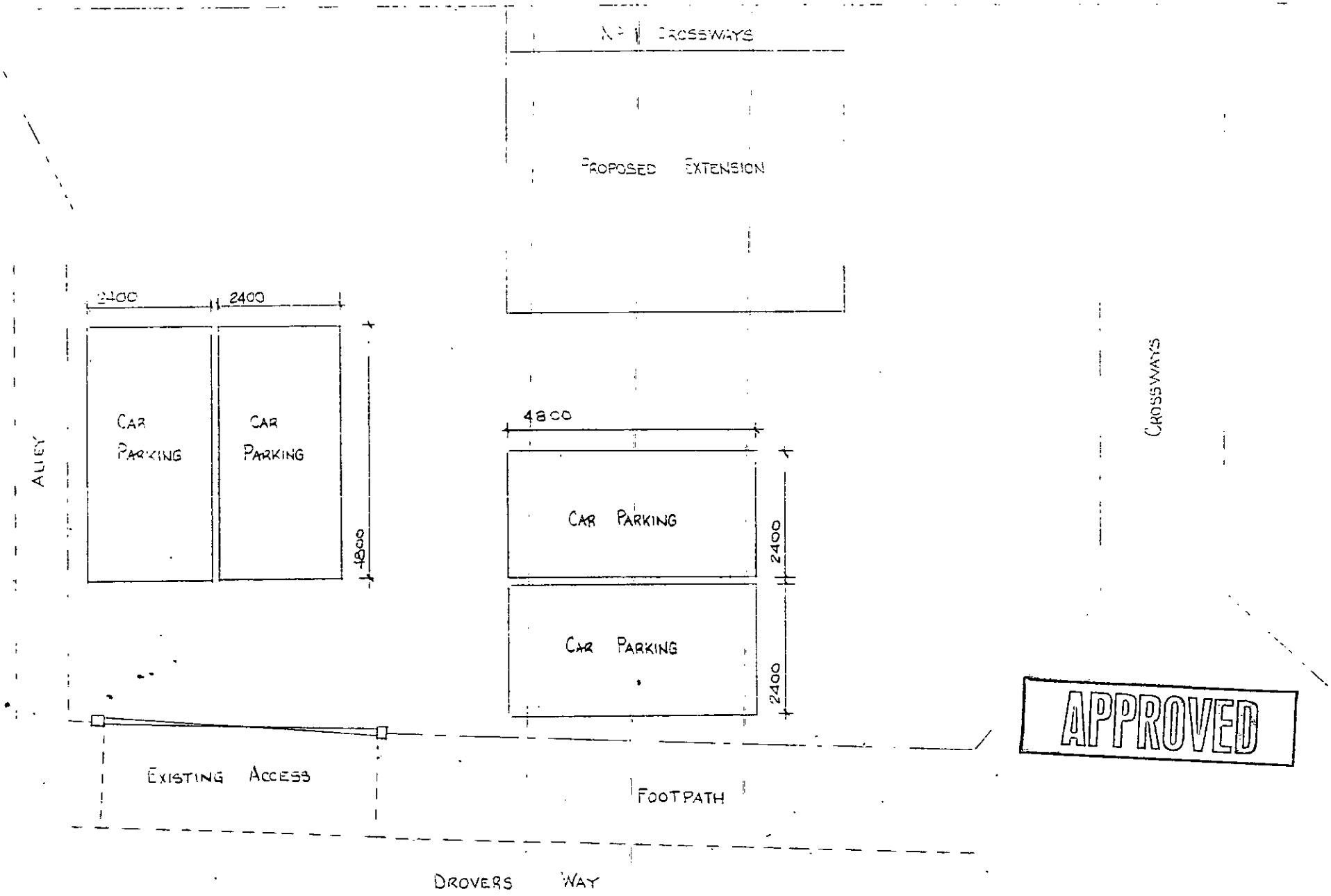
SCALE 1 : 100

APPROVED

PROPOSED TWO STOREY SIDE EXTENSION & REAR LOBBY

FOR MR & MRS W ABBOTT

AT 1 CROSSWAYS WOODLEY READING RG5 3PT



REVISED CAR PARKING SCHEME AT 1 CROSSWAYS WOODLEY READING RG5 3PT	DATE APRIL 2001	SCALE 1:100	PLANNING APPLICATION Nº F/2001/3512