APPLICATION NO.
F/2002/8081

LOCATION:
21 Stonehaven Drive, Woodley Reading.

APPLICANT:
Mr K Mcdaniel C/O ARD Chartered Architect

PROPOSAL:
Proposed 2 storey side extension to dwelling and single storey rear and front extensions.

EARLIEST DATE FOR DECISION: **04/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K McDaniel
C/O ARD Chartered Architect
13 Circuit Lane
Southcote
Reading
Berks
RG30 3HB

Application Number: F/2002/8081

Parish: **WOODLEY**

Location: **21, Stonehaven Drive, Woodley, Reading.**

Proposal: **Proposed 2 storey side extension to dwelling and single storey rear and front extensions.**

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) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevation of the extension facing 19 Stonehaven Drive hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. 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 Policies LBE1, LBE2 and LTV1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/01/2003

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.

Granted.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8081	RK
BUILDING CONTROL NUMBER.	FI 2003/3913	Nick
APPLICANT/AGENT	APD	
ADDRESS OF SITE	21 Stonehaven Drive Wood Lea	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s rear ext + s/s front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	02/24/04B	02/24/04B
FLOOR PLANS	02/24/03B	02/24/03B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	12/2/03	

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 : ~~Phillip Taylor~~ Richard Knight

Application Number : F/2002/8081

Applicant : Mr K Mcdaniel C/O ARD Chartered Architect.

Location : 21, Stonehaven Drive, Woodley, Reading.
Proposal : Proposed 2 storey side extension to dwelling and single storey rear and front extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/01/03.

Date of Neighbour Notifications : 11/12/02.

Date of Site Visit : 2/01/03.

Date Registered : 10/12/2002

Earliest Date for Decision : 04/01/2003

Latest Consultation Date/Site Notice Expiry Date : 04/01/2003

This application will have expired on: 04/02/2003. 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 :

Planning Issues :

Application Number: F/2002/8081

Appraisal :

The proposal will extend the mono-pitch roof over the garage to the front.
The side extension will retain a gap of approx 2m to the footpath boundary. No side windows at 1st Floor level.

Rear ext. will extend only as far as neighbours at no 23 with matching mono-pitch roof.

The continuation of the mon-pitch roof on the front elevation will assist in integrating the extension with the exiting dwelling. There will therefore be no adverse effect on the street scene.
The gap retained between no 21 and no 19 will still be better than the remaining dwellings in the vicinity.
There will be no loss of privacy and the proposal will not be overbearing.. : it complies with the relevant policies.

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

Application Number F/2002/8081
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	
3	C044	R044	first floor level or above in the side elevation facing 19 Stonehaven Drive.
4.	C049	R049	
5.	C122	R122	

Informative for approvals
N16 1. N07 2. N06
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTU1
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1.
~~MINERALS LOCAL PLAN POLICIES:~~

3.

RECOMMENDATION AND CONDITIONS/REASONS AGREED: pp J.S. Anderwalla
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

*

Date: 23/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 21 Stonehaven Drive Woodley Reading.

APPLICATION NUMBER: F/2002/8081

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 2/01/03

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - ON FENCE IN FRONT GARDEN

2. DESCRIPTION OF SURROUNDINGS

Semi-detached dwellings with integ. garages protruding from front. No 23 has s/s near ext. Public footway adj. western boundary. Open fronted gardens.

3. DESCRIPTION OF SITE/BUILDING

Semi-detached house. Integ. garage with mono-pitch roof car port to side with adj. Entrance gate.

4. RELATIONSHIP TO ADJOINING PROPERTIES

s/s near ext will match that of adjoining property. Good distance to no 19 with intervening F.P.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 3 SPACES PROVIDED

LEVELS LEVEL SITE.

BOUNDARY TREATMENT Ex. 2m CB. Fence.

OTHERS NONE.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ARD CHARTERED ARCHITECT
BSc(Hons), DipArch(PNL)

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

10 DEC 2002 8081

10 DEC 2002

Mrs Hurst
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

10th December 2002

Dear Mrs. Hurst,

Ref : Proposed extension at 21 Stonehaven Drive, Woodley

I write to confirm that there will be no encroachment onto the adjoining property.

Please also find a copy of a revised plan and rear elevation correcting the anomaly with the bathroom window you described.

Thank you for your help with this.

Yours sincerely,

Tony Derrett

ARD

0118 9542602
10-DEC-02 18:27 ARD ARCHITECT 0118 9542602 PAGE: 1

Application Number : F/2002/8081	Map No : 47
Case Officer : PJ?	Site Area : 0.03
Valid Date : 10 DEC 2002	Received Date: 26/11/2002

Level : Delegated Application

Description : Proposed 2 storey side extension to dwelling and single storey rear and front extensions.

Location : 21, Stonehaven Drive, Woodley, Reading.

Parish : WY Ward : LOD

Applicant : Mr K Mcdaniel C/O ARD Chartered Architect.

Fee Required: £110 Fee Received: £110 (6)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	~~[illegible]~~ garage Bathroom window shown wider on 1st floor plan than on SW elev	phoned 10/12 to follow.	10 DEC 2002
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Family room forms party wall with neighbour.	NO encroachment	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____.

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map.

.....

.....

No pre-apps on file but Compliments slip indicates discussion with PT.

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

Tel: (0118) 974 6442

Date: 11 December 2002

My ref: F/2002/8081

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C E 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8081
21, Stonehaven Drive, Woodley, Reading.
Proposed 2 storey side extension to dwelling and single storey rear and front extensions.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8081**
21, Stonehaven Drive, Woodley, Reading.
Proposed 2 storey side extension to dwelling and single storey rear and front extensions.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C E Clacey

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

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

Tel: (0118) 974 6442

Date: 11 December 2002

My ref: F/2002/8081

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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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Development Control Manager

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Signed: _____ Date: _____

Councillor A Clifford

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

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

Tel: (0118) 974 6442

Date: 11 December 2002

My ref: F/2002/8081

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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

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Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/8081**
21, Stonehaven Drive, Woodley, Reading.
Proposed 2 storey side extension to dwelling and single storey rear and front extensions.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Thair

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

Received by Wokingham District Council

Application No: F/2002/8081

Proposal:
Proposed 2 storey side extension to dwelling and single storey rear and front extensions.

Location:
21, Stonehaven Drive, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8081 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

11 December 2002

Organisation_Name	Building_Name	address1	Postcode
		10STONEHAVEN DRIVEREADING	RG5 4DE
		19STONEHAVEN DRIVEREADING	RG5 4DE
		21STONEHAVEN DRIVEREADING	RG5 4DE
		23STONEHAVEN DRIVEREADING	RG5 4DE
		1DUNBAR DRIVEREADING	RG5 4HA
		32BUCKDEN CLOSEREADING	RG5 4HB
		34BUCKDEN CLOSEREADING	RG5 4HB

33, Buckden Close, Reading
Neighbour list F/2002/8081

FAO MR. PHILIP TAYLOR 10 DEC 2002 8081

26 NOV 2002

ARD CHARTERED ARCHITECT BSc(Hons), DipArch(PNL)

RE- 21 STONEHAVEN DRIVE.

FURTHER TO OUR RECENT CONVERSATION I ENCLOSE AN APPLICATION FOR THIS SCHEME WITH THE FRONT FIRST FLOOR ALIGNED WITH THE EXISTING AS WE AGREED THIS WAS ACCEPTABLE (IN THIS SITUATION)

REGARDS,

Tony Derrett

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

With Compliments

Environmental Services

For office use only.
Application number: 10.DEC.2002 8091

26 NOV 2002

Householder planning application form

WOKINGHAM UNITARY
Aiming for Excellence

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. K. MCDANIEL
	Address and postcode	21 STONEHAVEN DRIVE WOODLEY READING
	Phone number	
2	Agent's Name	ARD CHARTERED ARCHITECT
	Address and postcode	13 CIRCUIT LANE SOUTHGATE READING RG30 3HB
	Phone number	0118 9542601
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.	21 STONEHAVEN DRIVE WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE AND SINGLE STOREY REAR & FRONT 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.	RED BRICK TO MATCH TILES TO MATCH
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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.

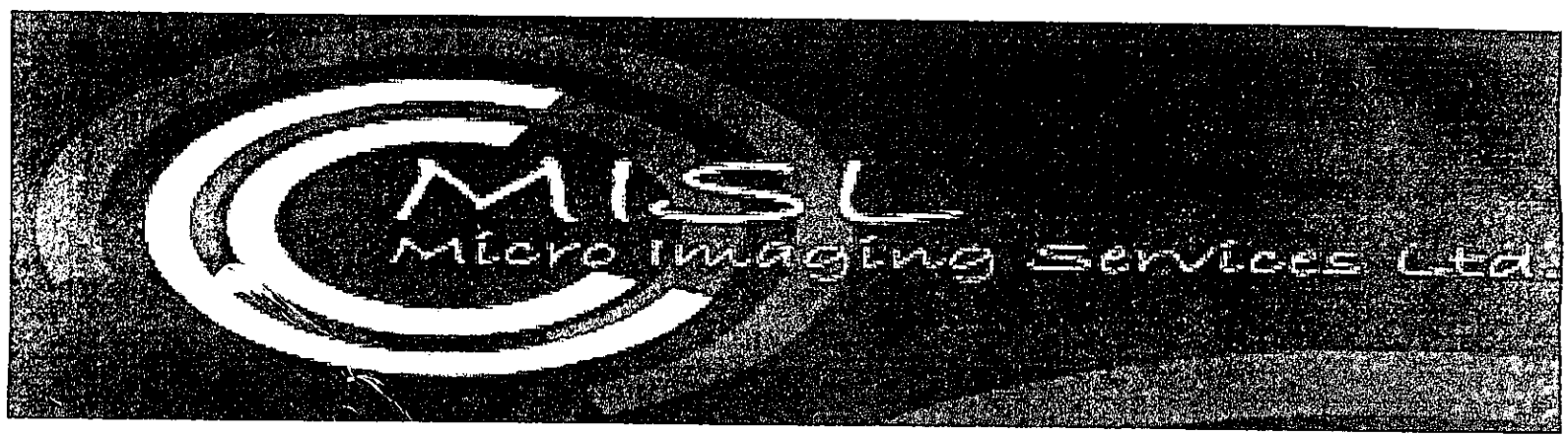
Your signature: A Bennett

on behalf of Owner.

Date 25/11/02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(1)

ADDRESS 21, STONEHAVEN DRIVE. PARISH WOODLEY

PLOT No. 37 Phase II. ORD. SHEET No. SU7772 47

BUILDER P.H. Smith (Reading) Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/14/62	B.C.C.	Proposed playing field W.C.M. School.		
M/1/63	Aawest Properties Ltd	Mineral working - Sand & gravel	13.11.63	N/A C/A
M/1/64	" "	Amendment M/1/63	11.3.64	N/A C/A
O/119/64	Woodley Devel Ltd.	Guthrie-Resid. devel.	28.2.66	N/A Refuse
O/180/68	Aawest Props. Ltd.	" " "	24.9.68	N/A Refuse
1371/71	Crest Homes Ltd.	Semi. Det. House	30.12.71	App Refuse
401/72	" "	" "	13.4.72	N/A C/A
1159/73	P. H. Smith (Reading) Ltd.	Det. house + garage	2 8.73	— C/A
03239	Bryant Homes Ltd	Semi Det house	4 9 75	N/A C/A
BR.3700 BR20744	" " "	" " "	9 12 75	App N/A
	MR S DRAKE	GARAGE + UTILITY ROOM	6.6.83	REF N/A

DATE OF COMPLETION

MINISTRY DECISION O/180/68 Appeal allowed: 3.1.71

SPECIAL ORDERS

DRAINAGE

(2)

ADDRESS 21 STONEHAVEN DRIVE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7772 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19569	MR S A DRAKE	S/St. EXTENSION - RE-POS. GARAGE	30.6.83	N/A REF
6RA1084	"	GARAGE + UTILITY	11.7.83	APP N/A
20165	"	"	22.9.83	N/A REF
23249	"	S/St. EXTENSION	6.4.85	N/A REF
25859	"	"	14.7.86	REF
31061	MR.M.ABRAHAM	S/St. Ext.	9.9.88	R
6RA5384	MR.M.ABRAHAM	GR. FLOOR EXT	19.7.88	APP
31939	"	S/St. Ext + CAR PARK	1.12.88	C/A
F/2002/8081	Mr Mcdaniel	2/St Sext + S/St R, F ext		

DATE OF COMPLETION

MINISTRY DECISION 20165 - APPEAL DISMISSED - 31.1.84

SPECIAL ORDERS

DRAINAGE

091074