APPLICATION NO:
F/2001/5206

LOCATION:
6 Uppingham Drive, Woodley Reading.

APPLICANT:
Mr J Carter C/O Impulse Design

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/12/2001

CASE OFFICER: **Heidi Lynch**

APPROVED

JIS
04

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Carter
C/O Impulse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: F/2001/5206

Parish: **WOODLEY**

Location: **6, Uppingham Drive, Woodley, Reading.**

Proposal: **Proposed two storey side 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 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.

Condition
4. 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.

Condition
5. 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 side wall in the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. The trees along the side boundary between the application site and No. 7 Uppington Drive, shall be retained on site. If trimming is required, it should not cause permanent damage to the trees.

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.

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

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
6. To safeguard the residential amenity and privacy of the surrounding properties.

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 LT6, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

Informative
2. You are advised that surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
3. You are advised that no soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
4. You are advised that roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Informative
6. To prevent pollution of ground water no soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.

Informative
7. Any scaffolding erected on, over or near No. 7's garage, or elsewhere on this property, should not obstruct the access to the garage.

Anna Cronin
Head of Planning & Transportation
Date: 14/12/01

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

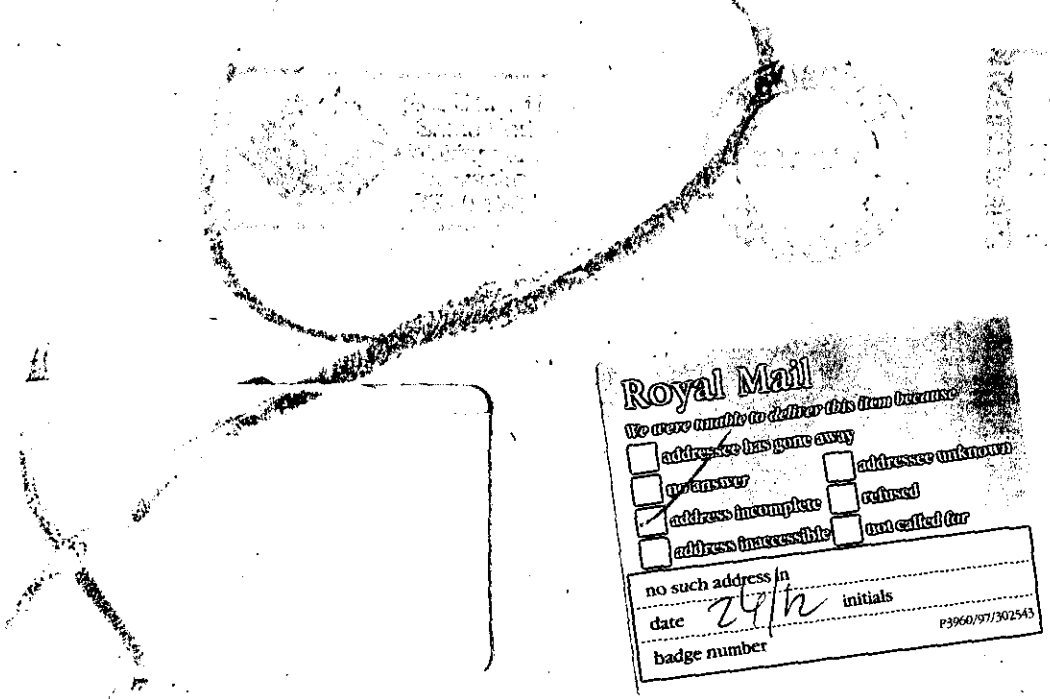
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5206	HL
BUILDING CONTROL NUMBER	BN 2003/1489 Note	
APPLICANT/AGENT	Impulse Design	
ADDRESS OF SITE	6 Uppingham Drive	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	2016-01-3	2016-01-3
FLOOR PLANS	〃 2016-01-4	〃 2016-01-4

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	23/1/03	

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	


Royal Mail
We were unable to deliver this item because
addressee has gone away
addressee unknown
no answer
address incomplete
refused
address inaccessible
not called for
no such address in
date 24/11 initials
badge number
P3960/97/302543



Telephone Number: (0118) 9746428

Date: 20 December, 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

04 JAN 2002

COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

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

APPLICATION NUMBER: F/2001/5206

Morny & Alan Walder
Uppingham Drive
WOODLEY
RG5 4TH

Dear Sir/Madam

Application No: F/2001/5206

Location: 6, Uppingham Drive, woodley, Reading.

Proposal: Proposed two storey side extension to dwelling.

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been

The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully,

Trevor Watson

Development Control Manager.

Applicationo	Name & Address
F/2001/5206	Morny & Alan Walder 7 Uppingham Drive WOODLEY RG5 4TH
Application Approved	Letters sent 20.12.01

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5206

Applicant : Mr J Carter C/O Impulse Design.

Location : 6, Uppingham Drive, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/01

Date Registered : 31/10/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 26/12/2001. 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 :

Environmental Health - recommends the Environment Agencies comments are sought & their recommendations imposed, due to site being in a high risk landfill area.

Highways - recommend approval with conditions (C049 & C122)

Environment Agency - no objection but condition & informative attached

Woodley Town - concern at effect on street scene from continuous frontage

7 Uppingham Drive - has had a meeting with i/b and stated a number of concerns. # No 7 replied with answers to the concerns & providing these are met, they have no objections. No 7 wants:

* no side window
* no removal of vegetation/tree
* garage damage issues & party wall agreements
* any scaffolding erected on no # propety should not obstruct into/out of the garage.

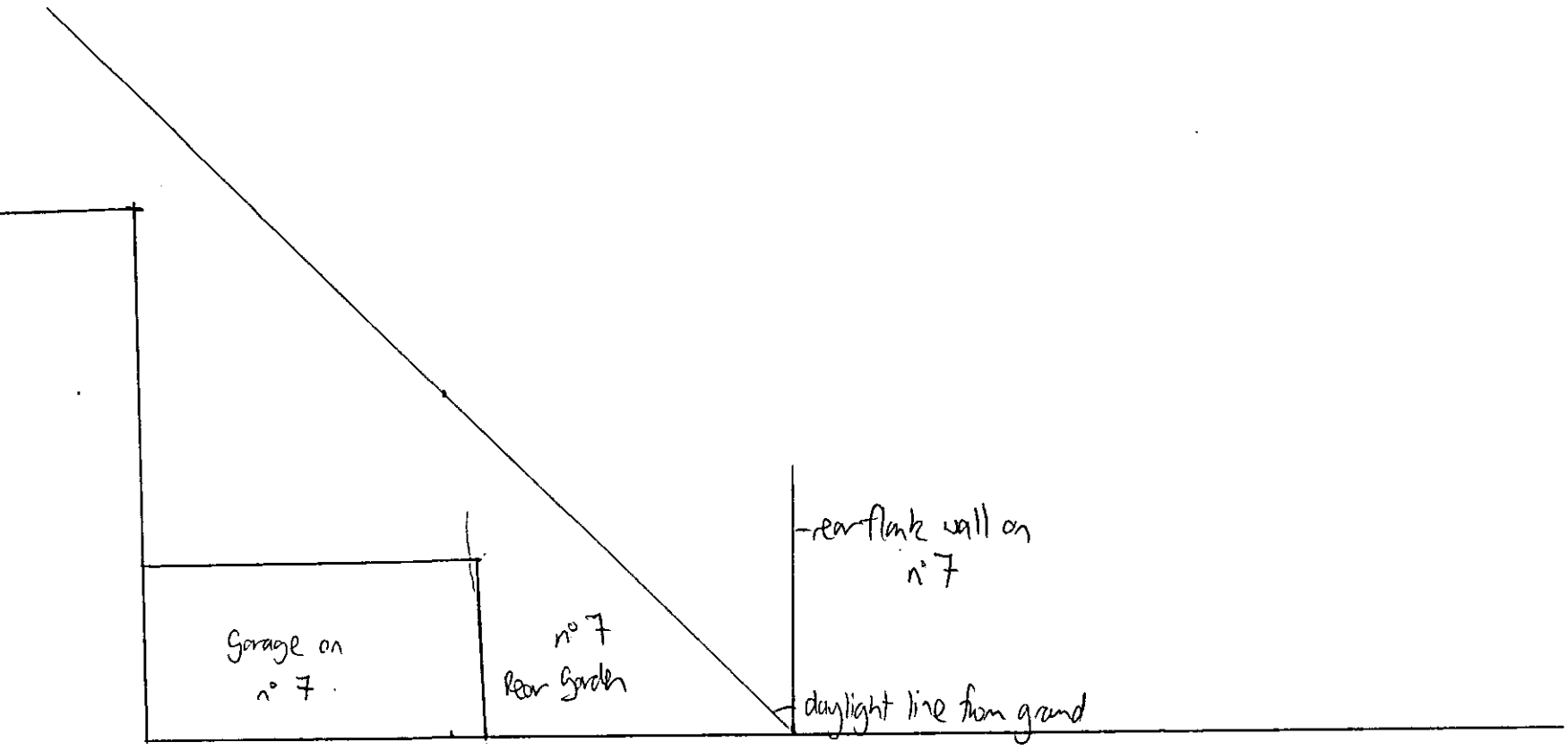
Planning Issues :

Identified settlement
affect on surrounding street } ENI, LBE1, LBE2
affect on neighbours } NOS3, WBE1

Parking - WT6, LT6

Groundwater protection zone

Loddon Area Local Plan


rear flank wall on n° 7
Garage on n° 7
n° 7 Rear Garden
daylight line from ground

Application Number F/2001/5206
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C044	R044	insert - side wall of the extension in the side elevation
6			The trees along the side boundary between the application site
			& no. 7 Uppingham Drive, shall be retained on site. If
			trimming is required, it should not cause permanent damage to the trees.
Informatives			Reason - To safeguard the residential amenity & privacy of the surrounding properties.

2. • You are advised that surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

3. • You are advised that no soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

4. • You are advised that roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

5. • Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Contact David Walters on 01276 454365 for further details.

Informative for approvals

1. **N16**

LODDON AREA LOCAL PLAN POLICIES:	LT6, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3, WT6
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENI
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Informatives cont'd

Date: 14.12.01

(7) Any scaffolding erected on, over or near n°7's garage, or elsewhere on this property, should ~~shall~~ not obstruct the access to the garage.
~~Reason: To safeguard the residential amenities of adjoining residents.~~

Informatives. (8) No soakways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing grand level.
Reason: To prevent pollution of grandwater.

NB: Visit n°7 as well as the neighbour has requested this - not visited as not home. Took photos instead.

RECORD OF SITE VISIT

SITE ADDRESS: 6 Uppingham Drive Woodley Reading.

APPLICATION NUMBER: F/2001/5206

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/12/01

1. SITE/STATUTORY NOTICE DISPLAYED ? Yes in window.

2. DESCRIPTION OF SURROUNDINGS

detached & ~~semi-detached~~ 2 sty houses
quiet street.

3. DESCRIPTION OF SITE/BUILDING

2 story detached building with attached garage on side. Garage attaches to neighbours garage. Existing rear extension.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n°5 - not affected.

n°7 Rear windows face where extension is to go. Garage between properties however. Large tree helps screen n°7 from n°6.

5. SITE CONSTRAINTS

TREES High tree in rear of n° 7's garden right on boundary. May be affected?

ACCESS/PARKING Garage + room for 2 cars at front - may reduce parking to 2 on-site only.

LEVELS level

BOUNDARY TREATMENT High conifer hedge (to first floor level) to rear boundary. 2.0m high fence and other boundaries.

OTHERS

Application Number: F/2001/5206

Appraisal:

The proposed development is a two-storey side extension to a linked-attached house in an identified settlement. The house is two-storeyed with a single storey attached garage to the side. The garage is attached to the neighbouring property's garage on no.7.

The two-storey extension will be located above and alongside the existing single-storey garage on site. The ground floor will create a new wider garage and a new breakfast area alongside the existing rear kitchen extension. The first floor will create room for a bigger bedroom and an ensuite.

The ground floor garage extension will extend 3.76m to the property boundary with no.7 and the breakfast room will be 2.6m in depth. The ground floor will be a total of 9.0m in length. The first floor will extend 3.76m to the side boundary with no.7 and will be 6.125m in length along this side boundary. The roof above the extension will be the same height as the existing roof and will also have a gable end roof.

The proposed extension abuts the garage on no.7 Uppingham Drive. This will be the closest property to the proposed extensions.

1. Impact upon neighbouring properties

The proposed two-storey extension has no windows in the side elevation and the windows to the front and rear of the proposal would result in no further overlooking compared to what already exists on site. The property will therefore not impinge on the surrounding property's privacy.

The closest house (no.7) is located at least 9.5m away from the proposed extension and has several habitable room windows on the rear flank wall elevation. However the extension will not affect the daylight to this property. The extension is considered as large, however as it is located a fair distance from the closest property, it is not considered to affect the surrounding property owners in terms of being over-bearing. Trees along part of the side boundary would help screen the proposed extension from no.7. No.7 has a garage on the side boundary that attaches to the proposed extension and this helps screen some of it from the house. The proposed extension also follows the same lines as the existing house so the 'shape' is not to be altered in anyway.

The owners of no.7 are in support of the application so long as several conditions are met.

- The trees providing privacy to their rear garden should not be removed and should not suffer permanent damage should they need to be trimmed;
- No windows should be constructed on the side elevation wall overlooking their property
- Issues relating to the attached garage, such as any damage that occurs to it during the construction phase.

The first two points can be addressed through planning conditions however issues relating to the attached garage are a civil matter, not a planning issue.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The extension is highly visible from the street scene due to it being located to the side of the house. It is not subservient to the existing house as it is to the same roof height and is not stepped back from the front flank wall of the house. This gives the extension the appearance of being part of the original house as it extends to the same line. The house is located close to a street corner and therefore is not in a direct line with adjacent houses. As such, the continuous frontage will have minor effect on the street scene.

Although the extension is considered to be a large size, it is designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety

The number of bedrooms is remaining at four and the garage is effectively being retained. There is currently room for a parking space in the garage and one to the front of the garage on the driveway. There is also an area of increased hard-standing to the front of the site that has room for another parking space on site. The highways department are satisfied the parking standard has been met and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

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

Received by Wokingham District Council

Application No: F/2001/5206

Proposal:
Proposed two storey side extension to dwelling.

Location:
6, Uppingham 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/2001/5206 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2001. 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.

Head Planning and Transportation

14 November 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5206
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118) 974 6442

Date: **14 November 2001**

My ref: F/2001/5206

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/2001/5206
6, Uppingham Drive, Woodley, Reading.
Proposed two storey side 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5206**
6, Uppingham Drive, Woodley, Reading.
Proposed two storey side 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 6442

Date: **14 November 2001**

My ref: F/2001/5206

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
DX: 33506 – Wokingham

Dear Councillor

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6, Uppingham Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5206**
6, Uppingham Drive, Woodley, Reading.
Proposed two storey side 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 6442

Date: **14 November 2001**

My ref: F/2001/5206

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/5206
6, Uppingham Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

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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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

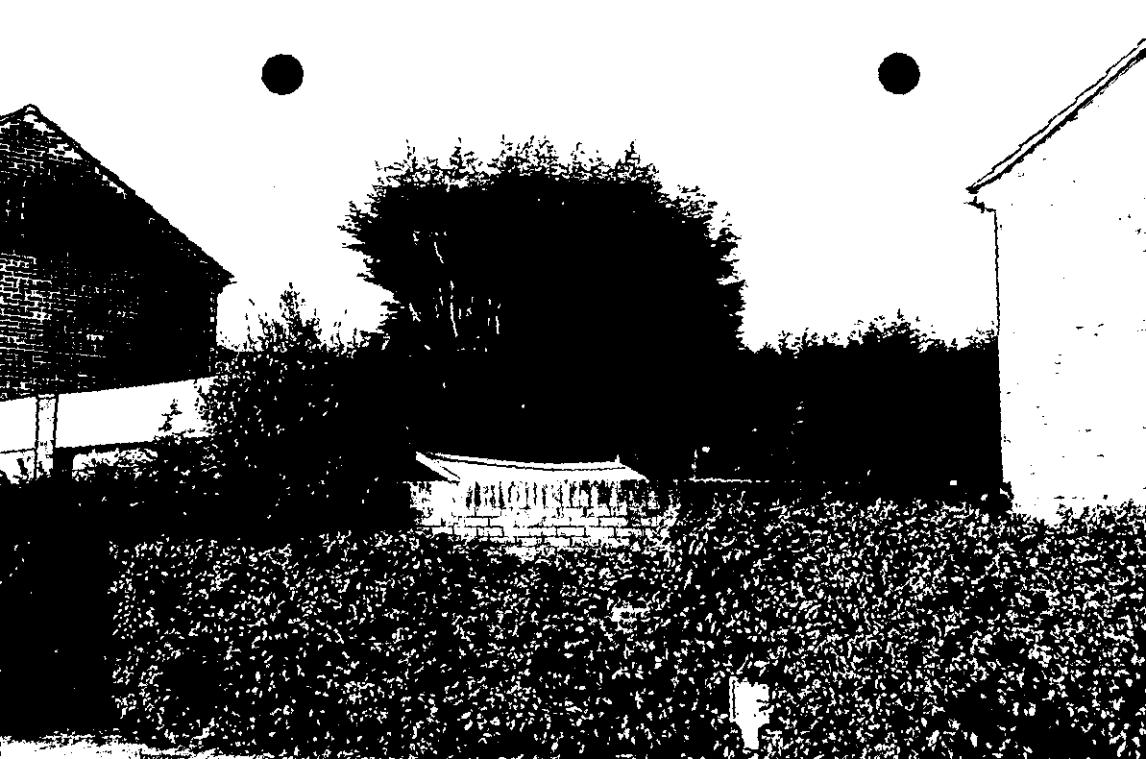
LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5206**
6, Uppingham Drive, Woodley, Reading.
Proposed two storey side 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**********








P645 NHP

Our Ref : SP/2001/004893-1/1
Your Ref : F/2001/5206

ENVIRONMENT AGENCY

Date : 12 December 2001

PLANNING SERVICES	HPT 50864
POL	TLS
DC	ENF
APP	
CS	
DEV	
COPIES TO:	ACK:
	FILE

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Heidi Lynch

2 STOREY SIDE EXTENSION TO DWELLING AT 6 UPPEINGHAM DRIVE, WOODLEY, READING

Thank you for your letter dated 14th November 2001, received on 16th November 2001. Please quote the following reference in any correspondence: **SU77SE/22/17**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Groundwater Protection

The site is situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture

* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: Impulse Design

FROM: Heidi Lynch

DATE: 14 November 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5206

Proposal: Proposed two storey side extension to dwelling..

Site Address: 6, Uppingham Drive, Woodley, Reading.

Applicant: Mr J Carter C/O Impulse Design.

Your observations are required in respect of this application **by 08/12/2001** .

The committee noted receipt of a letter from the neighbour at No. 7.

Members expressed concern at the effect on the street scene that would be created by the continuous frontage but were pleased to note the written assurances from the applicant in response to the neighbours' concerns.

PLANNING SERVICES	HPT
POL	TLS
	ENF
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 6.12.01.

Clerk To Woodley Parish/Town Council.

Your Ref: F/2001/5206

Hh OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
SG	

0 6 DEC 2001

COPIES TO:	ACK ✓
	FILE:

7, Uppingham Drive
Woodley
Reading
RG5 4PH
2nd Dec

Dear Ms Lynch,

I am writing with reference to Plan No F/2001/5206 : Proposed two storey side extension at 6, Uppingham Drive, Woodley.

We have spoken with Mr John Carter of 6, Uppingham Drive, and gave him a written record of our concerns regarding the above-mentioned extension. I have enclosed this – see Sheet A.

As a result, Mr Carter has passed onto us his assurances in response to our concerns and a written account of how he would accomodate them. This is also enclosed – sheet B.

As long as the considerations on both sheets A and B are taken account of during the extension process, we have no objections to the work proceeding. The only proviso is that any scaffolding on, over or near our garage, or elsewhere on our property, should not obstruct our access

to, into or out of our garage.

Yours Sincerely,

Mommy Walder

Alan Walder

Sheet A

Proposed extension No 6 Uppingham Drive

1. **Trees** Do not wish for them to be removed due to privacy of back garden and back of house at number 7.

Trees may need to be trimmed at number 6 and if so any such work should not cut so far into the crowns that the trees suffer permanent damage.

2. **Windows** Proposed first floor layout has no side window. This maintains privacy to both properties and any revisions to the plans should not suggest a window on the side wall as this would overlook bedroom and study of number 7.

3.**Garage** Roof will need cutting

- Asbestos – what problems will this result in? Number 7 is not in need of a new roof and hence we do not wish to have such expenditure if problems arise.
- Sealing of join between garage roof of number 7 and extension of number 6 to be the responsibility of number 6 both at the time of the extension and in the future.
- Building pillars or posts against the shared garage wall poses no problem as long as no damage is caused to the wall. If any arises repairs to be carried out by number 6 as necessary.
- Roof of number 7 will probably be walked on during construction phases. If damage occurs repairs to be carried out by number 6 as necessary.

Morny and Alan Walder

M Walder

A Walder

6, Uppingham Drive,
Woodley,
Reading.
RG5 TH

28 November 2001

Dear Morny and Alan,

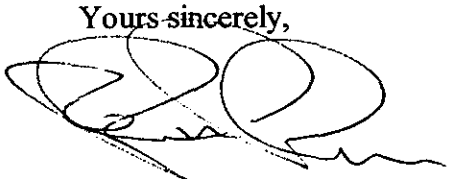
Further to our meeting the other night, when you gave me your list of concerns regarding the extension to my house, I wish to confirm the following :

- **Trees** – I have no wish to have them removed or trimmed back at this time. If they need minimal trimming at a later date, I will inform you beforehand. Like you, I appreciate the privacy which they provide.
- **Windows** – I reassure you that I have no intention, at this time or in the future, of putting in a side window at first floor level which would overlook your property.
- **Garage** – I have passed on the Party Wall Agreement for you to sign, which I will then forward to the Council.
    - **Asbestos** – if the roof does require cutting, it will be removed from site, cut in a safe place and then returned.
    - **Sealing of joint between garage roof of No. 7 and extension of No. 6** – this will be carried out using a Code 4 Lead from the joint of the brickwork, approx. 9 inches over your roof. Carried out in this fashion, the work will provide you with up to 25 years of maintenance free protection.
    - **Building of pillars etc.** - if any damage arises to the party wall to your side during the building, I will undertake any making good that is required.
    - **Roof of No. 7's garage** – as you have kindly agreed that I may erect scaffolding on your property, I will construct this to cause minimal inconvenience to yourselves. If any major damage occurs I will provide you with a new aluminium roof. If any minimal damage occurs it will be repaired to your satisfaction.

Also, to confirm that at our meeting you did say that you would write to the Council to say that you had no objections to this work proceeding.

Thank you for being so co-operative regarding this work, which will greatly improve my property.

Yours sincerely,



JOHN CARTER

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Heidi Lynch Development Control	Your Ref:	F/2001/5206
From:	Tom Payne Environmental Health	My Ref:	20015347
		Date:	26 November 2001

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING.

6 UPPINGHAM DRIVE, WOODLEY.

These proposals have been evaluated and I have the following comments:

The proposed development lies approximately 210 metres from the Ashenbury Park, Tippings Lane landfill site. This landfill was filled under the Environment Agency's Waste Management Licence 54/12/5/6. The Agency classify this site as high risk and ask to be consulted regarding any planning application with 250 metres of the site. Therefore I recommend that the Agency's comments are sought and their recommendations imposed should the application be granted planning consent.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 14 November 2001

Application Number: F/2001/5206

Proposal: Proposed two storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
6, Uppingham Drive, Woodley, Reading.

Applicant:
Mr J Carter C/O Impulse Design.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 14/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 OCT 2001

Officer: HL | Application No. F/2001/5266

Map No. 37 Site 023

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

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

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 6 UPPINGHAM DRIVE

Parish: WOODLEY Ward: Coronation 14.11.018

Applicant: MR J CARTER

Fee (3) Received 95-00 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 : 14.11.01 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ Landfill cons .....
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 - Landfill Cons. - Groundwater Prot. Zone.
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:

SIN + see map

ADDRESS 6 UPPINGHAM DRIVE PARISH WOODLEY

PLOT No. 50 ORD. SHEET No. SU7674 3

BUILDER Messrs J.A. Rye (Oxford) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/130/62	Messrs J.A. Rye (Oxford) Ltd	Outline Resi Devel	14 8 62	N/A Refuse
O/296/63	" "	" "	28.2.64	N/A Refuse
O/335/64	" "	" "	18 3 65	N/A C/A
S/20/67	B.C.C.	Site for Schools	8.11.68	N/A App
421/72	Messrs J.A. Rye (Oxford) Ltd	Detached House	13 4.72	N/A C/A
1193/72	" "	Detached House & Garage	3.8.72	— C/A
S/14/68	W.R.D.C	Junior School	5.6.68	N/A App
24522	MR P CHILLINGWORTH	S/St. EXTENSIONS	2.12.85	C/A
BRA 087	"	"	27.1.86	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Recd 9.50 AM 31.10.01

Environmental Services

For office use only.
Application number:

31.OCT.2001 5206

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	J CARTER ESQ
	Address and postcode	6, UPPINGHAM DRIVE
		WOODLEY
		READING
		BERKS
	Phone number	
	Agent's Name	IMPULSE DESIGN (PR. O FARRELL)
	Address and postcode	36, LOXWOOD
		EARLEY
		READING
		BERKS RG6 5QZ
	Phone number	0118 9212282
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.		6, UPPINGHAM DRIVE
		WOODLEY.
		READING
		BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
		AND ALTERATIONS

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.	BRICKWORK TO MATCH EXTG TILES TO MATCH EXTG U.P.V.C JOINERY AS EXTG	
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: FOUR	Proposed: FOUR
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
MR + MRS WARD	7, UPPINGHAM DRIVE WOODLEY READING BERKS.	26TH OCTOBER 2001

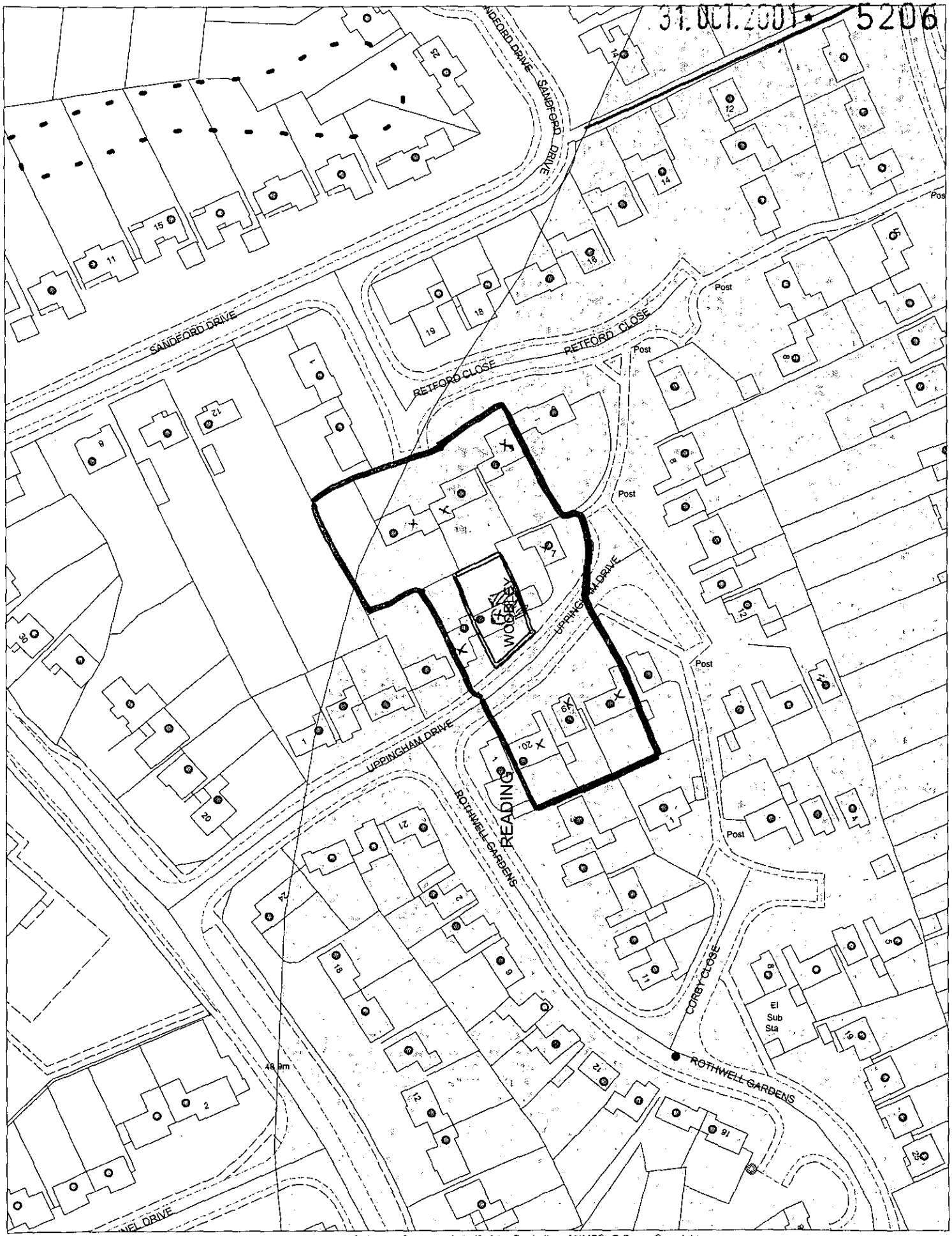
None of the land forms part of an agricultural holding.

Your signature: (P.R.O'FARRELL) on behalf of J. CARTER ESQ

Date 26/10/01

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

31. OCT. 2001 5206



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Development Control Section, Environmental Services, Wokingham District Council.
9 November 2001 Scale: 1 : 1250

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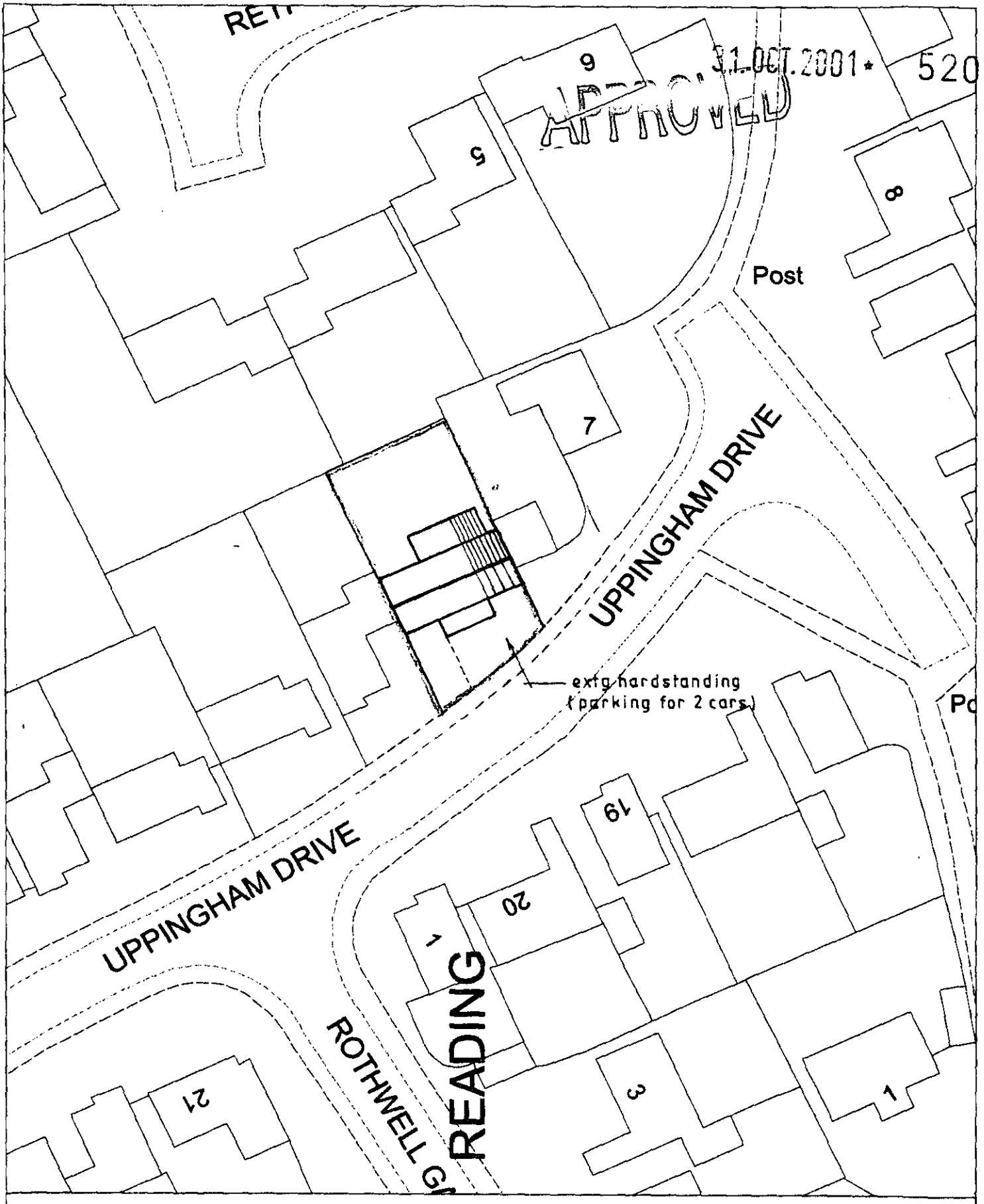

Site Plan, Scale: 1 to 500

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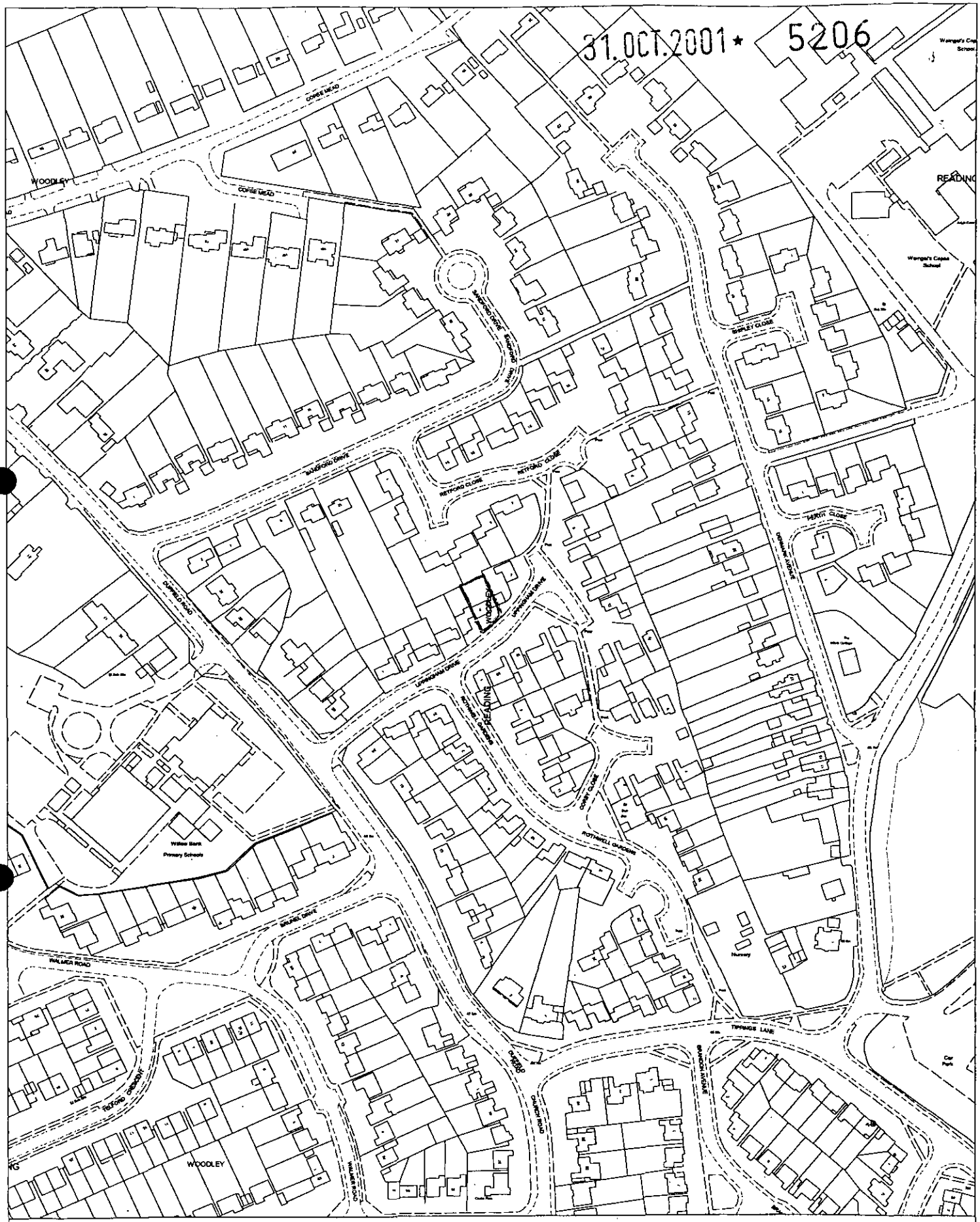
Date: 26 October 2001

CD 23/1/03

31.OCT.2001 ★ 5206



Site Plan, Scale: 1 to 2500

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Date: 26 October 2001

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