2/1

APPLICATION NO:
F/2002/8103

LOCATION:
91 Western Avenue, Woodley Reading.

APPLICANT:
Mr F Fry C/O Dunster & Morten

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **29/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2003

CASE OFFICER: **Dawn Hancocks.**

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr F Fry
C/O Dunster & Morten
92 London Street
Reading
Berks
RG1 4SJ

Application Number: F/2002/8103

Parish: **WOODLEY**

Location: **91, Western Avenue, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

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.

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 Policies LBE1 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/01/2003

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.

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/8103

Applicant : Mr F Fry C/O Dunster & Morten.

Location : 91, Western Avenue, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/03

Date Registered : 29/11/2002

Earliest Date for Decision : 29/12/2002

Latest Consultation Date/Site Notice Expiry Date : 29/12/2002

This application will have expired on: 24/01/2003. 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 :

Woodley Town Council - no comment

Planning Issues :

H/d settlement
Impact upon neighbours
" " street scene

Application Number: F/2002/8103

Appraisal:

Development
The proposed is for a single storey rear extension to form a conservatory. The site is a detached dwelling with integral garage located within the identified settlement of Woodley. The proposed conservatory would be 5.3m wide, 3.7m long with a hipped roof and a ridge height of 3.4m. The proposed would fill in the area to the rear of the original building and to the side of the two storey rear extension leaving a 1m projection from the rear.

1) Impact upon the neighbours
A 1.8m fence encloses the site to the sides and rear with vegetation up to 3m in height. The proposed would be set away from the side boundary with No.89 which is also set away from the side boundary. There are no first floor side windows to No.89. No.93 also has a similar sized and designed conservatory to the rear. It is therefore considered that there would be no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
The proposed materials would match the existing dwelling.No part of the proposed would be visible from the front of the house and it is therefore considered that there would be no adverse impact upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/8103
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 91 Western Avenue
Woodley Reading.

APPLICATION NUMBER: F/2002/8103

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 7/1

1 SITE/STATUTORY NOTICE DISPLAYED ? √Yes, gate to front

2. DESCRIPTION OF SURROUNDINGS

houses + 2st chalet style bungalows

3. DESCRIPTION OF SITE/BUILDING

2st house, previously extended
integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 93 same style runs to rear
No 89 no 1st fl s windows.

5. SITE CONSTRAINTS

TREES none

ACCESS/PARKING N/A

LEVELS level - slightly lower to garden ~ 0.2m.

BOUNDARY TREATMENT No 89 flat roof garage, 2 panels 1.6m fence + 3m conifer which cont to rear.

OTHERS

1.8m fence to rear + neg
1.8m fence to No 93 + neg.

FROM: Dawn Hancocks

DATE: 05 December 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLAN
POL
DC
APP
12 DEC 2002
COPIES TO
FILE

Application Number: F/2002/8103

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 91, Western Avenue, Woodley, Reading.

Applicant: Mr F Fry C/O Dunster & Morten.

Your observations are required in respect of this application **by 29/12/2002** .

The committee agreed to make no comment on this application.

SIGNED: _____ DATE: 11/12/02

Clerk To Woodley Parish/Town Council.

Application Number : F/2002/8103	**Map No :** 37
Case Officer : OSH	**Site Area :** 0.05
Valid Date : 29/11/02	**Received Date: 29/11/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : 91, Western Avenue, Woodley, Reading.

Parish : WY **Ward : COR**

Applicant : Mr F Fry C/O Dunster & Morten.

Fee Required: £110 **Fee Received: £110** (4)

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			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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

Received by Wokingham District Council

Application No: F/2002/8103

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
91, Western Avenue, 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/2002/8103 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2002. 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

05 December 2002

Organisation_Name	Building_Name	address1	Postcode
		89WESTERN AVENUEREADING	RG5 3BL
		91WESTERN AVENUEREADING	RG5 3BL
		93WESTERN AVENUEREADING	RG5 3BL
		1RYECROFT CLOSEREADING	RG5 3BP
	CALADH	CALADHWESTERN AVENUEREADING	RG5 3BH
	CANFORD	CANFORDWESTERN AVENUEREADING	RG5 3BH
	PARKFIELD	PARKFIELDWESTERN AVENUEREADING	RG5 3BH

Neighbour list F/2002/8103

29.NOV.2002 8103

Our Ref: 17/23448/sr

Dunster Morton

Chartered Surveyors &
Commercial Property Consultants

92 London Street
Reading
Berkshire RG1 4SJ

Tel: 0118 955 1700
Fax: 0118 955 1725
www.dunsterandmorton.co.uk
E-Mail: info@dunsterandmorton.co.uk

The Planning Officer
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

29 NOV 2002
8103

28 November 2002

Dear Sir

91 WESTERN AVENUE, WOODLEY

We are now able to enclose appropriate application forms under the Town & Country Planning Act for permission to provide a conservatory to the rear of the above premises.

Six copies each of the application form and appropriate drawings are enclosed, together with our client's cheque in the total sum of £110.00.

If any queries arise relating to this application, can you please make contact with John Morris at the above address.

Yours faithfully

Dunster & Morton

Encs

Charles A Hubbard FRICS
F John Fry BSc FRICS
Damian G Comerford BSc FRICS FCI Arb
John S Morris FRICS (Building Surveyor)

Consultants
H Colin Hatcher FRICS
Tony Silk MAVLP

Environmental Services

For office use only.
Application number 29.NOV.2002 8103

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.

WOKINGHAM UNITARY
Aiming for Excellence

29 NOV 2002

1	Your name	F J Fry
	Address and postcode	91 Western Avenue Woodley Berkshire RG5 3BL
	Phone number	
	Agent's Name	Dunster & Morton
	Address and postcode	92 London Street Reading Berkshire RG1 4SJ
	Phone number	0118 955 1700
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.	91 Western Avenue Woodley Berkshire RG5 3BL
4	Give brief details of the proposal for example, two storey side extension. About the application	Rear conservatory
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.	White PVCu/aluminium frames, brickwork plinth/side wall to match existing, clear double glazing
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: 4	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.		
	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: Dunster & Morton on behalf of F J Fry

Date 27.11.02

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

E

ADDRESS 91 WESTERN AVENUE PARISH WOODLEY

37

PLOT No. 2 ORD. SHEET No. SU.7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
740/56	J. T. Coor & Son Ltd	Detached House	9.10.56	App. C/A.
968/56	United Kingdom A.E. Auth.	Detached House	8.1.57	App. App.
1334/73	Mr M Mascord	Two storey side with garage	30.8.73	- C/A
45095	S. GIAMATEI	GARAGE &c.	20.11.95	Ref
95/61187/P	APPEAL			
FP95/3953	MR S. GIAMMATEI	GARAGE &c.	23.10.95	App
F/2002/8103	Mr Fry	S/St R. Ext - Conserv		

DATE OF COMPLETION April 1957

MINISTRY DECISION 45095 - APPEAL DISMISSED - 16.7.96

SPECIAL ORDERS S&C 53 Ref - PART GARAGE FOR PHOTOCOPYING - 20.11.95

DRAINAGE