EX SYSTEMS LTD

APPLICATION NO:
F/2000/2802

LOCATION:
68 Roslyn Road, Woodley Reading.

APPLICANT:
Mr & Mrs T J Beard C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling and detached single garage.

EARLIEST DATE FOR DECISION: **14/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 10/01/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs T J Beard
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/2802

Parish: **WOODLEY**

Location: **68, Roslyn Road, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling and detached single garage.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 09/01/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2802	FH
BUILDING CONTROL NUMBER.	FP2000/1312	Paul
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	68 Roslyn Road WOODLEY.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + detached single garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3082	AH/E/3082
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	17/1/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2802

Applicant : Mr & Mrs T J Beard C/O Andesign.

Location : 68, Roslyn Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling and detached single garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/00

Date Registered : 15/11/2000

Earliest Date for Decision : 14/12/2000

Latest Consultation Date/Site Notice Expiry Date : 14/12/2000

This application will have expired on: 10/01/2001. 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 Town Council - 'No comment'
Highways - Rec. approval with no conditions

Planning Issues :

- Impact upon neighbouring properties

Application Number: F/2000/2802

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is proposed single storey rear extension to dwelling and detached single garage. The prop. single storey rear ext. projects 3.2 metres from the existing rear elevation of the property. The prop. ext. has a flat roof design with a height of 2.6 metres. There is an existing single storey extension to No 70 Roslyn Road. Although the prop. extn does project approx. 80 cm further than the existing extension it is not considered that the prop. extn will have a adverse overshadowing or overbearing impact on the neighbouring property. There are no proposed side facing windows.

The prop. garage is to replace an existing detached garage on site. It will be located adjacent to an existing detached garage of No 66. It is not considered that the prop. garage will have an adverse impact on the residential amenity of neighbouring properties and will be in keeping with the character of the area.

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

Application Number F/2000/2802
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	

RECORD OF SITE VISIT

SITE ADDRESS: 68 Roslyn Road
Woodley Reading.

APPLICATION NUMBER: F/2000/2802

OFFICER: Farah Humayun

DATE OF SITE VISIT: 6/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRI GARDEN.

2. DESCRIPTION OF SURROUNDINGS

RES - MATURE, SEMI-DET BUNGALOWS.

3. DESCRIPTION OF SITE/BUILDING

SEMI-DET BUNGALOW - DET GARAGE -

4. RELATIONSHIP TO ADJOINING PROPERTIES

SHARED BOUNDARY WITH 66 - DET GARAGE ALSO.
EXISTING CONS ON SITE:
REAR EXTN TO NO 70 ALSO.

5. SITE CONSTRAINTS

TREES IN GARDEN - EXTENDS TO REAR

ACCESS/PARKING —

LEVELS LEVEL.

BOUNDARY TREATMENT TO NO 66 - 1M FENCING

OTHERS 1.8 M FENCE TO NO 70 REDUCE TO CHAINLINK FENCE
1.8 M " TO NO 66.

FROM: Farah Humayun

DATE: 20 November 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2802

Proposal: Proposed single storey rear extension to dwelling and detached-single-garage..

Site Address: 68, Roslyn Road, Woodley, Reading.

Applicant: Mr & Mrs T J Beard C/O Andesign.

COPIES TO: ACK: FILE:

Your observations are required in respect of this application **by 14/12/2000** .

The committee had no comment to make on this application.

DELEGATED

SIGNED: _____ DATE: 7.12.00

Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **20 November 2000**

My ref: F/2000/2802

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/2000/2802
68, Roslyn Road, Woodley, Reading.
Proposed single storey rear extension to dwelling and detached single garage.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2802**
68, Roslyn Road, Woodley, Reading.
Proposed single storey rear extension to dwelling and detached single garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

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

Tel: 0118 974 6482

Date: **20 November 2000**

My ref: F/2000/2802

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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Proposed single storey rear extension to dwelling and detached single garage.
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 6482

Date: **20 November 2000**

My ref: F/2000/2802

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Farah Humayun** Application Number: **F/2000/2802**
68, Roslyn Road, Woodley, Reading.
Proposed single storey rear extension to dwelling and detached single garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

Received by Wokingham District Council

Application No: F/2000/2802

Proposal:
Proposed single storey rear extension to dwelling and detached single garage.

Location:
68, Roslyn Road, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2000. 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

20 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 NOV 2000
Officer: PM	Application No. F/2000/2802

Map No. 46 Site 0.06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND DETACHED SINGLE GARAGE

Location: 68 ROSLYN ROAD

Parish: WOODLEY Ward: SOUTH LAKE
20.11.00

Applicant: MR/MRS BEARD

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

Enforcement Section to be notified ☐ tick if required (4)

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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20:11:00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....✓.....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre-apps.....

.....

.....

NEIGHBOURS:

S/N + 66, 70, 57 + 59 Roslyn Rd. ✓.....

.....

34, 36 + 38 Antrim Rd. ✓.....

.....

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number: 15.NOV.2006 2902

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 T.J. BEARD
	Address and postcode	68 ROSLYN ROAD WOODLEY BERKS RG5 3HS
	Phone number	9694283
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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 AND DETACHED SINGLE GARAGE

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 AND FELT AND CHIPPINGS	
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: NO CHANGE	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.	4	
	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	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS T.J. BEARD

Date 14/11/2000

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

ADDRESS 68 ROSLYN ROAD PARISH WOODLEY

PLOT No. 108 ORD. SHEET No. SU. 7572 (46)

BUILDER James Miller & Partners Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1032/54	Mr. Ben. S. Clark	Outline	11/1/55	N/A. C/A.
300/55	James Miller & Partners Ltd	Layout	6/5/55	W/D DRAWN
513/56	"	Semi/Det. Bungalow	10/7/56	N/A. C/A.
260/56	"	Semi/Det. Bungalow	11/9/56	App. Refuse
608/56	"	Semi/Det. Bungalow	11/9/56	App. App.
101/57	"	Semi/Det. Bungalow	9/4/57	App. App.
PD/53/58	Mr. E.K. Sinclair	Garage	11/3/58	App. N/A.
PD/407/69	Mr. Beavis	Greenhouse	4.9.69	App. N/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

D



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Development Control Section, Environmental Services, Wokingham District Council.

17 November 2000 Scale: 1 : 1250

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W E
S