S/N 4/12

APPLICATION NO:
F/2000/2794

LOCATION:
20 Grays Crescent, Woodley Reading.

APPLICANT:
Mr R Norman

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **15/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
05/01/2001

CASE OFFICER: **Helen Pollock**

Tel. 0118 974 6443 (Direct Line)

Date. 18 January, 2001

My ref. CD/BN2001/1052

Mr R Norman
20 Grays Crescent
Woodley
READING
Berkshire
RG5 3EN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Norman,

SINGLE STOREY REAR EXTENSION AT 20 GRAYS CRESCENT, WOODLEY

Thank you for your Building Regulations Application Number BN2001/1052 received on 16 January.

The proposed works will require planning permission as the proposal exceeds the permitted development volume allowed under the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 1, Class A.

Your proposal submitted to Helen Pollock in the Planning Department in December 2000 was for a rear extension of 3m x 6.1m x 2.7m. She wrote to you on 22nd December stating that those were the maximum dimensions that could be considered within "Permitted Development" allowances. That is because the property is a terrace house and the maximum allowance for extensions within "Permitted Development is 50 cubic metres.

If you are intending to pursue this proposal would you please submit a planning application to this department by 9 February. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	
BUILDING CONTROL NUMBER	BN 2001/1052 Paul
APPLICANT/~~AGENT~~	Mr R. Norman
ADDRESS OF SITE	20 Grays Crescent Woodley
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	18/1/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	18/1/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: 0118 974 6480 (Direct Line)
Fax: 0118 974 6484
Email: Helen.Pollock@wokingham.gov.uk
Date: 22nd December 2000
My ref: HP/F/2000/2794

Mr Norman
20 Grays Crescent
Woodley
Wokingham
RG5 3EN

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Norman,

RE: PROPOSED SINGLE STOREY REAR EXTENSION AT 20 GRAYS CRESCENT, APPLICATION NUMBER, F/2000/2794.

I refer our negotiations of the 21st December 2000 and write to confirm that if the external dimensions of the extension are reduced to 3m x 6.1m x 2.7m the proposal could be considered as 'Permitted Development' in accordance with Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) order 1995.

These are the maximum dimensions that could be considered within 'Permitted Development' allowances and should you wish to alter these plans in anyway please contact me again and I can review the situation.

Building Control approval will however be required and I enclose the relevant forms for your use.

I have arranged for your application fee to be returned to you and this should follow in the New Year.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Helen Pollock on the above direct line number.

Yours sincerely,

HP

Helen Pollock
Planning Assistant
Enclosure: Building Control Application Forms

File: 20 Grays cres,
pd,ssr

PLANNING SERVICES	HPT 3-7-0-6-0
POL	TLS
DC HP	ENF
APP	
CS	
27 NOV 2000	
COPIES TO:	ACK:
	FILE:

MR R. NORMAN
200 GRAYS CRESENT.
WOODLEY
READING
RG5 3RN
23/11/00

Dear Sir

I am confirming in writing that my building work will not encroach my neighbours property.

Yours

X NORMAN

Tel. **0118 974 6480**

Date: 21 November 2000

Your Ref:

My Ref: **Helen Pollock - F/2000/2794**

Mr R Norman
20, Grays Crescent
Woodley
Reading
RG5 3EN

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

Application Number: F/2000/2794

Site Address: 20, Grays Crescent, Woodley, Reading.

Proposal: Proposed single storey rear extension to dwelling..

Thank you for the above application.

It is not clear from the plans submitted whether the development (including foundations and roof over hang) encroach onto, over or under neighbouring property.

Please would you confirm **in writing** that no part of the development encroaches onto, over or under neighbouring property. If encroachment does occur please return the enclosed Section 66 Certificate with section A deleted and section B completed, you will also be required to serve the enclosed Notice Number 1 on any affected owner.

If you have any queries concerning your application please contact your case officer, **Helen Pollock,** on **0118 974 6480** quoting reference number **F/2000/2794.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2794

Applicant : Mr R Norman .

Location : 20, Grays Crescent, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 4/12/00.....

Date Registered : 10/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application will have expired on: 05/01/2001. 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 :

Woodley T.C. 'No Comment' but asked any neighbour Comments be taken into account.

Planning Issues :

RECORD OF SITE VISIT

SITE ADDRESS: 20 Grays Crescent Woodley Reading.

APPLICATION NUMBER: F/2000/2794

OFFICER: Helen Pollock

DATE OF SITE VISIT: 4/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate

2. DESCRIPTION OF SURROUNDINGS Residential terrace. (20 is 2nd in a row of 5) good size back gardens adjoing other gardens.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES
Terrace hse n° 22 extended S/S/R (AS 20 would like to) 18 no extention + 2 back doors + 1 window to rear on in kitchen

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING

LEVELS n° 18 back garden = 1 foot lower than n° 20

BOUNDARY TREATMENT close boarded fence 1·8m along both boundaries. next to doors of 20 + 18 1·6 + Trellace (= 1ft).

OTHERS

Received by Wokingham District Council

Application No: F/2000/2794

Proposal:
Proposed single storey rear extension to dwelling.

Location:
20, Grays Crescent, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. 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

21 November 2000

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

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2794

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2000/2794
20, Grays Crescent, 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2794**
20, Grays Crescent, 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 Preston

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

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

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2794

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

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/2000/2794
20, Grays Crescent, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2794**
20, Grays Crescent, 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 Samuel

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

COPY 3658

WOKINGHAM DISTRICT COUNCIL

PAYMENTS VOUCHER

VOUCHER NO: 33250

Pay to: NAME AND ADDRESS (CAPITAL LETTERS PLEASE)

MR R NORMAN
20 GREYS CRESCENT
WOODLEY
READING
BERKS
RG5 3EN

DATE 22-12-00

DATE	PARTICULARS OF PAYMENT	AMOUNT £	AMOUNT P
21/11/00	Refund of fee £95 as revised ~~application~~ plans found to be permitted development. Application 2000/2794	95	00
	eH	95	00

SPECIAL CHEQUE INSTRUCTIONS

AUTHORITY FOR PAYMENT .....

CERTIFIED FOR PAYMENT .....

PAYEES OWN REFERENCE

P/2000/2794

COST CENTRE	Detail	VAT CR	£	P
J030P	7435	A	95	00
			95	00

NOTE: -

VAT MUST NOT BE SHOWN UNLESS A VALID V.A.T. INVOICE/ RECEIPT IS ATTACHED

The application was felt to be unacceptable in its original form and amendments were requested. It was suggested that a square of the extension (1.25m x 1.15m) to the boundary with No.18 was removed to reduce the overbearing character of the development. The applicant however stated that he would prefer to reduce the length of the whole extension to 3m and maintain the width at 6.1m. It was agreed this would be acceptable, but upon closer inspection it was revealed that this reduction in size would result in the application falling within 'Permitted Development' allowances and therefore not requiring planning permission. The proposed development can be classed as 'Permitted Development' for the following reasons:

1) The volume of the proposed development is less than the permitted volume for a terrace property ($50m^3$). Proposal = 3 x 6.1 x 2.7 = **49.41**m^3.

2) The property has not been previously extended and does not have a detached garage.

3) There are no restrictive conditions.

4) The development will not be any closer to a highway than any other part of the dwelling house.

I therefor request that this application is considered as 'Permitted Development' and arrangements are made to arrange the fee to the applicant.

Application Number: F/2000/2794

Appraisal:

Development:

Proposed development of a single storey rear extension to form a kitchen and dining room.

The proposed extension would be 6.1m wide, and 3.9m in depth. It would have a flat roof, 2.7m in height. The extension would be 0.1m from the boundary with No.18, and upto to but not encroaching upon the boundary with No.22 (which is already extended in the same manner as the proposed development). There would be two windows and a door in the rear elevation of the extension and no windows in either side elevation. The garden is enclosed with standard 1.8m fencing

1. Impact upon neighbouring properties

The proposed development is set very close to the neighbouring boundaries which would be acceptable to the boundary with No.22 as the proposed development would only be protruding to the same extent as the existing extension at No.22, which was granted planning permission in 1983.

However it is felt that there could be an unacceptable level of overbearing, and loss of light to the large kitchen windows and patio area of No.18, which has not been previously extended. The windows and door are at a ground floor level, so would cause no overlooking. It is therefore considered that there would be a significant impact upon the property at No.18.

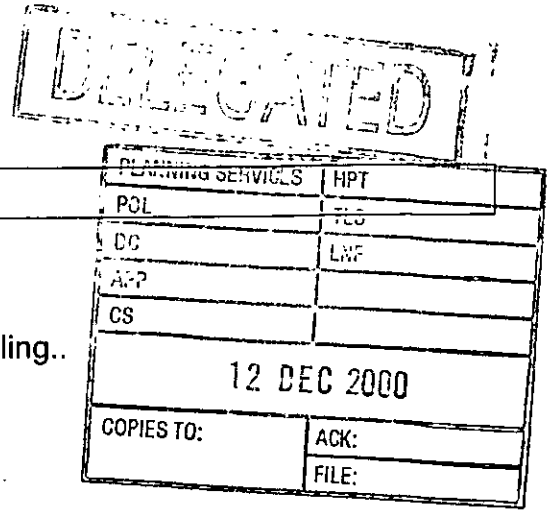
2. Impact upon the street scene

The proposed development would visible from Grays Crescent. Materials would match existing so there would be no adverse effects upon the character of the street scene.

Recommendation: ~~**Approval:**~~ **Refusal: ✓**

FROM: Helen.Pollock

DATE: 21 November 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2794

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 20, Grays Crescent, Woodley, Reading.

Applicant: Mr R Norman .

Your observations are required in respect of this application **by 15/12/2000** .

The committee had no comment to make on this application but particularly asked that any neighbours comments be taken into account.

SIGNED: _____ DATE: 7.12.00

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 NOV 2000
Officer: HP	Application No. F/2000/2794

Map No. 41.. **Site** ...002.
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: 20 GRAYS CRESCENT

Parish: WOODLEY Ward: Balmerlo 21.11.2000 D

Applicant: MR R NORMAN

Fee Received 95-00 (1) 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	~~REQUIRED~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment?	Received 27/11	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.11.2000 AD 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 .....
Encroachment ✓

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:

NDO pre-apps

NEIGHBOURS:

S/N+ 12, 18, 22, 34, 36 + 38 Grays Cresent

ADDRESS 20 GRAY'S CRESCENT PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
159/56	Reading County Borough Council	Outline	10/4/56	N/A C/A
186/57	County Borough of Reading	Layout	23/5/57	N/A C/A
B/10/58	"	Layout of Rds & Sewers	12/11/58	N/A C/A
B/8/62	Reading Corporation	Terraced House	22/8/62	App. C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. PD Eng - conservatory - Mr. Norman - 12/10/99

DRAINAGE

Environmental Services

For office use only.
Application number:

10.NOV.2006 2[illegible]4

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 R NORMAN
	Address and postcode	20 GREYS CRESCENT WOODLEY WOKINGHAM. RG5 3EN
	Phone number	01189 661357.
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	FACE BRICKWORK. MINERAL FELT FLAT ROOF.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	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

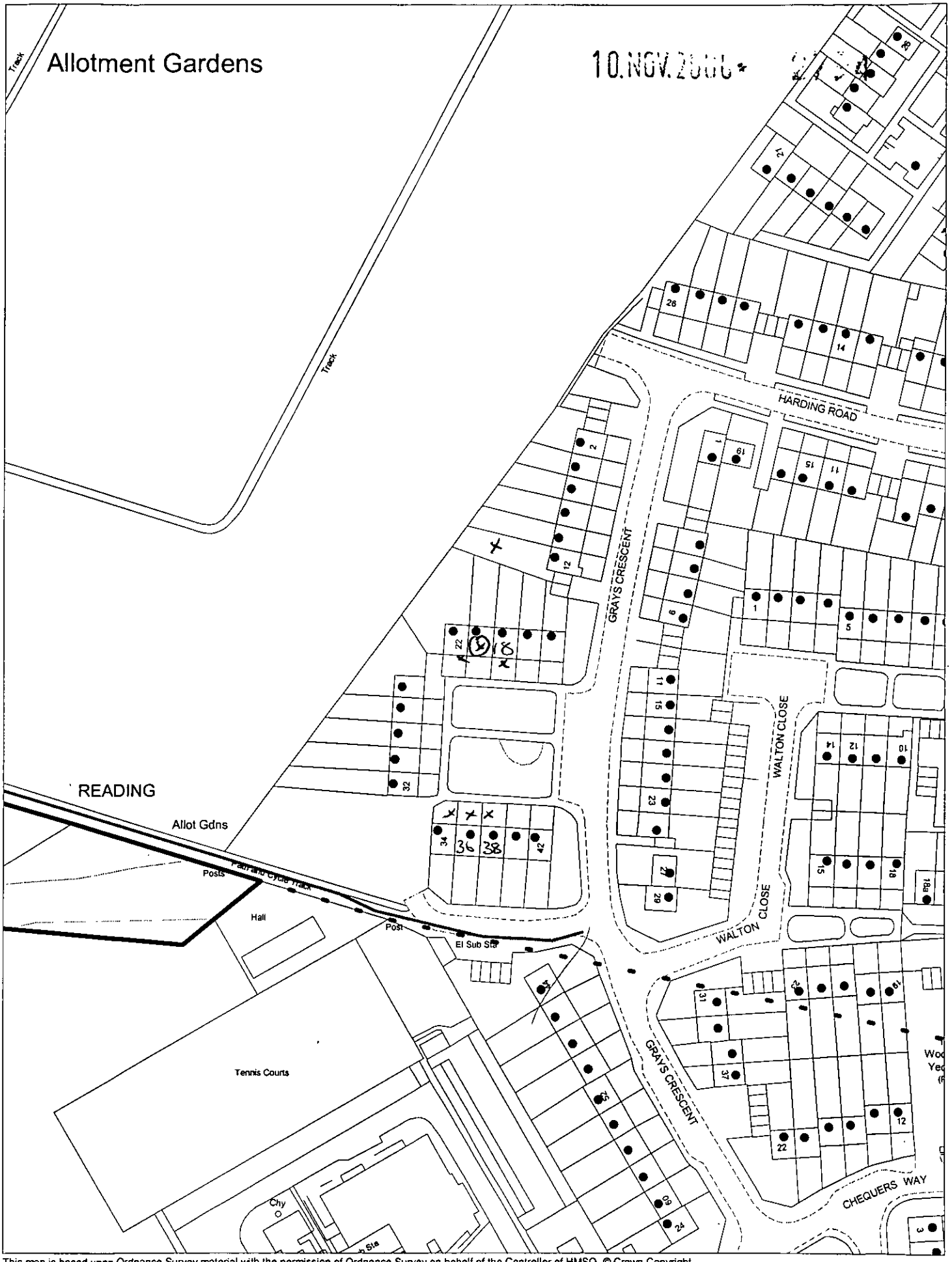
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR R NORMAN

Date 9/11/00

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



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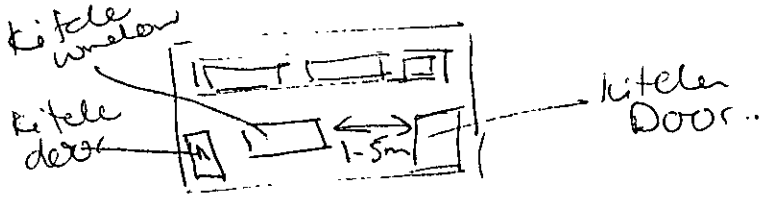
Development Control Section, Environmental Services, Wokingham District Council.

14 November 2000 Scale: 1 : 1250

N W E S

Upstairs Bathroom



1.8 m fence along boundary next to doors 1.6 + 1ft trellace.

- Patio level with end of Prop. ext. then raised to grass (≈ 2ft)
- next door (no ext) ≈ 1ft lower Back garden..

(Photo n° 20 on blue Camera)

10.NOV.2000* 2794

CLIENT : MR R NORMAN

LOCATION : 20 GRAYS CRESCENT
WOODLEY
READING
RG5 3EN

Loddon area.

PROJECT : SINGLE STOREY
REAR EXTENSION

SCALE : 1:50 1:100 1:500 1:1250