WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Pearce
37, Lunds Farm Road
Woodley
Reading
RG5 4PZ

Application Number: F/2000/1350

Parish: **WOODLEY**

Location: **37, Lunds Farm Road, Woodley, Reading.**

Proposal: **Proposed single storey side/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: 13/06/2000

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.

RDG/WN/NC5/4/6058

24th July 2000

Thames Water
Customer Field Services
Northumberland House Manor Farm Road
Reading Berkshire RG2 0JH
Telephone 0118 923 6995 Telefax 0118 923 6909
www.thames-water.com
Tel.: 0118-923-6961

PLANNING SERVICES
HPT 32373
POL
DC EXC
APP
CS

Wokingham District Council
Environmental Services Department
Building Control Service
P.O. Box 155
Shute End
WOKINGHAM
Berks. RG40 1WW

For the attention of John Mitchell

Dear Sirs

Re: **BUILDING ACT 1984 : SECTION 18(3)**

NAME OF APPLICANT:	**Mr. D. E. Pearce**
ADDRESS OF PREMISES:	**37 Lunds Farm Road, Woodley, Berks.**
LOCAL AUTHORITY REF.:	**FP2000/1350**

With reference to a proposed construction at the above location, I am pleased to inform you that the applicant has agreed to meet Thames Water's requirements with respect to building over the sewer. The first CCTV survey has been completed.

I confirm that Thames Water has agreed to the proposed building over and thank you for your assistance in this matter.

I hope the above is satisfactory at this time. Please do not hesitate to contact me if you wish to discuss this matter further.

Yours faithfully

DWA KILPATRICK
Developer Services Engineer

Thames Water Utilities Limited
Registered in England and Wales No 2366661
Registered office Gainsborough House
Manor Farm Road Reading RG2 0JN
Part of the Thames Water Plc Group

1597A

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1359 EXC
BUILDING CONTROL NUMBER.	FP2000/0585 Note
APPLICANT/AGENT	Mr M. J. Paul.
ADDRESS OF SITE	37 Lunds Farm Road WOODLEY.
DESCRIPTION OF PROPOSED WORK	S/S side - rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 27/4/00	recd 27/4/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/6/00	

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 : Emy Circuit

Application Number : F/2000/1350

Applicant : Mr Pearce .

Location : 37, Lunds Farm Road, Woodley, Reading.
Proposal : Proposed single storey side/rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		22 May 2000

Date of Neighbour Notifications : .....

Date of Site Visit : ...11th May 2000.....

Date Registered : 27/04/2000

Earliest Date for Decision : 05/06/2000

Latest Consultation Date/Site Notice Expiry Date : 05/06/2000

Application Expiry Date: 22/06/2000

Consultation Responses :
Woodley TC - " no comment"

Planning Issues :
Identified Settlement
Neighbours | Streetscene

Application Number: F/2000/1350
37 Lunds Farm Road, Woodley

Appraisal: 37 Lunds Farm Road is a two-storey link-detached house, located on a corner plot, on an open plan development. The proposal is for a single-storey side and rear extension. At the side of the property the extension would be set back from the front of the house by 3.4 metres and have a width of 2 metres. It would project 2.3 metres to the rear of the property. The roof would be hipped and have a maximum height of 3.5 metres.

35 Lunds Farm Road is set forward in relation to No 37, so the rear of the extension would be about 4 metres beyond the rear of the neighbouring house, but as the neighbouring garage adjoins the boundary and the flank of the extension would be 2.7 metres from the boundary it is not considered that there would be a detrimental impact on this neighbour. At the rear, the extension would be 15 metres from 2 Pitford Road, and the two houses are separated by their garages, while the side of the extension would be 19 metres from the front of 1 Pitford Road, so there would not be an adverse impact on either of these neighbours.

The extension would be well set back from the front of the property and would be a minimum of 4 metres from the side boundary, about a metre closer than the existing side wall to the back garden. Its design is in keeping with that of the house and the hipped roof would prevent it appearing too bulky. Therefore, it is not considered that the extension would be prominent or harm the open plan character of the area.

Recommendation: conditional approval

Application Number F/2000/1350
Conditions/~~Reasons for Refusal~~

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

John Murdoch
13/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 37 Lunds Farm Road
Woodley Reading.

APPLICATION NUMBER: F/2000/1350

OFFICER: Emy Circuit

DATE OF SITE VISIT: 11th May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? by post in front garden

2. DESCRIPTION OF SURROUNDINGS
residential - 2 storey detached + semis
flat roof single storey garages to most (at side)
open plan layout with well established shrubs/hedges in many front gardens.

3. DESCRIPTION OF SITE/BUILDING
two-storey detached on corner plot, small paved rear garden, main part of garden to front and side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
2 Pitford Rd, single storey side ext^{n} + 2m wall, min 1m from footpath

5. SITE CONSTRAINTS

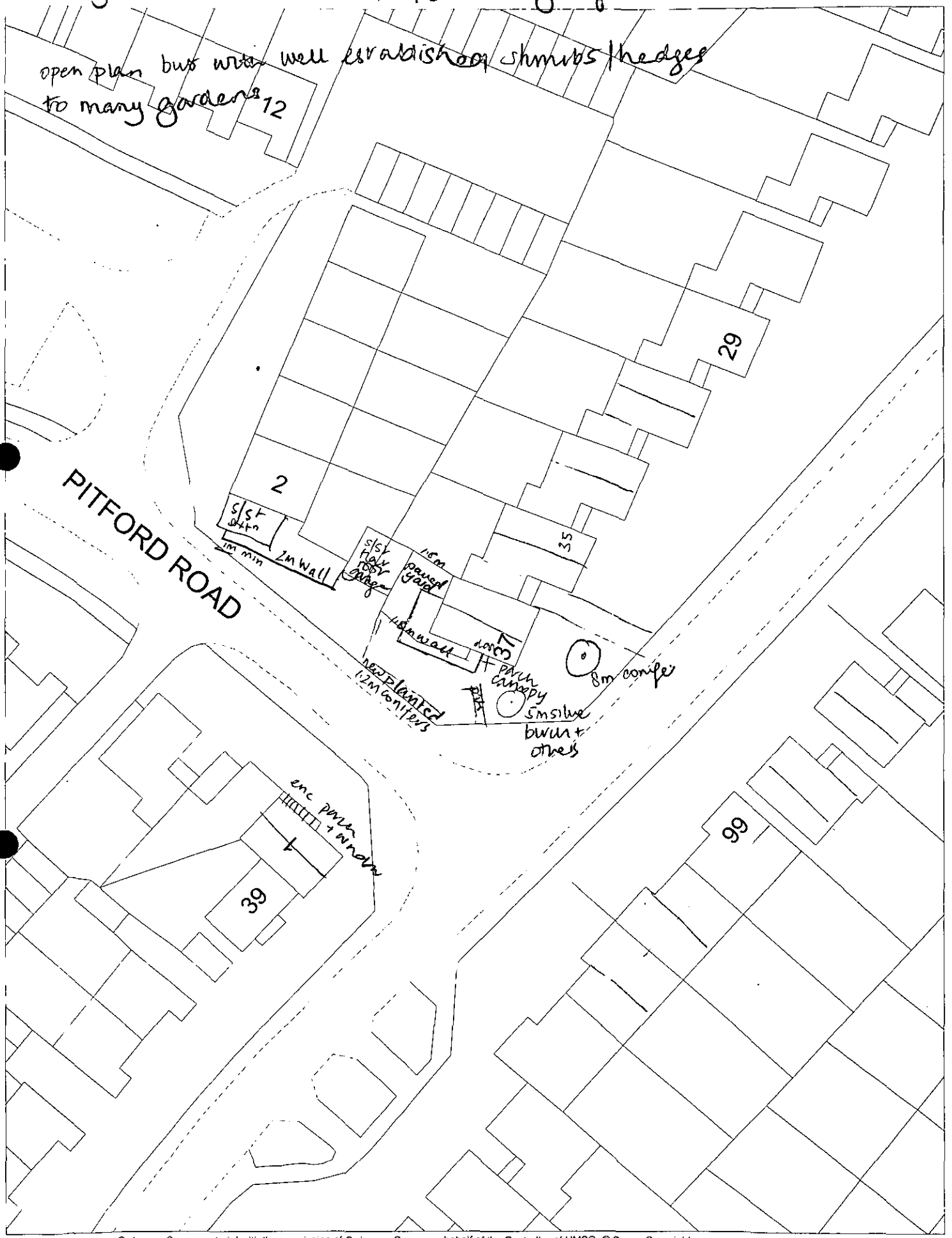
TREES none affected.

ACCESS/PARKING garage + drive as existing

LEVELS /

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

12 May 2000

Scale: 1 : 500

N W E S

Received by Wokingham District Council

Application No: F/2000/1350

Proposal:
Proposed single storey side/rear extension to dwelling

Location:
37, Lunds Farm 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/06/2000. 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

12 May 2000

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

Tel: (0118) 974 6479

Date: **12 May 2000**

My ref: F/2000/1350

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2000/1350
37, Lunds Farm Road, Woodley, Reading.
Proposed single storey side/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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1350**
37, Lunds Farm Road, Woodley, Reading.
Proposed single storey side/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 Lennard

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

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

Tel: (0118) 974 6479

Date: **12 May 2000**

My ref: F/2000/1350

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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,

John Mitchell

John Mitchell
Development Control Manager

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37, Lunds Farm Road, Woodley, Reading.
Proposed single storey side/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 McCann

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

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

Tel: (0118) 974 6479

Date: **12 May 2000**

My ref: F/2000/1350

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1350**
37, Lunds Farm Road, Woodley, Reading.
Proposed single storey side/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 Dredge

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

FROM: Emy Circuit

DATE: 12 May 2000

RECEIVED
PLANNING SERVICES UNIT
POL | TLS
DC | ENF
APP |
CS |
26 MAY 2000
COPIES TO: | ACK:
FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1350

Proposal: Proposed single storey side/rear extension to dwelling

Site Address: 37, Lunds Farm Road, Woodley, Reading.

Applicant: Mr Pearce .

Your observations are required in respect of this application **by 05/06/2000** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 APR 2000

Officer: EXC | Application No. F/2000/1350

Map No. 42 Site 0.04

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY SIDE/REAR EXTENSION TO DWELLING

Location: 37 LUNDS FARM ROAD

Parish: WOODLEY Ward: Coronation 12.5.2000

Applicant: MR PEARCE

Fee Received 95-00 (2) 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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12:5:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

S/N + 62, 64, 66, 68, 70, 35 Lundy Farm Road

1, 2, 3 Pitford Road

Recd 9.10 AM 27.4.00

Environmental Services

For office use only
Application number: 7 APR 2000 ☆ 1350

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 D.E. PEARCE
	Address and postcode	37, LUNDS FARM ROAD WOODLEY READING RG5 4PZ
	Phone number	9618863
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.	37, LUNDS FARM ROAD WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE & 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.	NEW BRICKWORK AND TILES TO MATCH EXISTING HOUSE BRICKWORK.
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: 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.	£95	
	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

Date 26/4/00

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

ADDRESS 37 LUND'S FARM ROAD PARISH WOODLEY

PLOT No. 71 ORD. SHEET No. SU. 7773(4

BUILDER P.H. Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
584/57	New Ideal Homesteads Ltd	Outline	16.10.57	N/A Refu
O/184/61	P.H. Smith (Reading) Ltd	"	13.9.61	N/A B
O/41/66	"	Outline Residential Development	24.1.66	N/A Refus
O/165/66	"	"	4.8.66	N/A C
18/67	"	Detached House	10.1.67	App. Cl

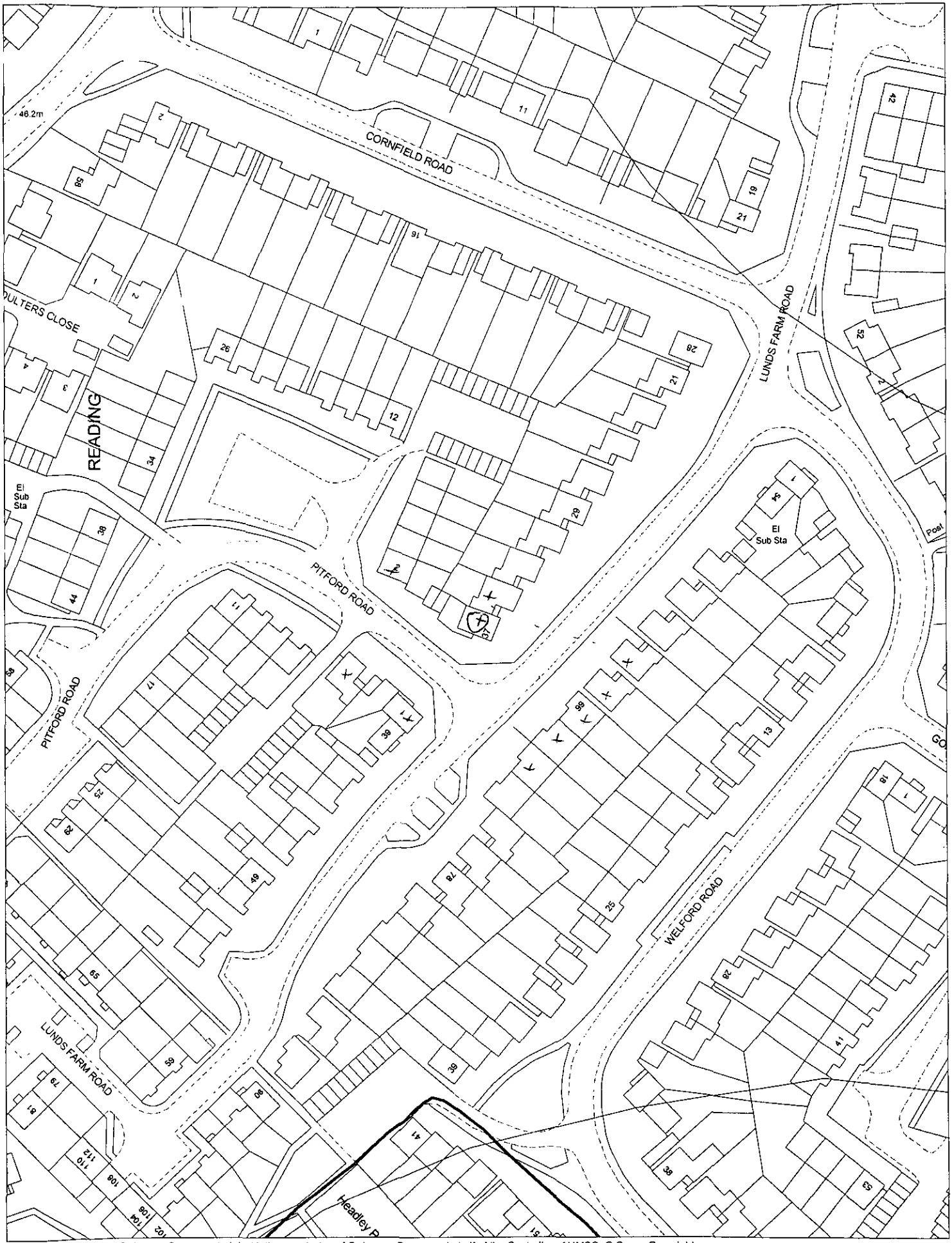
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

27.APR.2000* 1350



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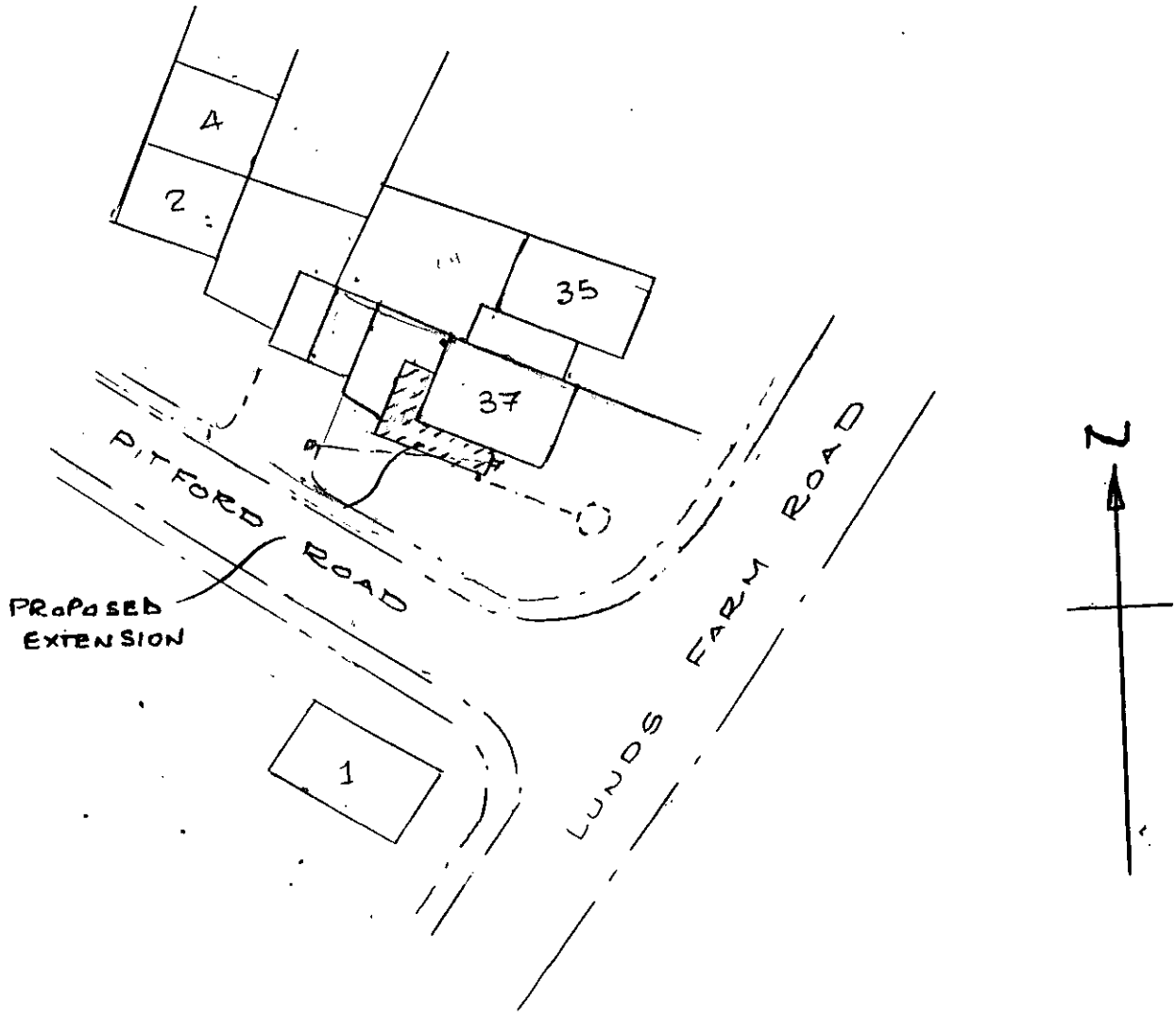
Development Control Section, Environmental Services, Wokingham District Council.

8 May 2000

Scale: 1 : 1250

N
W E
S

27. APR. 2000 1350

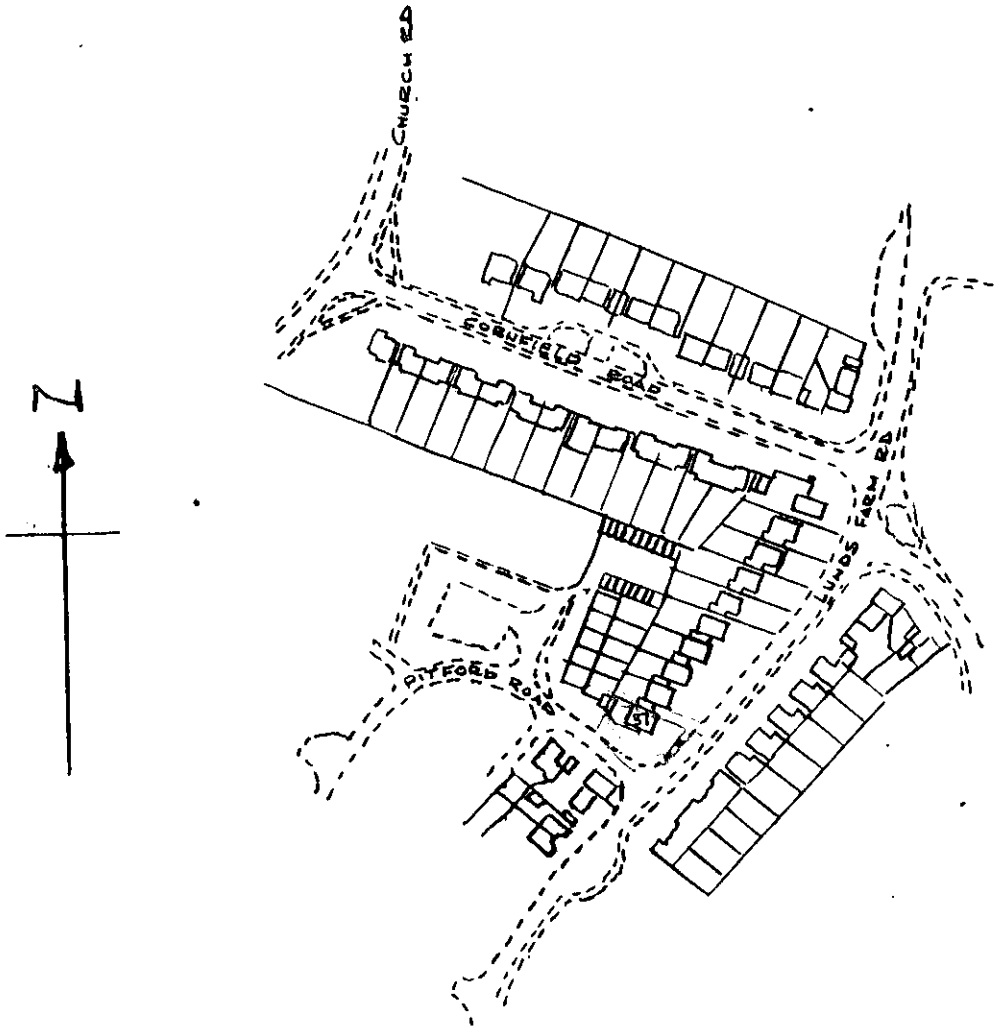


REF:- 37. LUNDS FARM ROAD
WOODLEY

BLOCK PLAN - SCALE 1:500

APPROVED

27. APR. 2000 1350



REF:- 37, LUNDS FARM ROAD
WOODLEY

SCALE 1:2500 LOCATION PLAN

27. APR. 2000 1350