02/08/2000

APPLICATION NO:
F/2000/0368

LOCATION:
1 Ladbroke Close Reading. Woodley

APPLICANT:
Mr & Mrs Richmond

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

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **10/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Richmond
1 Ladbroke Close
Woodley
READING
RG5 4DX

Application Number: F/2000/0368

Parish: **WOODLEY**

Location: **1 Ladbroke Close, Woodley, Reading**

Proposal: **Proposed single storey rear extension to dwelling to form 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 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.

Informative

1. 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 and roof 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.

Head of Planning and Transportation
Date: 07 March 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.

(697)

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 20 December 1999
My ref: NB/MLT/Woodley/Pre App

J. Richmond
1 Ladbroke Close
Woodley
Reading
RG5 4DX

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/Madam,

PROPOSED CONSERVATORY AT 1 LADBROKE CLOSE, WOODLEY

I refer to your letter received on the 3 December 1999 with reference to the above.

I can confirm that you would require planning permission for the above proposal, as our records show that there have been a number of previous approved extensions, which would exceed 'permitted development' allowances.

Having reviewed your proposals, I feel that officers may favourably consider a conservatory as outlined in your letter and sketch. However, elevation and floor plans to an appropriate scale (such as 1:50 or 1:100) should be supplied, showing the extension/alterations together with the rest of the house, so that the details of your scheme can be fully assessed.

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. Should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

1 Ladbroke close
Woodley
Reading.
RG5 4DX
30-11-99.

23677
NB
1099
COPIES TO:
ACK:
FILE:

Dear Sir/Madam,

Please find enclosed drawing for a conservatory made out of glass + UPVC with a 600mm brick wall around the base and French doors to gain access to garden. This conservatory will be infront of our patio doors from the lounge.

The shape of the conservatory will be Edwardian.



As discussed on the phone the enclosed drawing is the rear of the property.

Yours Sincerely

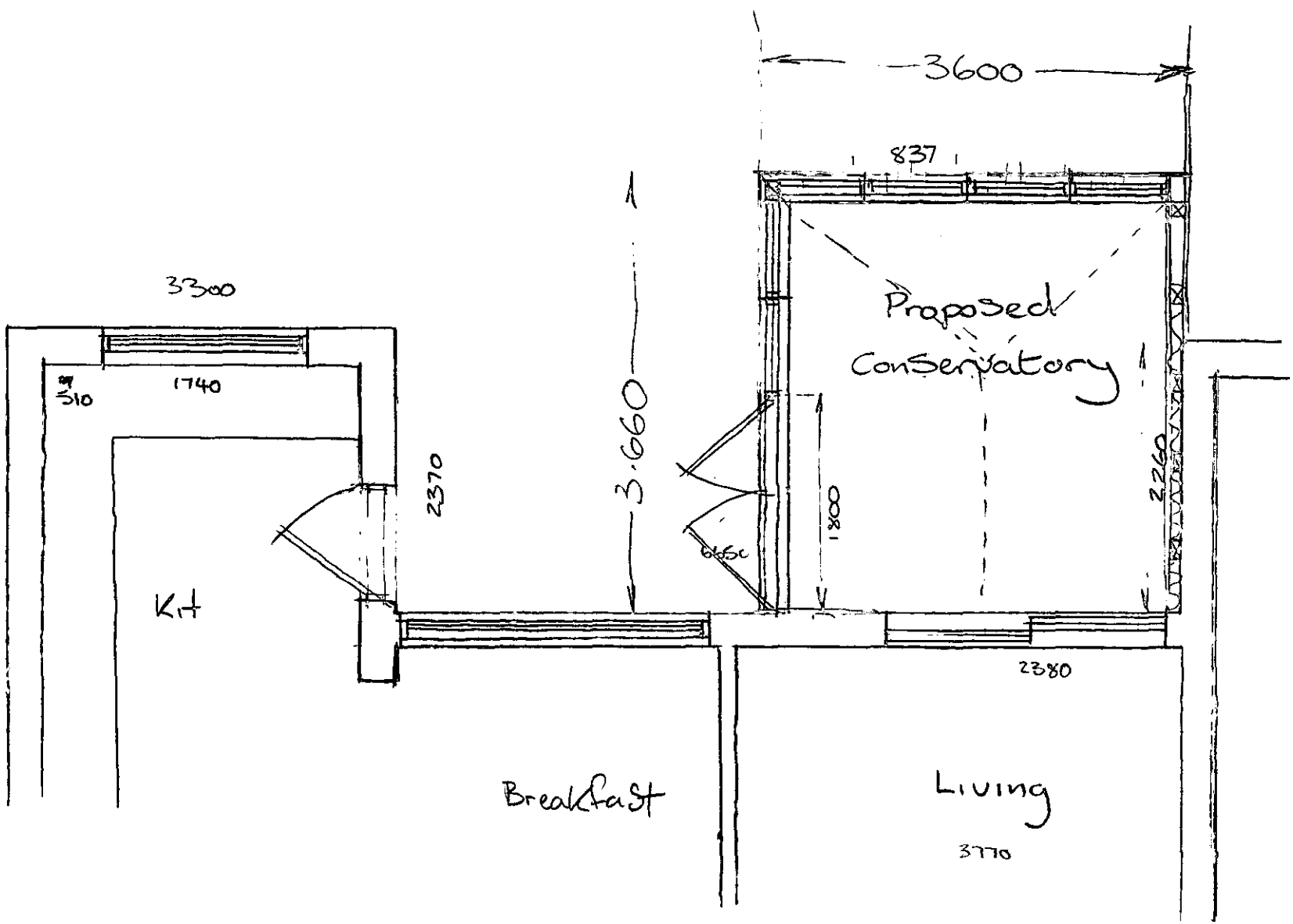
J. Richmond

1 Ladbroke Close
Semi-detached in 10'd sett

previous history:
- new garage.
- 2 bedroom addition 2 storey ~~ext~~
pitched roof & single storey ext.
∴ will require planning perm.
if preapp, more info needed.

FILE: RICHMOND

Scale
1:50



1 Ladbroke close
Woodley
Reading
RG5 4DX

ADDRESS 1 LADBROKE CLOSE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672 47

BUILDER Gilbert Cook & Co (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/257/61	Mr R C Farnham	Outline	30.11.61	N/A C/A
134/62	Gilbert Cook & Co (Reading) Ltd	Semi/Det Hse	4 10.62	App C/A
BR 6203	Mr M P A Arnold	garage → hobbies room + new garage & utility room	23.3.77	App N/A
06128	"	alt & add	14.4.77	N/A c/p
BR 11558	Mr A.J. Banfield	2 bedroom add.	6 8.79	Opp N/A
11378	"	"	30 8.79	N/A C/A
30136			10.6.88	C/A
RRA 8235	MR+MRS RICHMOND	S/St. Gt.	13.6.88	App
39864	"	Bedroom room &	3.11.92	C/A
FP/92/0698	"	S/St-Gt.	13.8.92	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS ~~Footway~~ Crossing · Highways · 04.12.97 · N.R.

DRAINAGE

Received by Wokingham District Council

Application No: F/2000/0368

Proposal:

Proposed single storey rear extension to dwelling to form conservatory.

Location:

1 Ladbroke Close Woodley.

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)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2000. 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



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 18 January 2000

N
W E
S

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0368

Applicant : Mr & Mrs Richmond .

Location : 1 Ladbroke Close Woodley.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		31/01/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 31/1/2000

Date Registered : 14/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 10/03/2000

Consultation Responses :
Woodley PC. **14/2/2000, "NO comment"** (Received 14/2 fax dated 11/2 after Neighbours/SN none received.

Planning Issues : (N'd see).
1) Impact upon neighbouring properties
2) Impact upon the street scene.

Application Number: F/2000/0368

Appraisal :

① Impact upon neighbouring properties:
The proposed development is a single storey rear extn to form a conservatory. It will be of width 3.3m, protrude forward from the rear of the building by 3.3m (it will be app 1m beyond an existing kitchen extn). It will have a pitched roof 2.3m to eaves and 3.1m to ridge (& 3.2m to decorative ridge).
- Nº2 has an extn alongside the boundary - solid wall (no windows) extending 2-3m beyond the main building - the proposed conservatory will extend beyond this extn, but be a solid brick wall. Beyond Nº2 extn is a trellis which hardly the view to Nº2 garden. There are conifers at the rear of the garden with Nº2.
- Rear boundary is a 1.8m fence + trellis with the chapel - chapel windows are visible above the boundary fence
- There is 1.8m fence alongside the boundary with the hall.
- The proposed development will have no detrimental upon neighbouring properties by overlooking, overshadowing or overbearing (letter in file confirming no encroachment).

② Impact upon the street scene.
There are white framed UPVC windows existing at the properties - the conservatory will screen this. Brick will match the existing also ∴ no detrimental impact upon the street scene.

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

Application Number F/2000/0368
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC63	SR12	INS: WORK.
	INO6		

RECORD OF SITE VISIT

SITE ADDRESS: 1 Ladbroke Close Reading.

APPLICATION NUMBER: F/2000/0368

OFFICER: Natalie Brown

DATE OF SITE VISIT: 31/01/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 31/01/2000 – on fence post (entrance to drive)

Residential
2. DESCRIPTION OF SURROUNDINGS
semi-D.
small front garden – some hardstanding

3. DESCRIPTION OF SITE/BUILDING UPVC windows, white frame existing
front – brick driveway & gravel.
integral garage
(g/f) chapel windows are visible above 1.8m fence
patio area in front of house, small pond in garden, greenhouse at bottom.

semi-D with No 2
4. RELATIONSHIP TO ADJOINING PROPERTIES
app 1.5m from boundary with the chapel hall..
No 2 has extn extending app 2-3m from building line (no windows inside elev)
↳ solid wall along boundary, trellis/shrubs/conifers beyond.
↳ flat roof. 1m fence/conifers at bottom of boundary with No 2.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING n/a

LEVELS /

BOUNDARY TREATMENT 1.8m fence with ~~chapel~~ Hall
1.8m fence (1.8m trellis in front of) at rear (chapel)
fence/trellis/extn .. with No 2 (see above)

OTHERS

/

proposed conservatory will extend beyond next doors extn & have a solid wall – the boundary beyond extn – ivy grown on trellis & conifers – heavily obscures view into next doors (No 2) garden.

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0368

CONFIDENTIAL

Councillor A 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
DX: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0368
1 Ladbroke Close Woodley.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 02/03/2000

Yours faithfully

Chris Lau
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0368**
1 Ladbroke Close ~~Reading~~. (Woodley)
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0368

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: 33505 - Wokingham

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2000/0368
1 Ladbroke Close Woodley.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 02/03/2000

Yours faithfully

Chris Shut
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0368**
1 Ladbroke Close ~~Reading~~. (Woodley)
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0368

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: 3305 – Wokingham

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2000/0368
1 Ladbroke Close Woodley.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 02/03/2000

Yours faithfully

Chris Wood

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0368**
1 Ladbroke Close ~~Reading~~. (Woodley)
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 JAN 2000	Map No. LD Site 0.04
Officer: NAB	Application No. F/2000/0368
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: 1 LAD BROKE CLOSE

Parish: WOODLEY Ward: Loddon 25.1.2000 TB

Applicant: MR/MRS RICHMOND
r/N 52078

Fee Received 95-00 Required ..... Additional ..... Refund .....
Cash banked 13/1/00

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	Encroachment at boundary? Letter required (or serve notice & ~~complete Sect B of~~ Section 66)		31/01/2000
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 25.1.2000 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: .....

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:

.....

.....

Pre-app attached.

NEIGHBOURS:

S/N + The old Chapel, Loddon Bridge Road, Woodley.

FROM: Natalie Brown

DATE: 25 January 2000

PLANNING SERVICES

Woodley Town Council Consultation Sheet

Application Number: F/2000/0368

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

Site Address: 1 Ladbroke Close Woodley.

Applicant: Mr & Mrs Richmond .

Your observations are required in respect of this application **by 18/02/2000** .

0368

No comment.

SIGNED: _____ DATE: 10.2.00

CLERK TO Woodley Town Council

3

Plan No. F/2000/0334: Proposed single storey rear extension to dwelling to form conservatory – 19 Blanchard Close

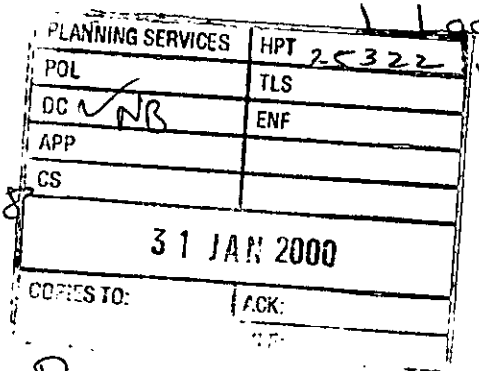
NB **Plan No. F/2000/0368: Proposed single storey rear extension to dwelling to form conservatory – 1 Ladbroke Close**

Plan No. F/2000/0434: Proposed conversion of part of existing garage to study/playroom and utility room – 62 Colemansmoor Lane

Plan No. A/2000/0464: Proposed erection of non-illuminated shop sign (retrospective) – 72 Headley Road

1 Ladbroke Close
Woodley
Reading
RG5 4DX

27-1-00.



Ref.
F/2000/0368

Dear Natalie Brown.

As requested in you letter dated 25/1/00 I can confirm that there is no part of the conservatory that will encroach on our neighbours property.

This conservatory was being started on 24th Jan untill I found out that I needed planning, is it at all possible for us to have clearence for this any sooner than eight weeks.
I Look forward to hearing from you soon.

yours Sincerely.

J. Richmond

3 2 11 12 4 0 0001 00

ADDRESS 1 LADBROKE CLOSE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672 (17)

BUILDER Gilbert Cook & Co (Bldg) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/257/61	Mr R C Farnham	Outline	30.11.61	N/A C/A
134/62	Gilbert Cook & Co (Bldg) Ltd	Semi Det Hse	4 10.62	App C/A
BR 6203	Mr M P A Arnold	garage → habitable room + new garage & utility room	23.3.77	App N/A
06128	"	alt + add	14.4.77	N/A C/A
BR 11558	Mr A J. Barfield	2 bedroom add.	6 8.79	App N/A
11378	"	"	30 8.79	N/A C/A
30134			10.6.88	C/A
RRA 8235	MR & MRS RICHMOND	2/ST. HT.	13.6.88	APP
39864	"	PICKED ROOM &	3.11.92	C/A
FP/92/0696	"	S/ST-HT.	13.8.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Footway Crossing. Highways. 04.12.97. N.R.

DRAINAGE

Environmental Services

For office use only.
Application number:
14. JAN. 2000* 0568

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 RICHMOND
	Address	1 LADBROKE CLOSE
	and postcode	WOODLEY
		READING
		RG5 4DY
	Phone number	0118 9441486
	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	Conservatory at back of property.
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.	To match existing brick + UPVC
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: 5	Proposed:
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: J. Richmond

on behalf of Mr + Mrs Richmond

Date 13.1.00

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