APPLICATION NO:
F/2001/5000

LOCATION:
52 Campbell Road, Woodley Reading.

APPLICANT:
Mr C Little

PROPOSAL:
Proposed first floor side extension to dwelling, front porch and new pitched roof on garage.

EARLIEST DATE FOR DECISION: **03/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/12/2001

CASE OFFICER: **Helen Pollock**

APPROVED

No 068 11/12/01 SV

1112

D1

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Little
52, Campbell Road
Woodley
Reading
RG5 3NB

Application Number: F/2001/5000

Parish: **WOODLEY**

Location: **52, Campbell Road, Woodley, Reading.**

Proposal: **Proposed first floor side extension to dwelling, front porch and new pitched roof on garage.**

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

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

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

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 LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 30/11/2001

Notice checked by: _____

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

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5000	HP
BUILDING CONTROL NUMBER	BN/2002/1324	North
~~APPLICANT~~/AGENT	Mr R Holder	
ADDRESS OF SITE	52 Campbell Road Woodley	
DESCRIPTION OF PROPOSED WORK	first floor side ext + front porch + hipped roof over garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd. 25/4/02	rec'd 8/10/01
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/11/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	24/5/02	

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 : Helen Pollock

Application Number : F/2001/5000

Applicant : Mr C Little .

Location : 52, Campbell Road, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling, front porch and new pitched roof on garage.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : 25.10.01

Date Registered : 08/10/2001

Earliest Date for Decision : 03/11/2001

Latest Consultation Date/Site Notice Expiry Date : 03/11/2001

This application will have expired on: 03/12/2001. 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 :

Woodley T.C : No objection,

Trees : No objection

Planning Issues :
1) Impact upon neighbouring properties
2) Impact upon street scene.

Application Number: F/2001/5000

Appraisal:

The proposed development is for a first floor side extension, to extend two of the bedrooms and allow internal alterations. Plus the addition of a porch and pitched roof on the existing garage. The property is detached with an existing attached garage. The proposed first floor development would be 2.2m wide and 7.5m long. It is proposed to have a pitched roof and form a gable end, it would stand 5.1m to the eaves and 7.2m to the ridge. The porch would be 2.2m wide by 1.5m deep and would stand 3.4m to the ridge and 2.4m to the eaves (the porch and garage are raised up from the ground level of the main house by roughly 0.5m). No.56 has already had a very similar porch/pitched garage roof extension to the proposal. A 1.8m standard fence encloses the rear garden.

1) Impact upon neighbouring properties

The proposed development has no windows in the side elevation, nor does No.54 so there would be no issue of overlooking. The new rear windows that are proposed would not result in overlooking as the nearest property is around 30m away. The proposed development would have no overshadowing or overbearing implications as it does not extend beyond the existing rear building line of either 52 or 54 and it is therefore considered that there will be no adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed development would by in keeping with the character of Campbell Road as there is a great variety of housing styles along the street (similar porch extensions have been carried out to other properties). The materials used would match those of the existing dwelling. It is therefore considered there would be no detrimental impact upon the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5000
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	Re1	
2	C014	R014	

56 has same porch/garage pitch roof as proposed ∴ no impact.

Existing house has v. low eves to nº 54 proposed to make gable end.

- mix of property styles in street ∴ no out of keeping

- flank wall of 54 - no windows.

- 1.8m fence enclosure.

Rear of 52 level with 54 ∴ no impact.

RECORD OF SITE VISIT

SITE ADDRESS: 52 Campbell Road
Woodley Reading.

APPLICATION NUMBER: F/2001/5000

OFFICER: Helen Pollock

DATE OF SITE VISIT: 25/10

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post to front.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

detached 2 Storey hse with attached garage attached to garage of 50.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING garage + 1/2 driveway

LEVELS N/A

BOUNDARY TREATMENT 1.8m enclosure to rear
open plan to front.

OTHERS

FROM: Helen Pollock

DATE: 10 October 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5000

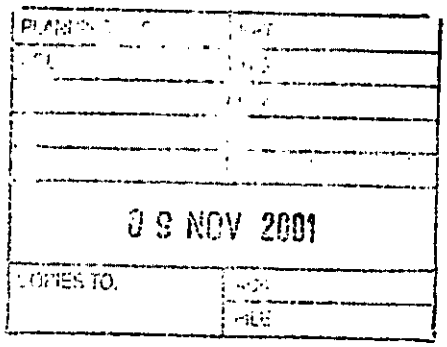
Proposal: Proposed first floor side extension to dwelling, front porch and new pitched roof on garage..

Site Address: 52, Campbell Road, Woodley, Reading.

Applicant: Mr C Little .

Your observations are required in respect of this application **by 03/11/2001** .

The committee made no comment but particularly asked that any neighbours' comments be taken into account.



SIGNED: _____ DATE: 7.11.01.

Clerk To Woodley Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

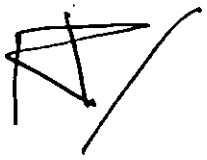
Helen Pollock DATE: 26th October 2001

Location:	52 Campbell Road, Woodley, Reading
Proposal:	Proposed first floor side extension to dwelling, front porch and new pitched roof on garage
Application Number:	F/2001/5000

In response to your consultation dated 10th October 2001 for the above application, the tree and landscape comments are as follows:

The above proposal does not affect any significant landscape feature with the site, nor would there be any impact on Tree Preservation Order (TPO 3/1951) which covers the site.

I therefore do not wish to raise an objection the application being granted planning consent.



ROBERT PETROW
Consultant Landscape Architect

Received by Wokingham District Council

Application No: F/2001/5000

Proposal:
Proposed first floor side extension to dwelling, front porch and new pitched roof on garage.

Location:
52, Campbell 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 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/2001/5000 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/11/2001. 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

10 October 2001

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

Tel: 0118 974 6480

Date: **10 October 2001**

My ref: F/2001/5000

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5000
52, Campbell Road, Woodley, Reading.
Proposed first floor side extension to dwelling, front porch and new pitched roof on garage.

I write to let you know that the above mentioned house holder application has been received .

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5000**
52, Campbell Road, Woodley, Reading.
Proposed first floor side extension to dwelling, front porch and new pitched roof on garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: 0118 974 6480

Date: **10 October 2001**

My ref: F/2001/5000

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Helen Pollock

Development Control Officer

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52, Campbell Road, Woodley, Reading.
Proposed first floor side extension to dwelling, front porch and new pitched roof on garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: 0118 974 6480

Date: **10 October 2001**

My ref: F/2001/5000

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5000**
52, Campbell Road, Woodley, Reading.
Proposed first floor side extension to dwelling, front porch and new pitched roof on garage.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~11 SEP 2001~~ 08 OCT 2001

Officer: HP | Application No. F/2001/5000

Map No. Wo Site ...004...

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

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

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING, FRONT PORCH AND NEW PITCHED ROOF ON GARAGE

Location: 52 CAMPBELL ROAD

Parish: WOODLEY Ward: South Lake

10/10/01 73.

Applicant: MR C LITTLE

Fee (2) 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	~~need rear elevations~~		08 OCT 2001
6	Floor plans	windows on front first floor elevation, different to floor plan.	18/9	✓
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 : 10/10/2013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

No pre apps
Groundwater protection zone - see guidance notes from Mike & Conrad.

NEIGHBOURS:

S/N & see map

(2) PC 23 214 052

ADDRESS 52 CAMPBELL ROAD PARISH WOODLEY

PLOT No. 275. ORD. SHEET No. SU 4572 (46

BUILDER J.T. COOK & SON LTD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 11226	MR A.H. JONES	EXT to ground floor.	28.6.79	app.
11142			2.8.79	N/A o/a
F/2001/4554	Mr. C. Little			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
08.OCT.2001* 5000

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 Address and postcode Phone number	MR. CLIVE LITTLE 52 CAMPBELL ROAD WOODLEY READING RG5 3NB (0118) 3757878 / MOB: 07801 136558
2	Agent's Name Address and postcode Phone number	SELF (AS ABOVE)
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION TO 1ST FLOOR ACCOMMODATION AND BUILD PORCH.
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 ☐ NOT APPLICABLE
6	Please list the external materials you will use. for example, red brick to match any existing bricks and dark stained timber.	TILES TO MATCH EXISTING ROOF. RED BRICKS TO MATCH EXISTING ON GABLE-END AND PORCH
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.		
	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.

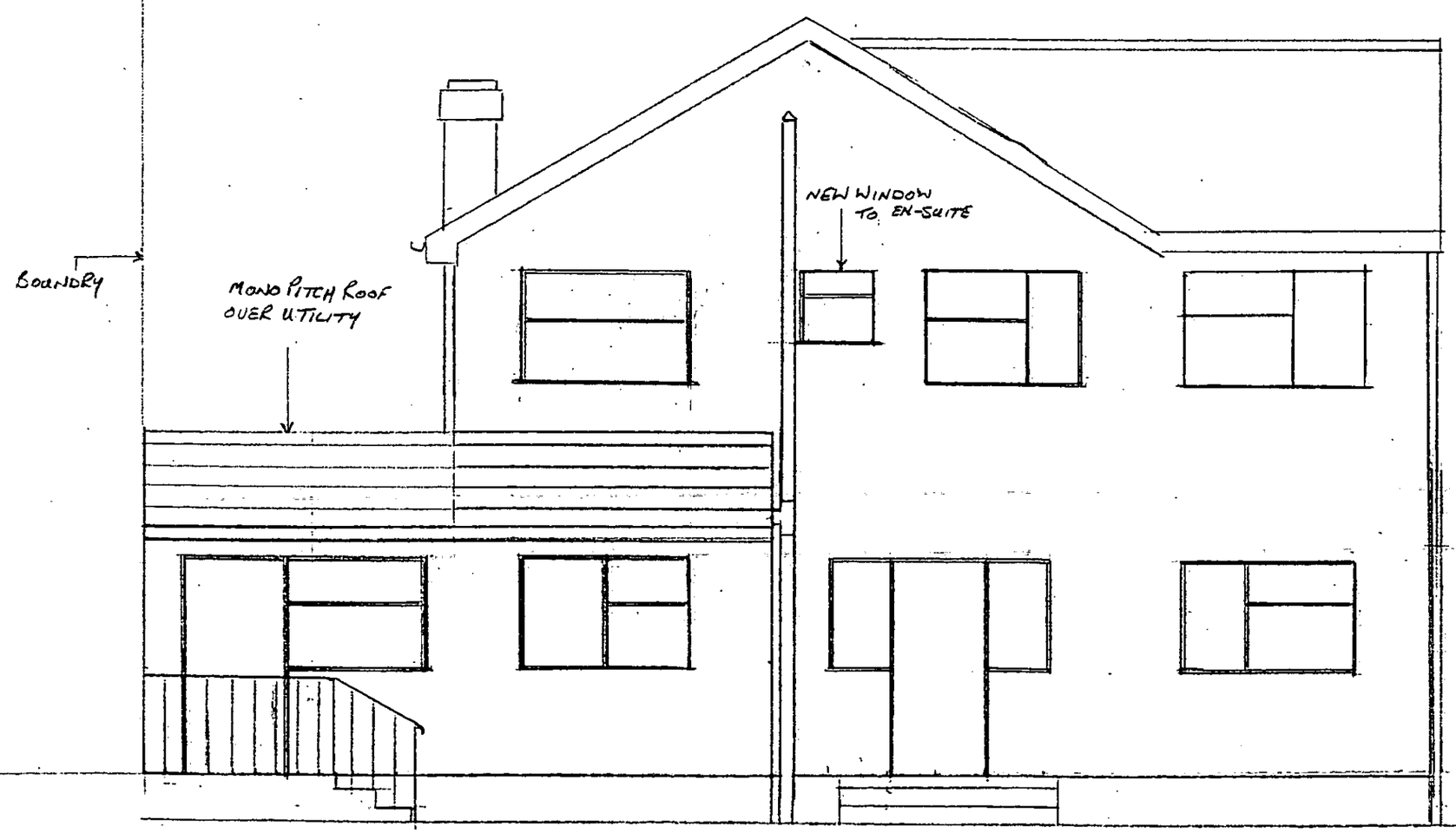
Your signature: [signature]

on behalf of N/A.

Date 10/9/01

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

08.OCT.2001* 5000

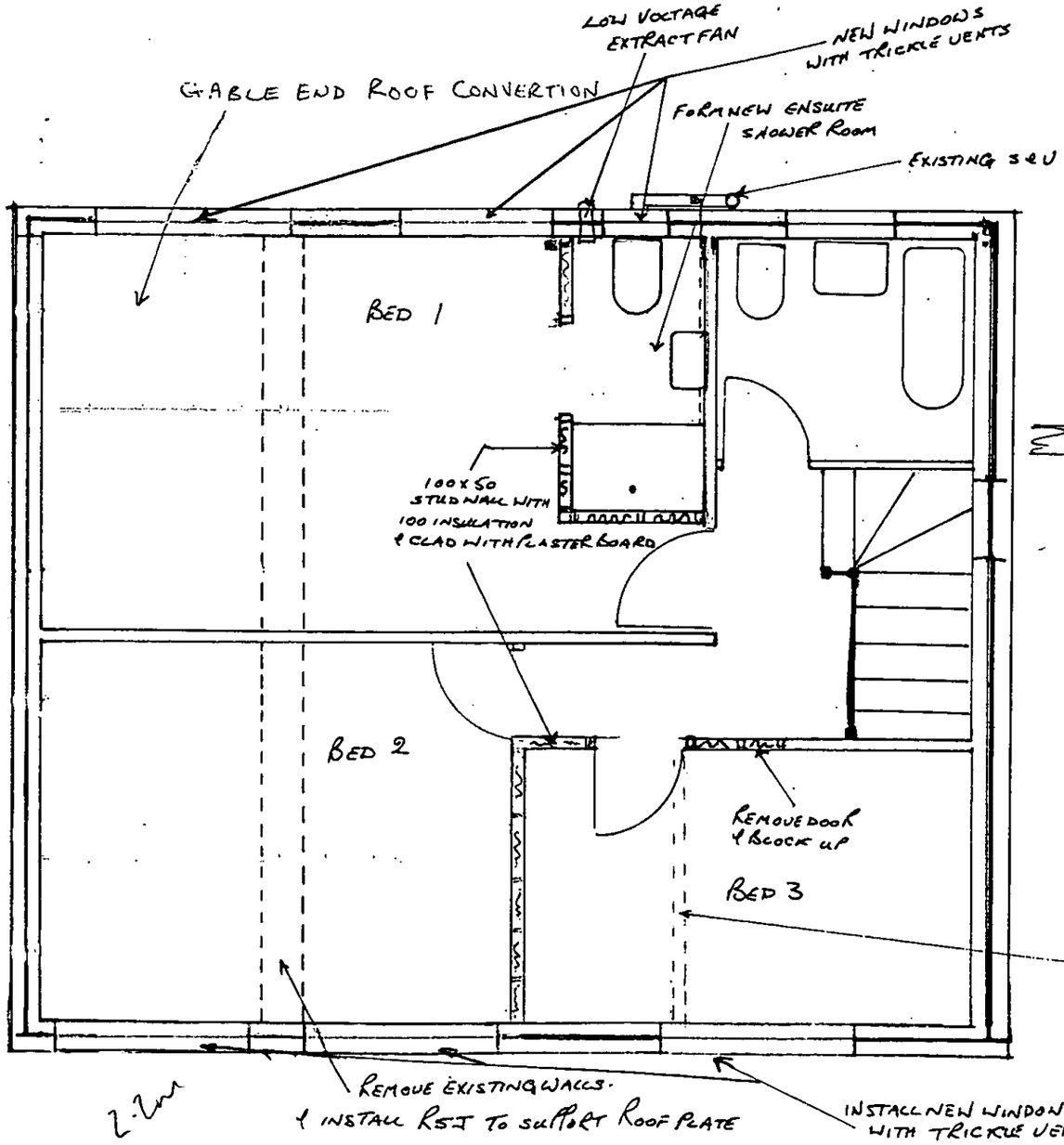


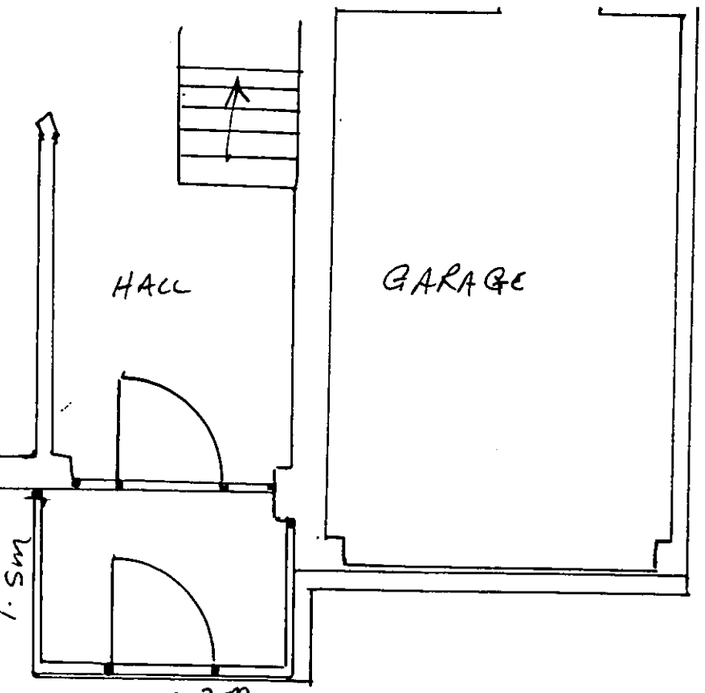
REAR ELEVATION OF PROPOSED
GABLE END ROOF CONVERTION
AND MONO PITCH ROOF
OVER UTILITY ROOM
52 CAMPBELL RD
WOODLEY
DATE 4-9-2001
SCALE 1:50

APPROVED

24/5/02

08.OCT.2001* 5000





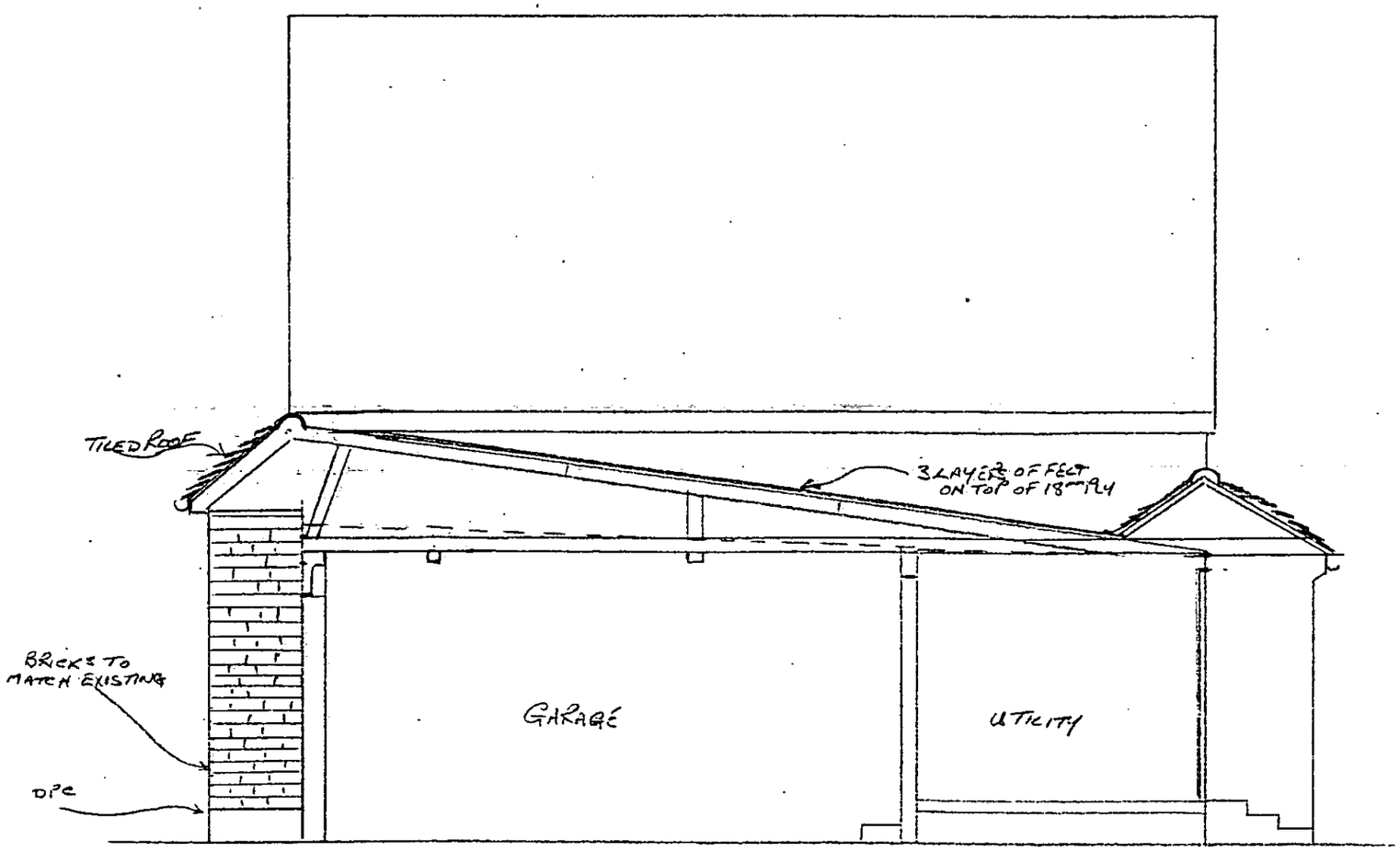
PROPOSED PORCH AREA.
WITH MONO PITCH ROOF OVER
PORCH AND GARAGE.

PROPOSED BEDROOM ALTERATIONS
WITH ENSUITE
52 CAMPBELL RD
READING
SCALE 1:50

APPROVED

24/5/02

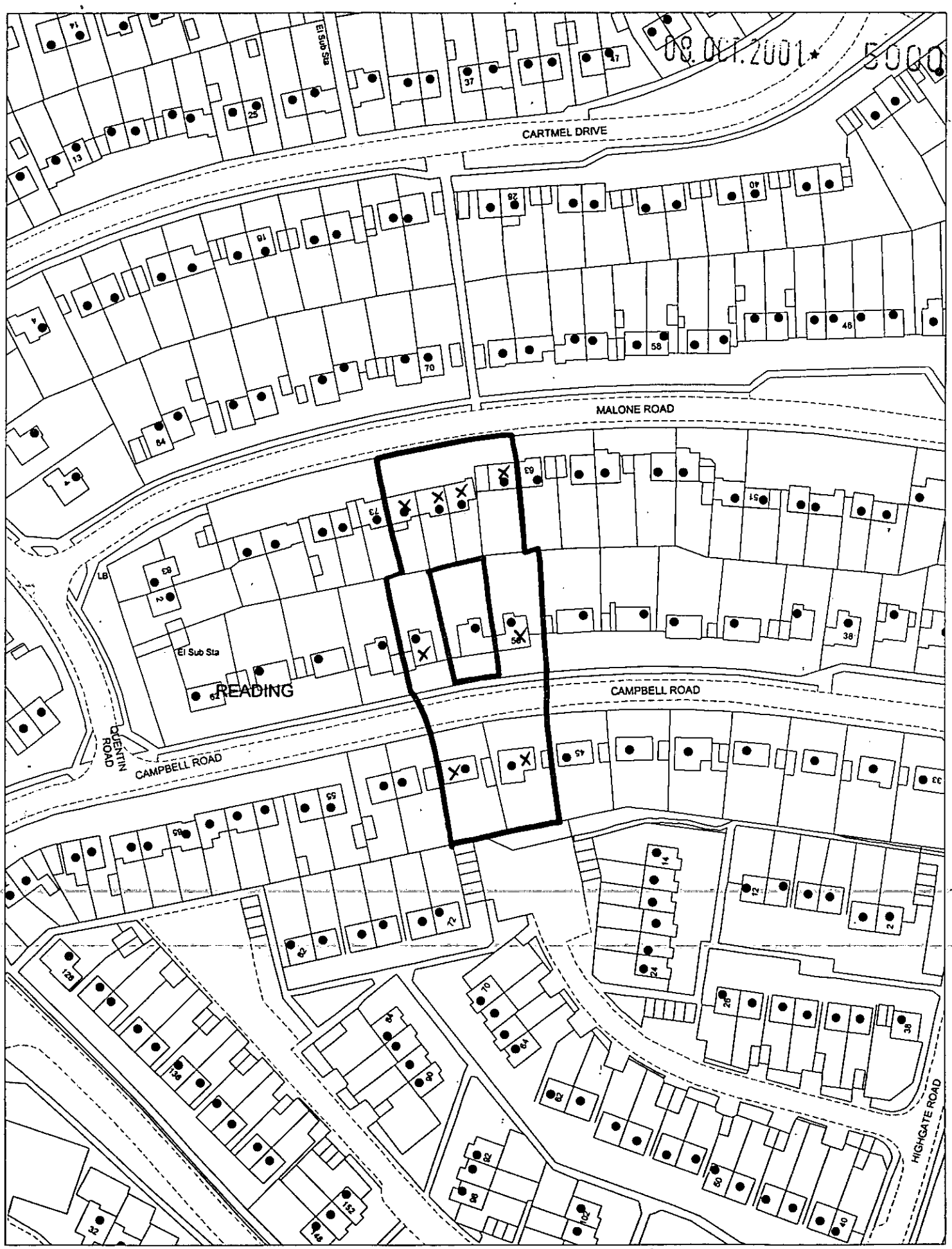
08.OCT.2001 5000



ELEVATION OF PROPOSED PORCH AND GARAGE ROOF
52 CAMPBELL RD
READING

SCALE 1:50

D
24/1/02



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Development Control Section, Environmental Services, Wokingham District Council.

12 September 2001 Scale: 1 : 1250

N W E S