APPLICATION NO:
F/2000/1093

LOCATION:
7 Victor Way, Woodley Reading.

APPLICANT:
Mr & Mrs Elgarf C/O Excel Design Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling.

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

APPLICATION EXPIRY DATE: **24/05/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Elgarf
C/O Excel Design Ltd
17 Gorse Ride South
FINCHAMPSTEAD
Berkshire
RG40 4EH

Application Number: F/2000/1093

Parish: **WOODLEY**

Location: **7 Victor Way, 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: 10 May 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.

Client:

29.MAR2000 1095

Mr and Mrs Elgarf
7 Victor Way
Woodley
Berkshire

Project:

Single Storey Rear Extension

Location:

7 Victor Way
Woodley
Berkshire

Excel Design
XLØØ615

Drawing List

Drawing Number		Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	
15	First Floor Plans 2	
16	Second Floor Plan	
17	Section	✓

CLIENT:	Mr and Mrs Elgarf, 7 Victor Way, Woodley.	DESCRIPTION:	Drawing List
PROJECT:	Single storey rear extension	SCALE:	DRAWING No: 00615/ 2
DATE:	March 1999	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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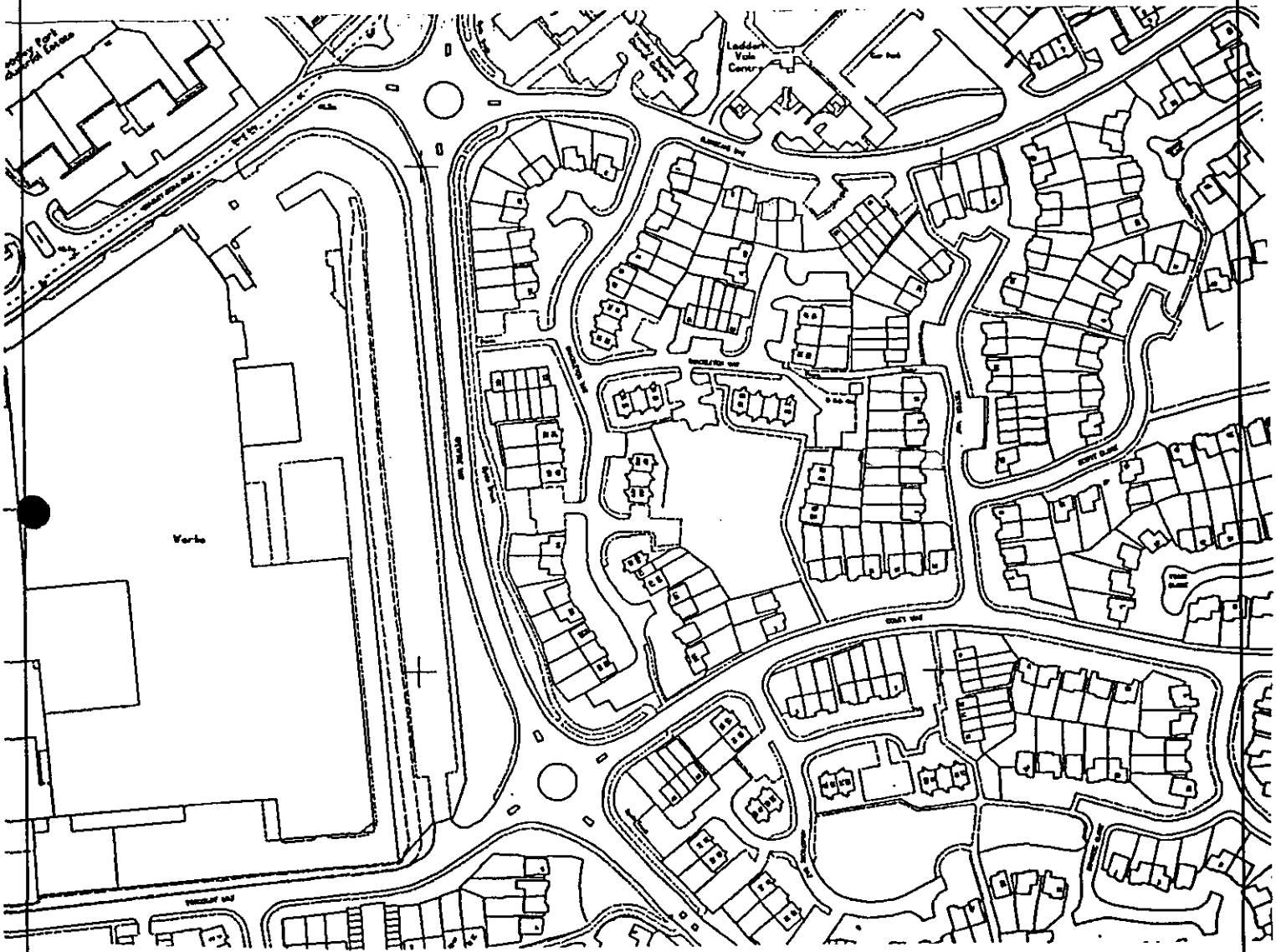
Excel DeSign



CLIENT:	Mr and Mrs Elgarf, 7 Victor Way, Woodley.	DESCRIPTION:	Location Plan		
PROJECT:	Single storey rear extension	SCALE:	1:2500	DRAWING No:	00615/ 3
DATE:	March 1999	REVISION:			

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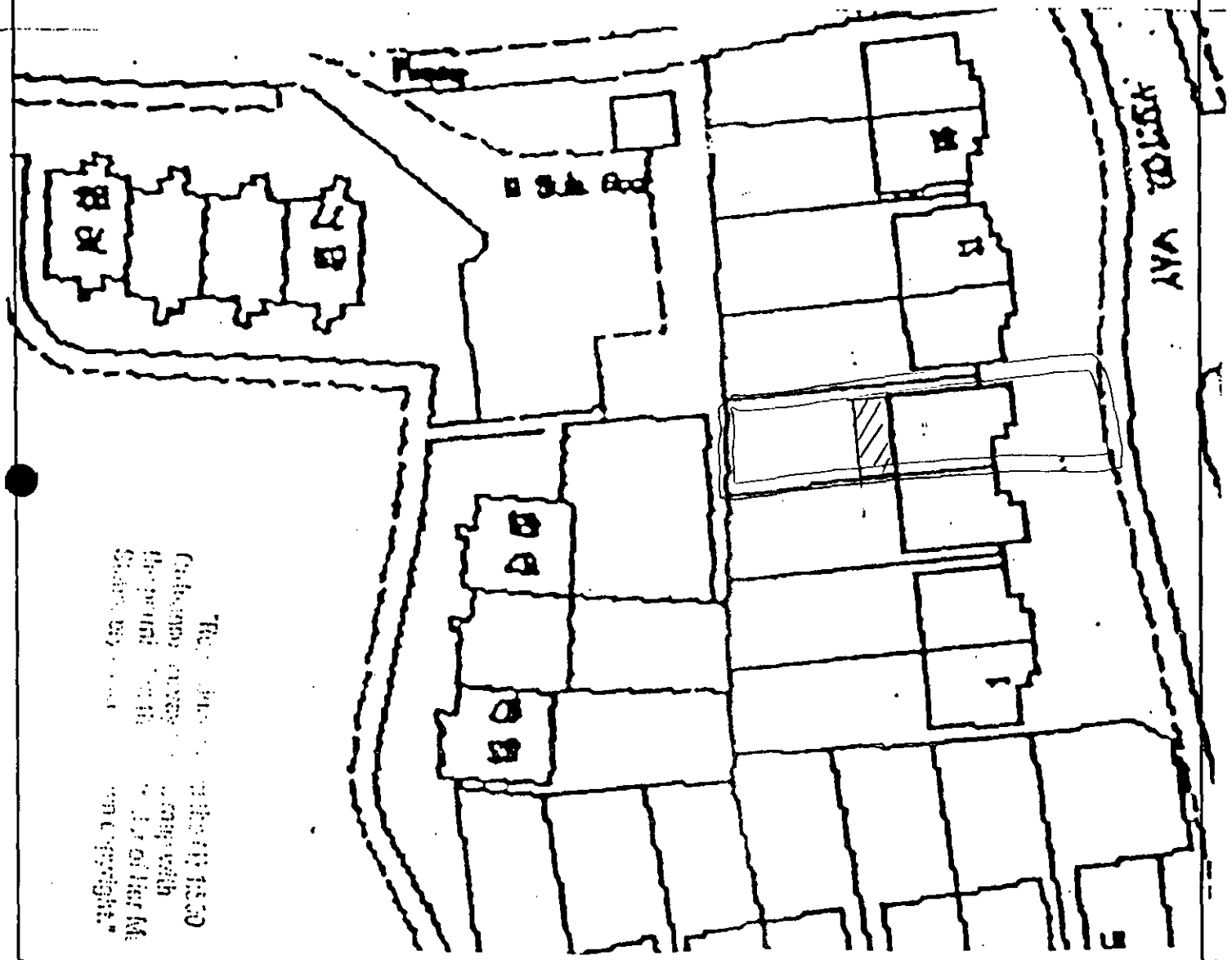

APPROVED

. CLIENT:	Mr and Mrs Elgarf, 7 Victor Way, Woodley.	DESCRIPTION:	Block Plan		
PROJECT:	Single storey rear extension	SCALE:	1:500	DRAWING No:	00615/ 4
DATE:	March 1999	REVISION:			

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5/12/00

Excel Design

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

4. EXTERNAL WALLS
Facing brickwork to match existing 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 x 50 mm timber studding at 400 mm vertical c-c, 10 mm plaster board and skim.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Mr and Mrs Elgarf, 7 Victor Way, Woodley.	DESCRIPTION: Notes	
PROJECT:	Single storey rear extension	SCALE:	DRAWING No: 00615/ 5
DATE:	March 1999	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

11. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

12. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

13. MECHANICAL VENTS
Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.

14. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

CLIENT:	Mr and Mrs Elgarf, 7 Victor Way, Woodley.	DESCRIPTION: Notes	
PROJECT:	Single storey rear extension	SCALE:	DRAWING No: 00615/ 6
DATE:	March 1999	REVISION:	

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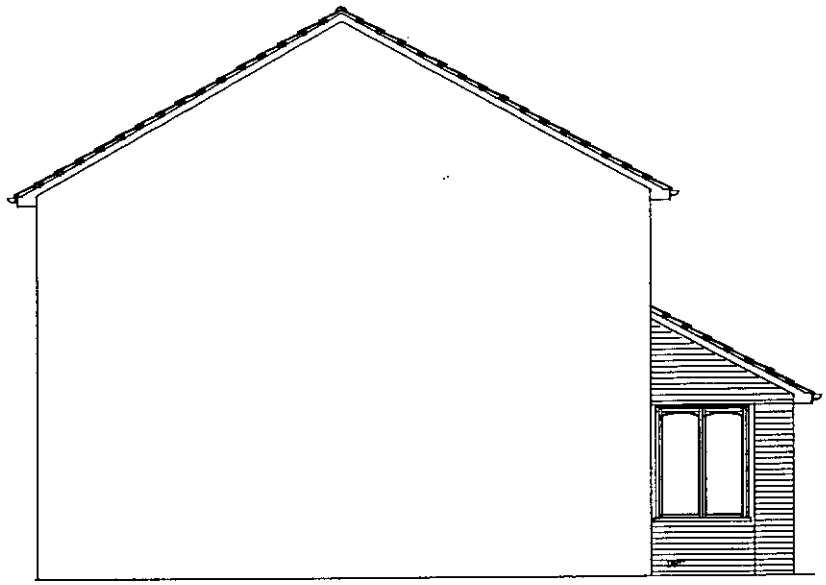
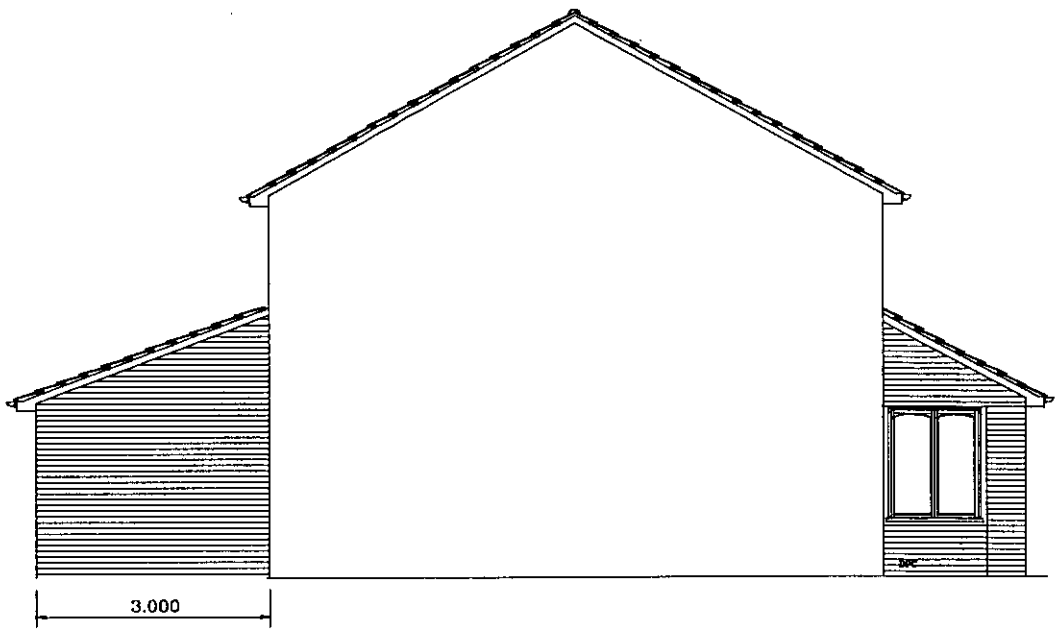


Existing Left Side Elevation



Proposed Left Side Elevation

APPROVED
9/11/00

CLIENT:	Mr and Mrs Elgarf, 7 Victor Way, Woodley.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Single storey rear extension	SCALE:	1:100	DRAWING No:	00615/ 9
DATE:	March 1999	REVISION:			

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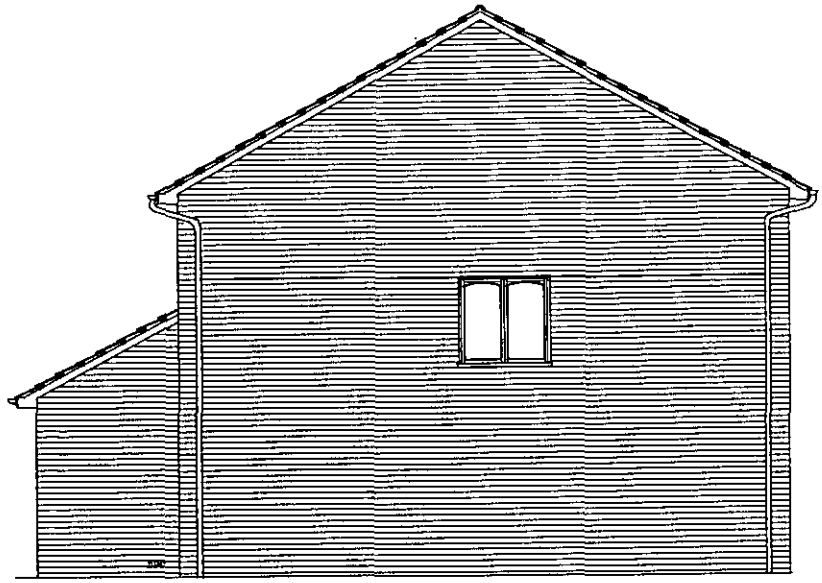
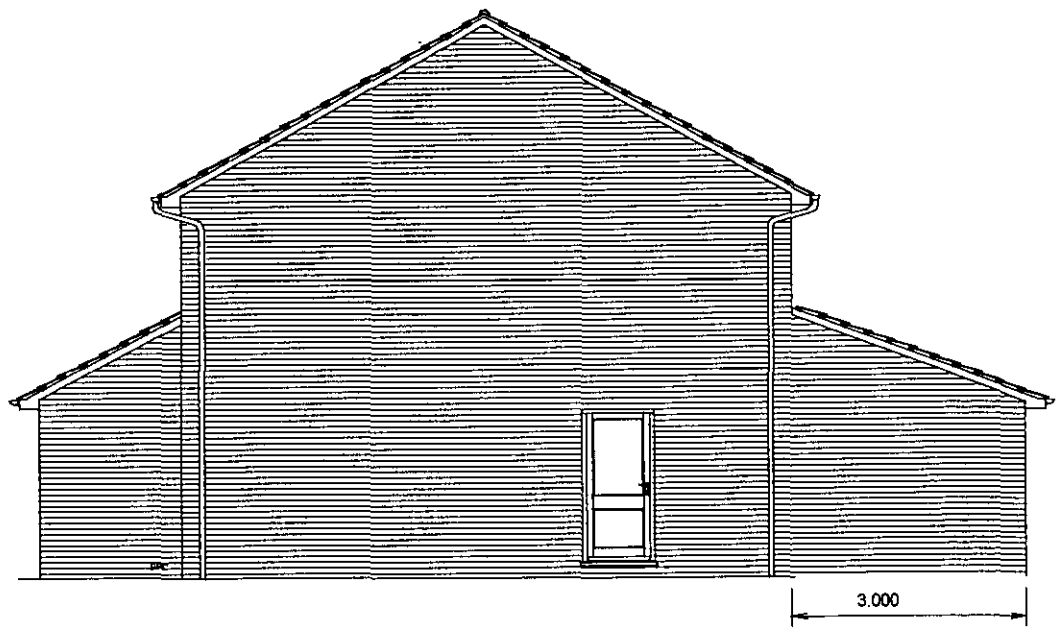


Existing Right Side Elevation



Proposed Right Side Elevation

APPROVED

CLIENT:	Mr and Mrs Elgarf, 7 Victor Way, Woodley.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single storey rear extension	SCALE:	1:100	DRAWING No:	00615/ 10
DATE:	March 1999	REVISION:			

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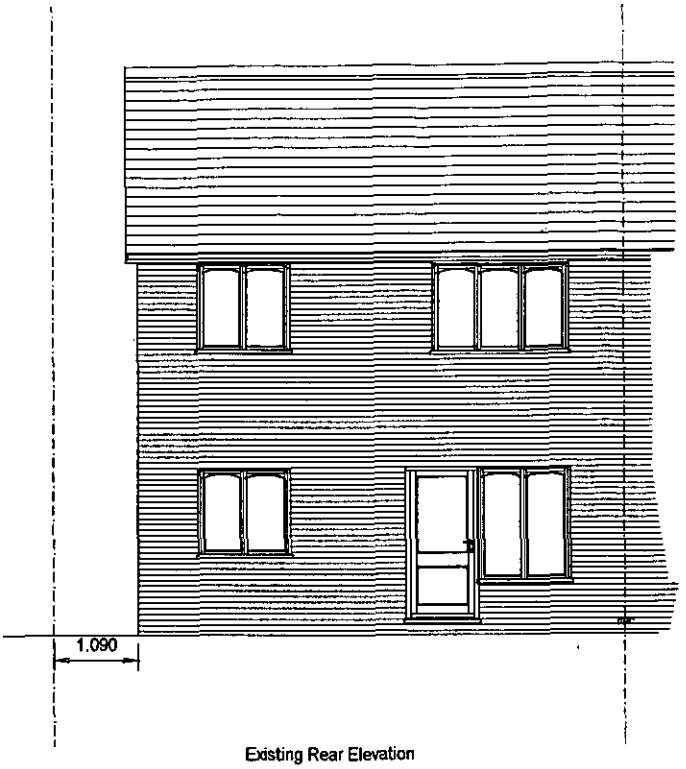
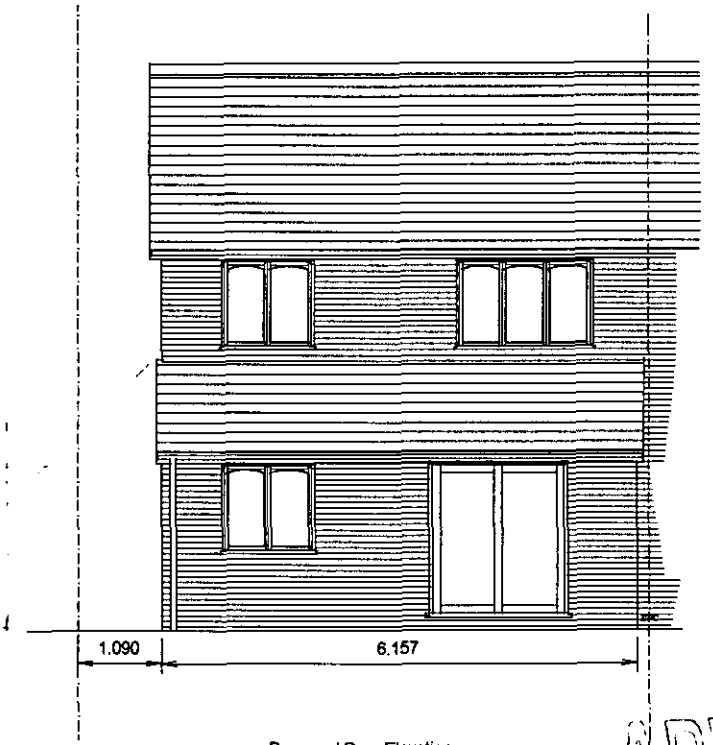
CD 14/5/00



Existing Rear Elevation



Proposed Rear Elevation

APPROVED

CLIENT:	Mr and Mrs Elgarf, 7 Victor Way, Woodley.	DESCRIPTION:	Rear Elevations		
PROJECT:	Single storey rear extension	SCALE:	1:100	DRAWING No:	00615/ 11
DATE:	March 1999	REVISION:			

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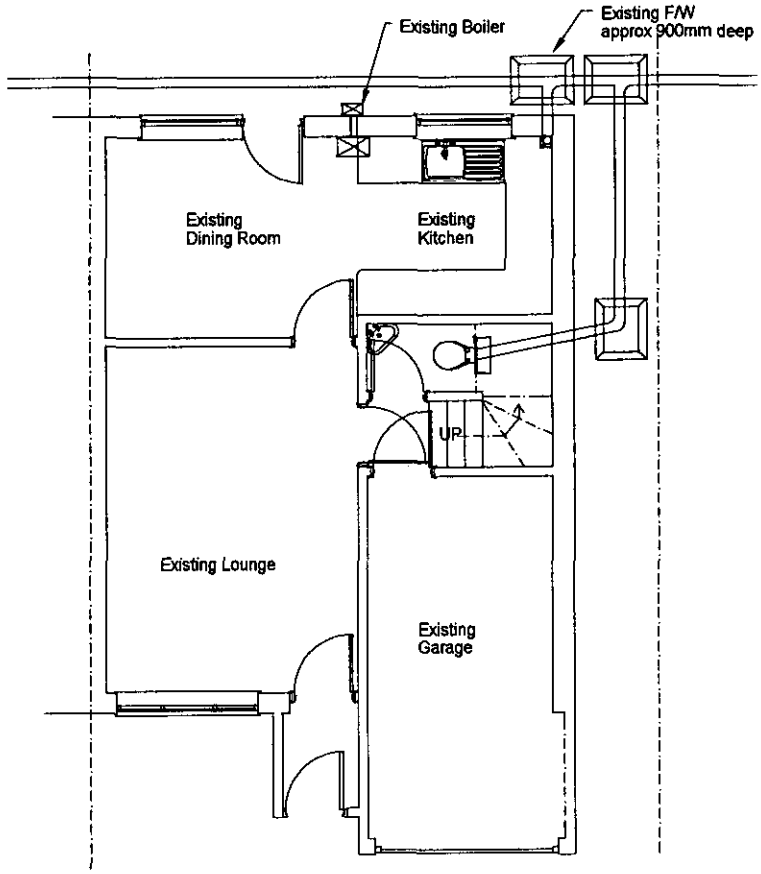

Existing Ground Floor

CLIENT:	Mr and Mrs Elgarf, 7 Victor Way, Woodley.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey rear extension	SCALE:	1:100	DRAWING No:	00615/ 12
DATE:	March 1999	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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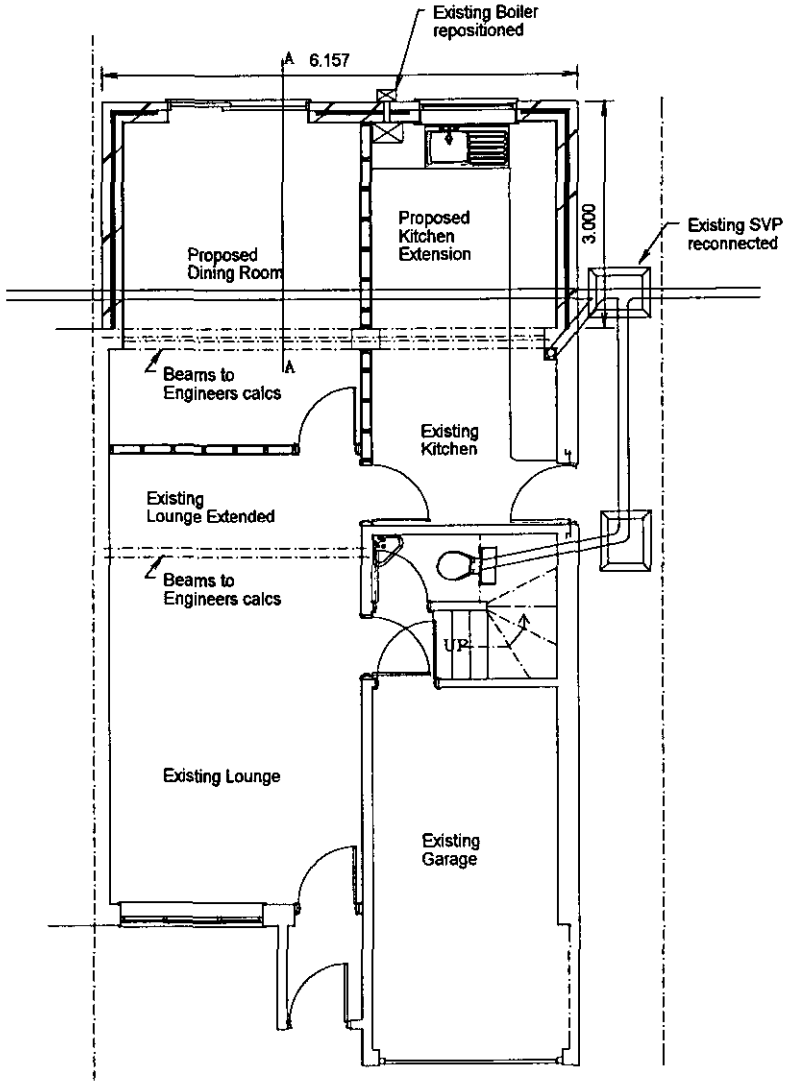

Proposed Ground Floor

APPROVED

9/12/00

CLIENT:	Mr and Mrs Elgarf, 7 Victor Way, Woodley.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey rear extension	SCALE:	1:100	DRAWING No:	00615/ 13
DATE:	March 1999	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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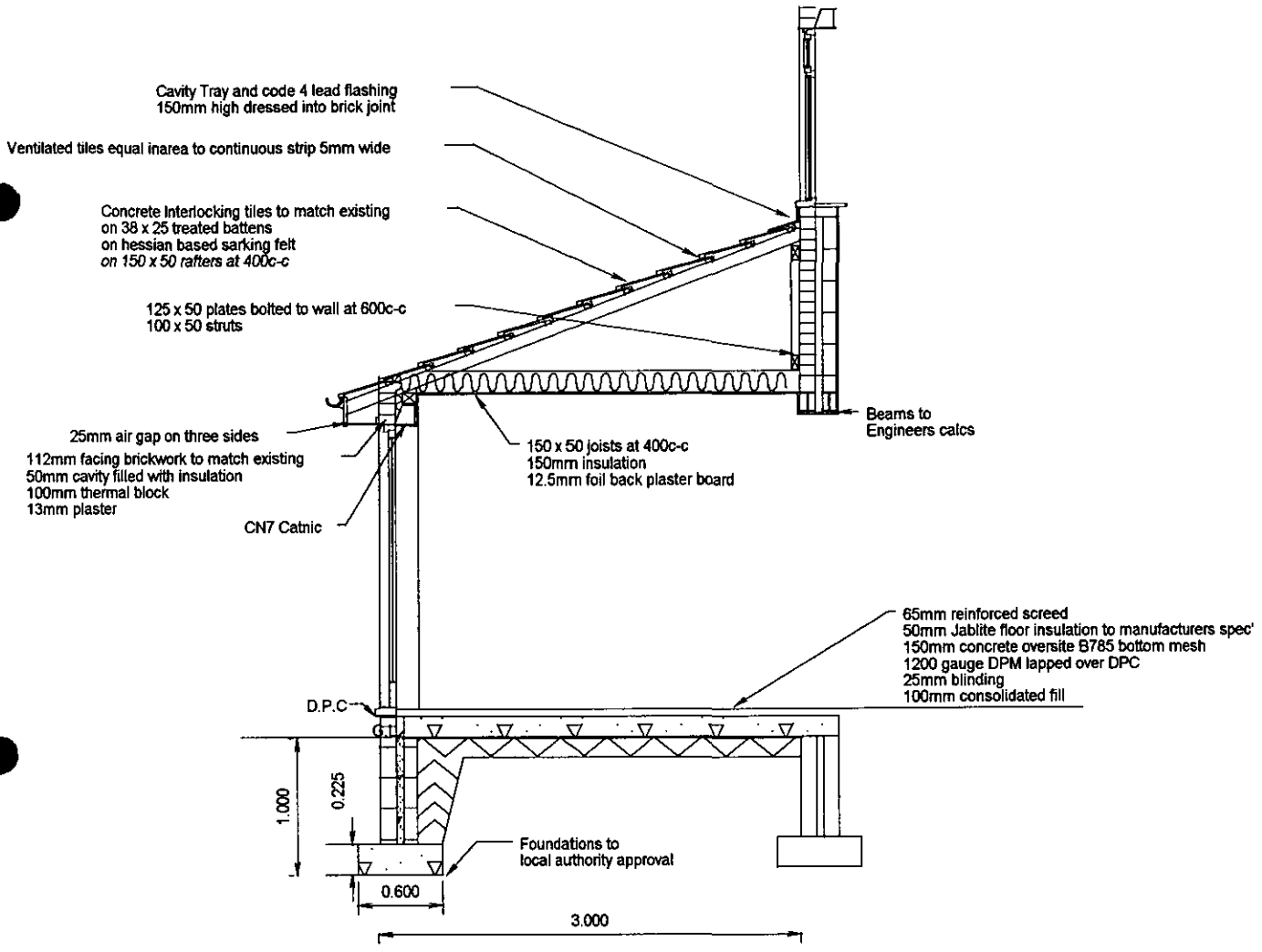

APPROVED

CLIENT:	Mr and Mrs Elgarf, 7 Victor Way, Woodley.	DESCRIPTION:	Section		
PROJECT:	Single storey rear extension	SCALE:	1:50	DRAWING No:	00615/ 17
DATE:	March 1999	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

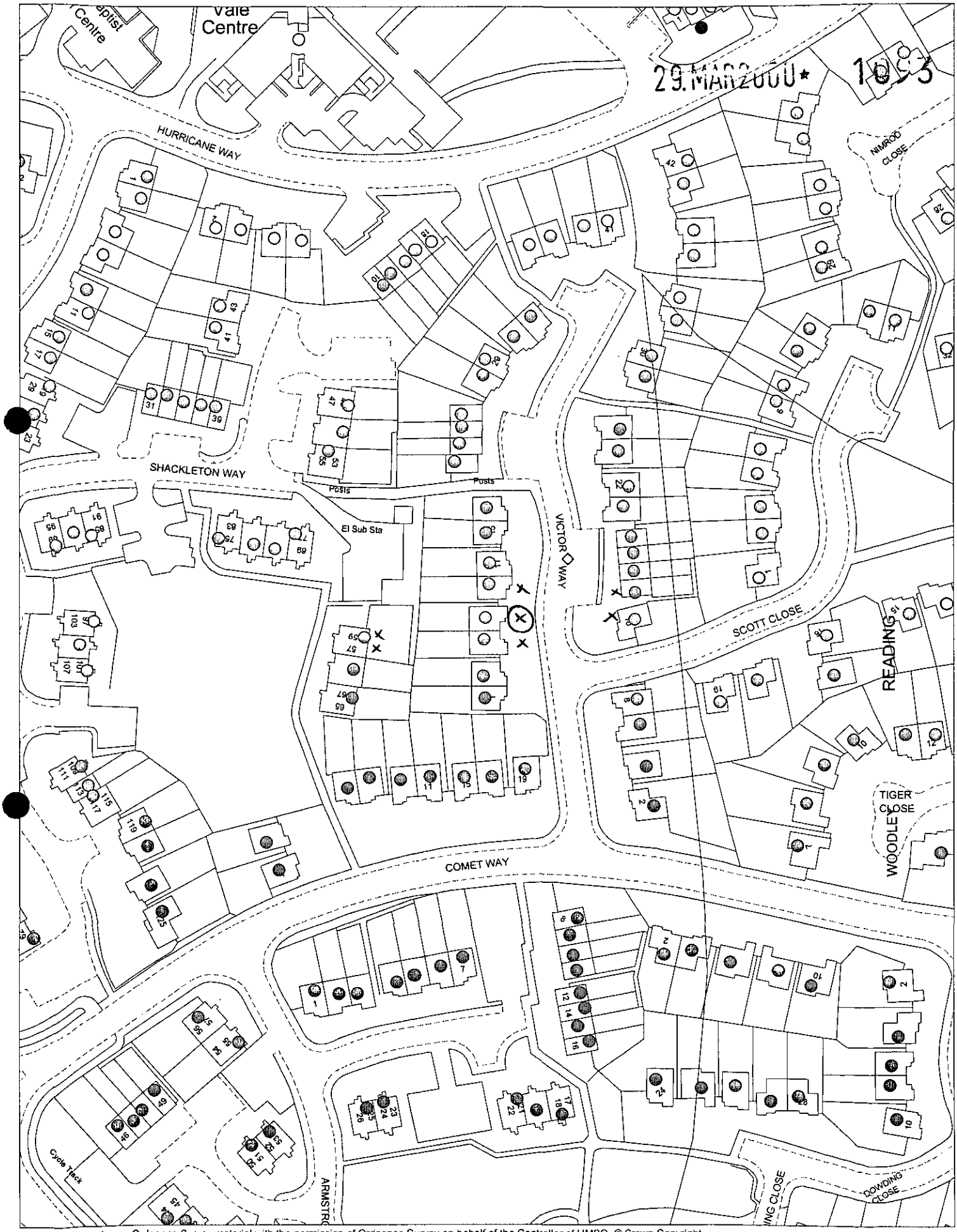
Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

Excel Design



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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2000

Scale: 1 : 1250

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Our ref: SP\2000\001625\001
Your ref: F/2000/1093

Date: 6th June 2000

30381

ENVIRONMENT AGENCY

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COPIES TO:
ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Emy Circuit

Dear Sir/Madam

REAR EXTENSION - 7 VICTOR WAY, WOODLEY

Thank you for your letter dated 11 April 2000 which was received on 14 April 2000. You are asked to quote the following reference in any correspondence: **SU77SE/18/20**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Grid Ref.	Distance from site	Landfill name	Details
SU 775 733	188m West	Woodley Airfield	closed, inert in 1960's

In view of the presence of existing residential development on the landfill, it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Excel Design Ltd, 17 Gorse Rd South, Finchampstead RG40 4EH

Rec. after decision made.

Our ref: SP\2000\001642\001
Your ref: F/2000/1156

Date: 7th June 2000

ENVIRONMENT AGENCY

30493

COPIES TO: ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Natalie Brown

Dear Madam

REAR EXTENSION TO FORM CONSERVATORY (AMENDMENT TO DESIGN OF DWELLING ON CONSENT 98/67669/RM) - 45 GADD CLOSE, WOKINGHAM

Thank you for your letter dated 17 April 2000 which was received on 20 April 2000. You are asked to quote the following reference in any correspondence: **SU86NW/23/4**.

The Environment Agency has no comment regarding the proposal.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

S Paxman

Sarah Paxman
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1093	EXC
BUILDING CONTROL NUMBER	FP2000/0483	Nick
APPLICANT/AGENT	Excel	
ADDRESS OF SITE	7. Victor Way Woodley	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00615/4	00615/4
ELEVATIONS	00615/9, 10, 11	00615/9, 10, 11
FLOOR PLANS	00615/13	00615/13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/7/00.	

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 : Emy Circuit

Application Number : F/2000/1093

Applicant : Mr & Mrs Elgarf C/O Excel Design Ltd.

Location : 7, Victor Way, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/4/00

Date of Neighbour Notifications : .....

Date of Site Visit : ....18 April 2000.....

Date Registered : 29/03/2000

Earliest Date for Decision : 05/05/2000

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

Application Expiry Date: 24/05/2000

Consultation Responses :

Environmental Health - no objections
Woodley TC - no comment but ask for neighbours comments to be taken into account.

Planning Issues :

Identified Settlement
neighbours | streetscene

Application Number: F/2000/1093
7 Victor Way, Woodley

Appraisal: The proposal is for a single-storey rear extension, across the whole width of the property. The extension would be 3 meters deep and have a lean-to roof with a maximum height of 3.6 metres. The size and design of the extension would be very similar to that of the existing extension at 5 Victor Way, so there would be no impact on the adjoining neighbour. 9 Victor Way is positioned about two metres further forward than No 7 but there is also about two metres between the two dwellings so there would not be a detrimental impact on the amenities of the neighbouring dwelling. Ten metres would remain to the rear boundary so there would be no harm to the amenities of the properties to the rear either.

The extension would not be visible from Victor Way. There are views of the rear of the property from Shackleton Way but the extension would not be prominent and there would be no harm to the character of the area.

Recommendation: conditional approval

Application Number F/2000/1093
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK.

RECORD OF SITE VISIT

SITE ADDRESS: 7 Victor Way
Woodley Reading.

APPLICATION NUMBER: F/2000/1093

OFFICER: Emy Circuit

DATE OF SITE VISIT: 18 April 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on tree in front lawn.

2. DESCRIPTION OF SURROUNDINGS

residential - 2-storey semis with open plan frontages.

3. DESCRIPTION OF SITE/BUILDING

2-storey semi with integral garage + hip roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No.5 - similar rear extn, c 3m deep + lean to design with ridge just under 1st floor window sills
Path at rear.

5. SITE CONSTRAINTS

TREES front lawn

ACCESS/PARKING no change

LEVELS /

BOUNDARY TREATMENT 1.5m to No 9
No 5 - 3m conifers

OTHERS /

rear 1.5m fence + conifers to 5m max.

Received by Wokingham District Council

Application No: F/2000/1093

Proposal:
Proposed single storey rear extension to dwelling.

Location:
7, Victor Way, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2000. 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

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

Tel: (0118) 974 6479

Date: **11 April 2000**

My ref: F/2000/1093

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/2000/1093
7, Victor Way, 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: ***F/2000/1093***
7, Victor Way, 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 Thair

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

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

Tel: (0118) 974 6479

Date: **11 April 2000**

My ref: F/2000/1093

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
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Signed: _____ Date: _____
Councillor Clifford

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

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Tel: (0118) 974 6479

Date: **11 April 2000**

My ref: F/2000/1093

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
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_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 MAR 2000	Map No. 42 Site 0:03
Officer: EXC Application No. F/2000/1093	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: 7 VICTOR WAY

Parish: WOODLEY Ward: Loddon 11.4.2000.

Applicant: MR / MRS ELGARF
Joint cheque with B/control.

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
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			
9	Miscellaneous	IS THE STATE OF THE FORMS ACCEPTABLE?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ 250m - landfill
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:

NO Pre-apps.

.....

.....

NEIGHBOURS:

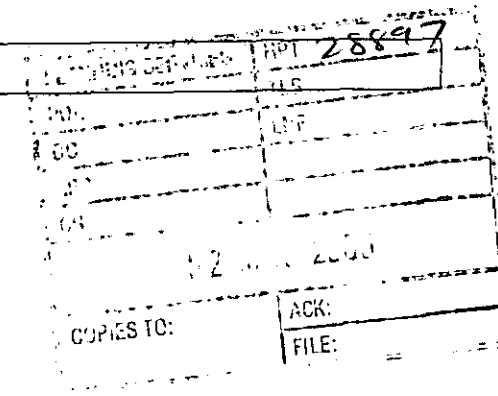
S/N + 10, 12, 5 + 9 VICTOR WAY ✓

57 + 59 Shackleton Way.

FROM: Emy Circuit

DATE: 11 April 2000

WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2000/1093

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 7, Victor Way, Woodley, Reading.

Applicant: Mr & Mrs Elgarf C/O Excel Design Ltd.

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

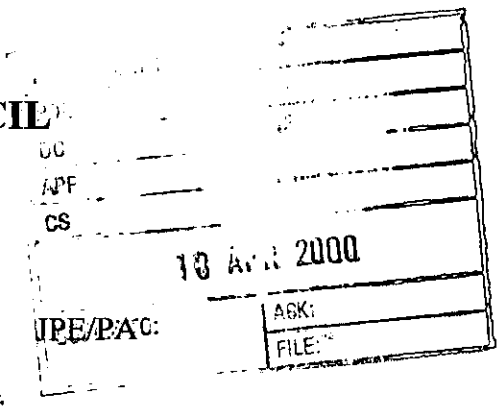
The committee made no comments but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 07.4.00

Clerk To Woodley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

My Ref: IPE/PAC:

To: Emy Circuit, Planning

Your Ref:

Date: 17 April, 2000

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING
SITE ADDRESS: 7 VICTOR WAY WOODLEY
APPLICATION NO: F/2000/1093

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.

Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.

Notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL

29. MAR 2000 1093

For office use only
Application No.

You can use this form for applying for full permission only for:

- extensions
- loft conversions
- garages and outbuildings
- garden fences or walls
- new or altered access

This form is for householders (and their agents) occupying houses or bungalows. You must use the General Application form for all other types of application.

1.	YOUR NAME	MR + MRS ELGAR
	ADDRESS	7 VICTOR WAY WOODLEY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGNS LTD
	ADDRESS	17 GORSE RIDE SOUTH FINCHAMPSTEAD
	POST CODE	RG40 4EN Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	7 VICTOR WAY WOODLEY
4. Give brief details of the proposal e.g. 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. Indicate any which are to be felled.		YES / NO
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		BRICK & TILE TO MATCH EXISTING
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternation the plan		YES / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990) *
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED

ON BEHALF OF

DATE

ADDRESS 7, VICTOR WAY PARISH WOODLEY

PLOT No. 78 Area 2B, 2C Woodley Airfield ORD. SHEET No. SU 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	Adwest	semi-det. hse + gar.	31.3.83	N/A C/A
BR 2060G	Bryant	"	12.7.83	APP N/A
96/63243/F	MR & MRS ELGART	S/ST & DORMER EXTS.	19.2.96	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 170

DRAINAGE

091074