APPLICATION NO:
F/2000/1062

LOCATION:
26 Plymouth Avenue, Woodley Reading.

APPLICANT:
Mr & Mrs Jones C/O Peter H Watkins

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **01/05/2000**

APPLICATION EXPIRY DATE: **19/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Jones
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/1062

Parish: **WOODLEY**

Location: **26, Plymouth Avenue, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The first floor bathroom window in the east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason

3. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 05/06/2000

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.

Rahaeed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1062	NL
BUILDING CONTROL NUMBER	FP2000/0471	Nick
APPLICANT/AGENT	Peter H Watkins	
ADDRESS OF SITE	26. Plymouth Avenue Woodley	
DESCRIPTION OF PROPOSED WORK	2 Storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 20039	PW 20039
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/6/00.	

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 : Nicola Lake

Application Number : F/2000/1062

Applicant : Mr & Mrs Jones C/O Peter H Watkins.

Location : 26, Plymouth Avenue, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 27.4.2000

Date Registered : 24/03/2000

Earliest Date for Decision : 01/05/2000

Latest Consultation Date/Site Notice Expiry Date : 01/05/2000

Application Expiry Date: 19/05/2000

Consultation Responses :

Highways - No objection subject to condition
Woodley T.C - 'No Comment'

Planning Issues :

Site Designation within the Identified Settlement.

1.) Impact upon the neighbouring dwelling:

2.) Impact upon the character of the street scene.

Application Number: F/2000/1062

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for a 2½ side extension to the dwelling. The proposed extension would be located on the side of the dwelling the dwelling is located on the end of the row of terrace properties. To land adjacent to the is open space with a foot path running between the two. There are first floor side facing windows which is for a bathroom and which will not overlook any of the adjacent dwellings.

As such, there will be no overlooking, over-shadowing or overbearing. Hence, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the street scene

The proposed work is in line with the front and the rear of the property. The proposed extension however is at the end of a terrace and have no (immediate) adjacent dwellings. The proposed development is in keeping with the existing dwelling and the street area. As such there will be no detrimental impact upon the street scene.

- Officer notes. The hipped roof is necessary to satisfy the requirements of the electricity company due to the close vicinity of overhead wires.

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

Application Number F/2000/1062
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	S001	SR02	
2	SC53	SR12	works.
3	SC20	SR24	"First floor, Bathroom window"
			"East elevation"

John Mason
5th June 2000

RECORD OF SITE VISIT

SITE ADDRESS: 26 Plymouth Avenue Woodley Reading.

APPLICATION NUMBER: F/2000/1062

OFFICER: Nicola Lake

DATE OF SITE VISIT: 27.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes Front fence.

2. DESCRIPTION OF SURROUNDINGS

Residential.

3. DESCRIPTION OF SITE/BUILDING

Proposal is for a s/s side extension - The property is to end of a terrace with a turning head to the side

4. RELATIONSHIP TO ADJOINING PROPERTIES The proposed development has no immediate neighbour on the side of the extension. The property on the opposite side of the turning head is the closest one. with open land to rear / side.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

☰Scottish and Southern Energy plc

PLANNING SERVICES	HPT 29877
PDU	TLS
DC	ENF
APP	
CS	
26 MAY 2000	
COPIES TO:	ACK:
	FILE:

Major Project Group (South)
Westacott Way
Littlewick Green
MAIDENHEAD
Berkshire, SL6 3QB

Nicola Lake
Development Control Department
Wokingham District Council
PO Box 157, Shute End
WOKINGHAM
Berkshire
RG40 1WR

Telephone: 01628 58 4631
Mobile: 07768 473 177
Facsimile: 01628 58 4646
mark.rendle@scottish-southern.co.

Our reference: NMR/ADMIN/OHL/FBR84-85 25th May 2000
Your reference:

Dear Nicola,

Fleet - Basingstoke/Reading 132kV Overhead Line: FBR84 - 85
Proposed Extension at 26, Plymouth Avenue, Woodley : Reference F2000-62

Further to our telephone conversation of today, I now confirm the Scottish and Southern Energy has no objection to the above planning application. For your information I attach a copy of my correspondence with the applicant Mr D.N. Jones.

Yours sincerely

Mark Rendle

N.M. Rendle
Project Design Manager

Copies: Group Sites and Wayleaves Officer
Field Manager, Hambridge Road
Works Manager, Reading/DRI

Major Project Group (South)
Westacott Way
Littlewick Green
MAIDENHEAD
Berkshire, SL6 3QB

Telephone: 01628 58 4631
Facsimile: 01628 58 4646
Mobile: 0468 473 177

Mr. D.N. Jones
26 Plymouth Avenue
Woodley
READING
Berkshire
RG5 3SG

Our reference: NMR/ADMIN/OHL/FBR84-85 16th March 2000
Your reference:

Dear Mr. Jones

Fleet - Basingstoke 132kV Overhead Line: FBR84-85
Proposed Extension at 26, Plymouth Avenue, Woodley

I refer to your recent letter with a copy of drawing PW20039. The proposal is just within our clearance requirements, and is accepted. It would be wise not to mount any aerials above the roof line on the side of the extension.

Please remember the comments in my letter of the 18th February concerning the safety of construction.

Yours sincerely

N.M. Rendle
Project Design Manager

Copy: Field Manager, Hambridge Road/DCB

About 8" to spare! Let me know if you want a copy of the drawing.

Major Project Group (South)
Westacott Way
Littlewick Green
MAIDENHEAD
Berkshire, SL6 3QB

Telephone: 01628 58 4631
Facsimile: 01628 58 4646
Mobile: 0468 473 177

Mr. R.N. Jones
26, Plymouth Avenue
Woodley
READING
Berkshire
RG5 3SG

Our reference: NMR/AMIN//OHL/FBR84-85 18th February 2000
Your reference:

Dear Mr. Jones

Fleet - Basingstoke/Reading 132kV Overhead Line: FBR 84-85
Proposed Extension at 26, Plymouth Avenue, Woodley

I refer to your recent letter and plan concerning a proposed extension to the end of your house, towards the 132kV overhead line, and our subsequent discussions.

I have now checked against the latest (1993) survey my preliminary considerations of the 11th February. Attached is a cross section of the house and the adjacent overhead line conductor, showing the conductor blow-out under conditions of extreme wind blowing at right angles to the line, and the safety clearance. The red line shows the required safety clearance. At the end of your proposed 4.2m extension, the maximum height of the building would be 5.3m. If you proceed with an extension design, it would be sensible to submit a copy to us for checking before you are committed. The local planning authority will ask us for our comments, but this may be rather late.

When you reach the construction stage, it is essential that your builder consults us before work starts, so that we may have an input into his health and safety plan, as this work will be very close to the line. His attention should be brought to the Health & Safety Executive publication GS6. Reference should be made to the Field Unit Manager, Scottish & Southern Energy plc, Hambridge Road, Newbury, Berkshire, RG14 5TP, 01635 572333, fax 01635 572361.

Yours sincerely

N.M. Rendle
Project Design Manager

Copy: Field Unit, Hambridge Road/DCB

26 Plymouth Ave.
Woodley.

PLC - Reading Book RG4 5YR.

23.5.2000 Telephoned S.E. North Area, P.O. Box 2042.
David Ivory on (0467) 850275 left a message
and asked him to contact me.

SE B North Area
P.O. Box 2042.
Cavershan
Reading.
RG4 5YR.

0845
744 4555

- David Ivory.
0467 850275
- David Reddel.
0118 9465603.

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

Tel: (0118) 974 6481

Date: **07 April 2000**

My ref: F/2000/1062

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/2000/1062
26, Plymouth Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1062**
26, Plymouth Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: (0118) 974 6481

Date: **07 April 2000**

My ref: F/2000/1062

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
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1062**
26, Plymouth Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: (0118) 974 6481

Date: **07 April 2000**

My ref: F/2000/1062

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/2000/1062
26, Plymouth Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling.

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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1062**
26, Plymouth Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

Received by Wokingham District Council

Application No: F/2000/1062

Proposal:
Proposed two storey side extension to dwelling.

Location:
26, Plymouth Avenue, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/05/2000. 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

FROM: Nicola Lake

DATE: 07 April 2000

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES
POL

Application Number: F/2000/1062

Proposal: Proposed two storey side extension to dwelling..

Site Address: 26, Plymouth Avenue, Woodley, Reading.

Applicant: Mr & Mrs Jones C/O Peter H Watkins.

Your observations are required in respect of this application **by 01/05/2000** .

The committee agreed to make no comment on this application.

SIGNED: _____ DATE: 27.4.00

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 07 April 2000

Application Number: F/2000/1062

Proposal: Proposed two storey side extension to dwelling.

Site Address:
26, Plymouth Avenue, Woodley, Reading.

Applicant:
Mr & Mrs Jones C/O Peter H Watkins.

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).

Sc 23 - Parking & Garaging (SR06)

Signed: N.S. Trotter **Print name:** N Trotter

20-4-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 MAR 2000

Officer: NL | Application No. F/2000/1062

Map No. 46 Site ...O-04...

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 26 PLYMOUTH AVENUE

Parish: WOODLEY Ward: South Lake

Applicant: MR/MRS JONES

Fee Received 95-00 Required ..... Additional ..... Refund .....
joint cheque with B/cont.

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	Other side S/S rear ext'n.	11.4.	
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 : ..... 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	: Re: Gateshead Powerlines.
(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 + 3, 5, 20, 22, 24 & 28 Plymouth Avenue. .....

.....

.....

.....

.....

.....

.....

.....

.....

ADDRESS 26 PLYMOUTH AVE PARISH WOODLEY

PLOT No. 933. (Stage 1) & Phase 2 ORD. SHEET No. SU.

BUILDER Cooks of Reading

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C 52 G.1	J.T. Cook & Son Ltd	Outline	Referred to BCPC. Noted	
C 9 75 G.5	"	"	30 · 12 65	N/A · Refns
C 76 G.6	"	"	11 · 3 · 66	N/A · Refn
157 71	Cooks of Reading	Layout - Rds & Sewers	18 · 3 · 71	N/A · C/A
~~497 71~~	"			
1202/71	"	Terraced Hse	20 · 1 · 72	APP. C/A
1423/73	Thames Parker South Devel Ltd	Reposition Boundary Fence	27 · 9 · 73	— Refusn
01561	MR. R.C. KING	RE-SITE BOUNDARY FENCE	28 · 11 74	N/A C/A
62 9945	"	& STOREY EXTENSION	29 · 12 · 78	APP. N/A
09816	"	"	15 · 2 · 79	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/57

DRAINAGE

Environmental Services

For office use only.
Application number: 24.MAR2003* 1062

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. JONES
	Address and postcode	26 PLYMOUTH AVE WOODLEY
	Phone number	9660493
2	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	9423696
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.	26 PLYMOUTH AVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE EXTN.
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.	CLAY TILES & BRICK TO MATCH
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: 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.	£95-00	
	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

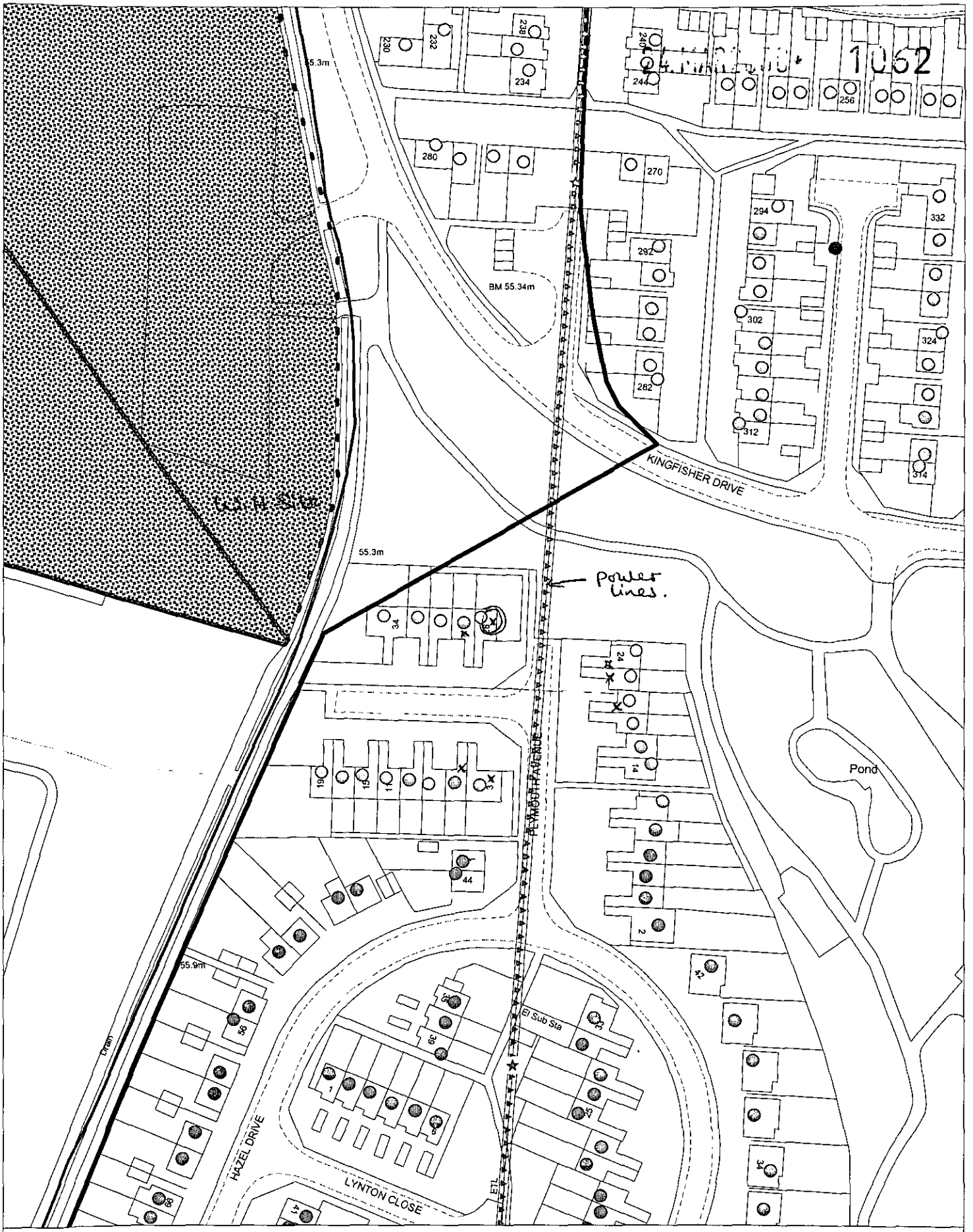
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr. Lomond

Date 21-3-2000

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



Site Plan, Scale: 1 to 1250

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Date: 31 March 2000

N
W E
S