APPLICATION NO:
F/2000/2957

LOCATION:
5 Buckden Close, Woodley Reading.

APPLICANT:
Mr P Short

PROPOSAL:
Proposed two storey front and side extension to dwelling.

EARLIEST DATE FOR DECISION: **06/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/01/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Short
5 Buckden Close
Woodley
READING
Berkshire
RG5 4HB

Application Number: F/2000/2957

Parish: **WOODLEY**

Location: **5 Buckden Close, Woodley, Reading**

Proposal: **Proposed two storey front and 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) no additional windows or similar openings shall be constructed in the first floor level of the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom window at first floor level and WC window at ground floor level of the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be permanently retained so thereafter.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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. 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 Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 23/02/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2957	FH
BUILDING CONTROL NUMBER	FP2001/1798	Nicke
APPLICANT/~~AGENT~~	Mr P. Short	
ADDRESS OF SITE	5 Burkden Close Woodley	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 18/4/01	Recd 24/1/01.
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/5/01	

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 : Farah Humayun

Application Number : F/2000/2957

Applicant : Mr P Short .

Location : 5, Buckden Close, Woodley, Reading.
Proposal : Proposed two storey front and side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 10/1/01

Date Registered : 01/12/2000

Earliest Date for Decision : 06/01/2001

Latest Consultation Date/Site Notice Expiry Date : 06/01/2001

This application will have expired on: 26/01/2001. 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 :

HIGHWAYS. - Recommend approval with conditions.
NEIGHBOUR - Objection (1) - D overbearing + overlooking issues, Reduced level of shade in garden.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE.

Application Number: F/2000/2957

Appraisal :

Impact upon neighbouring properties

The application being considered is proposed two storey front and side extension. The proposed extension, under original plans submitted had a pitched roof design which continues the existing ridge height of the property. The present application is a similar proposal to 30490, however the projection of the extension has increased in distance closer to the adjacent boundary. Due to the potential overbearing impact that this may have on the rear facing properties of Stonehaven Drive revised plans have been submitted showing a hipped roof design.

The proposal extends the front of the property by approx 0.5 metres to create an extended hall and family room. The proposal is to extend further from the line of the existing garage by 1.2m to the side. The extension does not extend any further to the rear. At first floor level the extension is set back 1.3 metres.

The proposed extension leaves a distance of 0.9m from the extension to the existing 1.8m close boarded fence on the shared boundary. The distance from the proposed flank wall to the rear facing wall of Stonehaven Drive is 14 metres. Although the proposal does bring the flank wall forward to the rear facing properties of Stonehaven Drive, with the alteration in the roof design it is not considered that the proposal will have a detrimental overshadowing or a significant overbearing impact to warrant a refusal.

Impact upon the street scene

The property is set back from the main road in a line of semi-detached properties of which this is the corner property. It is considered that the proposed development is in keeping in character with the wider area and does not form an obtrusive feature in the street scene.

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

Application Number F/2000/2957
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	FIRST FLOOR LEVEL OF THE SIDE ELEVATION OF
			THE EXTENSION
4	C045	R045	BATHROOM WINDOW AT FIRST FLOOR LEVEL
			AND WC WINDOW AT GROUND FLOOR
			LEVEL OF THE SIDE ELEVATION OF THE EXT
5	C122	R122	HEREBY PERMITTED SHALL NOT AT ANY
			TIME ~~BE FIXED~~ SHALL TIME BE GLAZED OTHER
			THAN WITH OBSCURED GLASS. IT SHALL
			BE PERMANENTLY BE RETAINED SO THEREAFTER

RECORD OF SITE VISIT

SITE ADDRESS: 5 Buckden Close Woodley Reading.

APPLICATION NUMBER: F/2000/2957

OFFICER: Farah Humayun

DATE OF SITE VISIT: 10/01/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

RES - SMALL CLOSE.

3. DESCRIPTION OF SITE/BUILDING

SEMI-DET, CORNER PROPERTY, AFT GARAGE.
NO SIMILAR EXTNS IN CLOSE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

SIDE FLANK OF NO 5 FACES REAR ELEVATIONS OF PROPERTIES ON STONEHOVEN DRIVE. NO 6, 7 STAGGERED FRONT OF GARAGE.
1 REAR FACING WINDOW V. VISIBLE PROPS TO REAR ALSO. (OVERLOOKING.)
FLANK WALL OF NO 4 - SIDE WINDOW OB. GLAZED. REAR WINDOW 1ST OB GLAZED
OTHER CLEAR

5. SITE CONSTRAINTS

TREES IN GDN.

ACCESS/PARKING - 2 SPACES

LEVELS SLIGHTLY SLOPES UP TO FRONT.

BOUNDARY TREATMENT 1.8 M OB FENCE TO SIDE BOUNDARY - HIGH CONIFERS TO SIDE FOR 2.3M.

OTHERS OPEN PLAN TO FRONT.

Date: 30 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2957

Location: 5, Buckden Close, Woodley, Reading.

Proposal: Proposed two storey front and side extension to dwelling.

Applicant: Mr P Short.

Case Officer: Farah Humayun

The new plans show the following: Revised roof design.

Comments are required by 09/02/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2957 (Planaps) / (Ludhouse) Date Rec. 24/01/01

Location: 5 BURDEN CLOSE, WOODLEY.

Parish

Applicant: MR P SHORT.

Description of attached plans REDUCTION IN RIDGE REVISED ROOF DESIGN.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER FH.

Consultations Sent by Admin. on 30.01.P5.

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES | HPT
POL | TLS
DC FH | ENF 39033
APP |
CS |
24 JAN 2001
COPIES TO: | ACK: | FILE:

January 23, 2001

23 January, 2001

Reference: FH/F/2000/2957

Dear Miss Humayun,

With reference to our conversation on Monday the 22nd, please find enclosed 6 copies of revised plans for the proposed two storey extension of 5 Buckden Close, Woodley.

As agreed, I have amended the proposed plans to show a reduction in the potential overbearing impact to the rear of properties on Stonehaven Drive by introducing a ` hip` roof line.

If you require any further information please do not hesitate to contact me.

Sincerely yours,

PJ Short.

P J Short (Mr).

2957 -4

REVISED PLAN

5 BUCKDEN CLOSE,
WOODLEY,
READING,
BERKS RG5 4HB.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 13 December 2000

Application Number: F/2000/2957

Proposal: Proposed two storey front and side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
5, Buckden Close, Woodley, Reading.

Applicant:
Mr P Short .

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).

CR22, R122.

Signed: _____ **Print name:** Adam Coggins 18/12/00

FROM: Farah Humayun

DATE: 13 December 2000

DELEGATED

PLANNING SERVICES

FOL	TLS
DC	ENF
APP	
CS	
12 JAN 2001	
COPIES TO:	ACK:
	FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2957

Proposal: Proposed two storey front and side extension to dwelling..

Site Address: 5, Buckden Close, Woodley, Reading.

Applicant: Mr P Short .

Your observations are required in respect of this application **by 06/01/2001** .

The committee noted the copy letter received from the neighbour at 5 Stonehaven Drive.

However, Members agreed to make no comment on this application.

SIGNED: _____ DATE: 10.1.01.

Clerk To Woodley Parish/Town Council.

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: January 18, 2001
My ref: FH/F/2000/2957
Your ref:

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

Mr P Short
5 Buckden Close
Woodley
Reading
Berkshire
RG5 44B

Dear Mr Short

PLANNING APPLICATION F/2000/2957
PROPOSED TWO STOREY FRONT AND SIDE EXTENSION TO DWELLING

I am writing with reference to the above. Further to a full consideration of the application I must inform you that the proposed application at present is an unacceptable proposal due to the potential overbearing impact on the rear facing neighbouring properties.

I would propose that the extension would be considered more acceptable if the ridge height of the extension is reduced below that of the original dwellinghouse by approximately 0.5 metres. This would reduce the overbearing impact of the side elevation that faces the rear of properties on Stonehaven Drive.

It is advisable to submit 6 copies of revised plans within 10 days so we can proceed with the application. Please do inform me of your intentions regarding this matter. If you require any further information please do not hesitate to contact me.

Yours sincerely

FH.

MISS F HUMAYUN
Planning Assistant

CB OBS FH

COPIES TO: ACK: FILE:

5 Stonehaven Drive
Woodley Reading Berks RG5 4DE
20th December 2000

Attention of Farah Humayun
Reference F/2000/2957
Site address 5 Buckden Close Woodley

Environmental Service Dept.
Planning Services P.O Box 157
Shute End Wokingham RG40 1WR.

Dear Sirs

I acknowledge receipt of your letter dated 13th December 2000, in connection with the above, this of course was fully considered by you in May 1988. Ref 30490, and considered then not practical, the general situation remains the same today.
The extension suggested means I will have a brickwall to house height just some 2 yards or so from the rear of my garden fence, and my garden is only of normal length, so for me there is a problem created.
Along with this, the suggested addition would most definitely give me a reduced area of air space, and in turn a increased level of shade in the garden.
I appreciate that it is understandable people do like to improve their lot in relation to housing, but so unfortunate it can sometimes create problems for others.

Yours truly

J. Clewer

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

Tel: 0118 974 6482

Date: **13 December 2000**

My ref: F/2000/2957

CONFIDENTIAL

Councillor 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/2000/2957
5, Buckden Close, Woodley, Reading.
Proposed two storey front and 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2957**
5, Buckden Close, Woodley, Reading.
Proposed two storey front and 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 Clacey

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

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

Tel: 0118 974 6482

Date: **13 December 2000**

My ref: F/2000/2957

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/2957
5, Buckden Close, Woodley, Reading.
Proposed two storey front and 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2957**
5, Buckden Close, Woodley, Reading.
Proposed two storey front and 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 Clifford

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

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

Tel: 0118 974 6482

Date: **13 December 2000**

My ref: F/2000/2957

CONFIDENTIAL

Councillor 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

Dear Councillor

Application Number: F/2000/2957
5, Buckden Close, Woodley, Reading.
Proposed two storey front and 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2957**
5, Buckden Close, Woodley, Reading.
Proposed two storey front and 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 Thair

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

Received by Wokingham District Council

Application No: F/2000/2957

Proposal:
Proposed two storey front and side extension to dwelling.

Location:
5, Buckden Close, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

13 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 01 DEC 2000	
Officer: FH	Application No. F/2000/2957

Map No. 47. Site 0.03 .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION FRONT & TO DWELLING

Location: 5 BUCKDEN CLOSE

Parish: WOODLEY Ward: LODDON 13.12.00

Applicant: MR P SHORT

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (6) 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 : 13.11.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
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. .....

NEIGHBOURS:

..... S|N + See map ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number:

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 P SHORT 5, BUCKDEN CLOSE, WOODLEY READING BERKS RG5 4HB 0118 9442183
2	Agent's Name Address and postcode Phone number	N/A
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	TWO STOREY EXTENSION TO SIDE
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.	BRICK + ROOF TILES TO MATCH EXISTING
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 ☐

01.NOV.2000* 2957

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: P Short

on behalf of

Date 27-11-00

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

1

ADDRESS 5, BUCKDEN CLOSE PARISH WOODLEY

PLOT No. 75 · Phase II ORD. SHEET No SU7772 (47

BUILDER P.H. Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/A/62	B.C.C.	Proposed Playing Field W.C.M. School		
M/1/63	Adwest 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	Outline Resi Devel	28.2.66	N/A Refu
O/104/67	" "	" "	3.8.67	N/A Refu
O/207/67	" "	" "	29.11.67	N/A Refu
O/150/65	Adwest Properties Ltd	" "	24.9.65	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	Semi/Det & Garage	2.5.73	— C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS O/150/65 Appeal Allowed 3.1.71

DRAINAGE

2

ADDRESS 5, BUCKDEN CLOSE PARISH WOODLEY

PLOT No. 5 ORD. SHEET No. SU. 7772. (47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 1179	P.H Smith (Reading) Ltd	Revised Layout	19 2 74	Ref
01228	" " "	" "	5 9 74	N/A
BR 1342	" " "	" "	19 10 74	App
01641	" " "	" "	31 10 74	N/A
03239	Bryant Homes Ltd	Semi Det House	4 9 75	N/A
BR 3700	" " "	" " "	9 12 75	App
30490			9.9.68	
BRA4902	W.G. BUTCHER	Ext. to KITCHEN/NEW BEDROOM	27.5.68	Ref
BRA6258		"	16.11.88	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

D

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

To MR G BUTCHER
C/O MR R KEATING
31 AMBASSADOR
BRACKNELL
RG12 4XP

Application No 30490 (F)

Proposal:
TWO STOREY SIDE EXTENSION TO PROVIDE KITCHEN WITH BEDROOM ABOVE
5 BUCKDEN CLOSE WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(6)

02 REASON To ensure that the materials are in keeping with those existing.(4R)

03 No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority.(125)

03 REASON In the interests of amenity and to prevent undue disturbance to neighbouring residential properties.(3884)

04 This permission is in respect of the application as amended by the

continued -

Application 30490 continued

revised drawing received on 31.05.88.(135)

04 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(138R)

Date ..... Planning Officer .....

15 AUG 1988

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADES

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

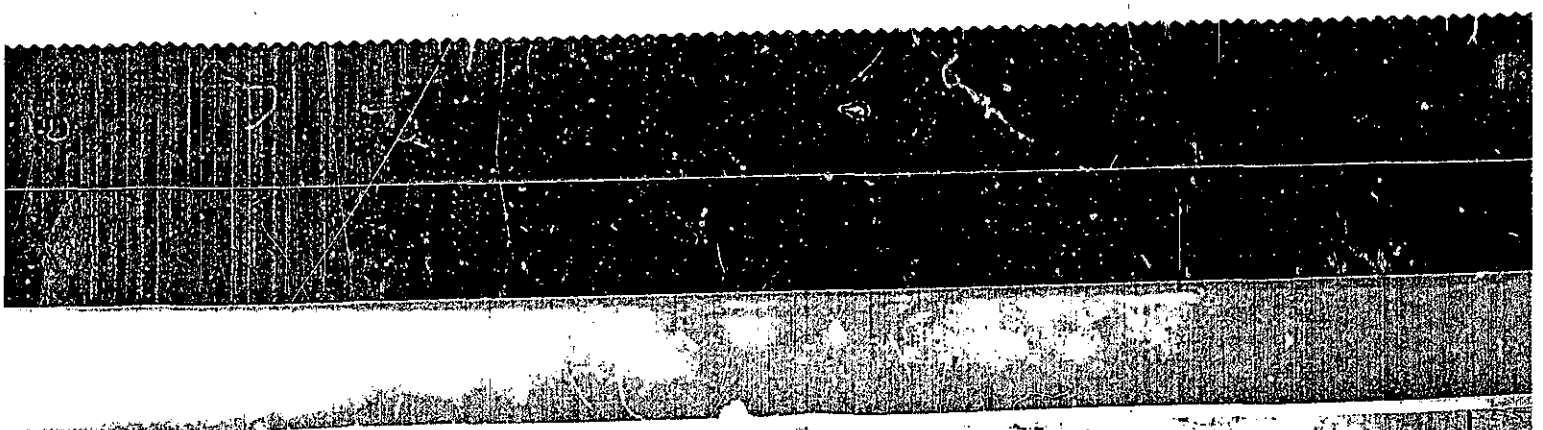
(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Planning application 30490

30490

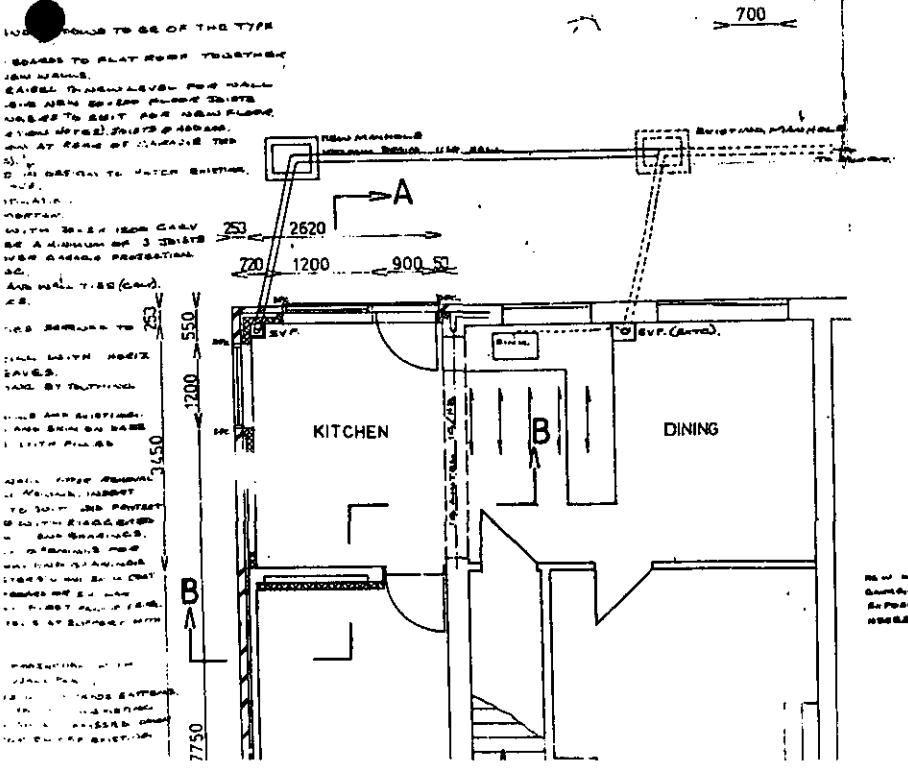


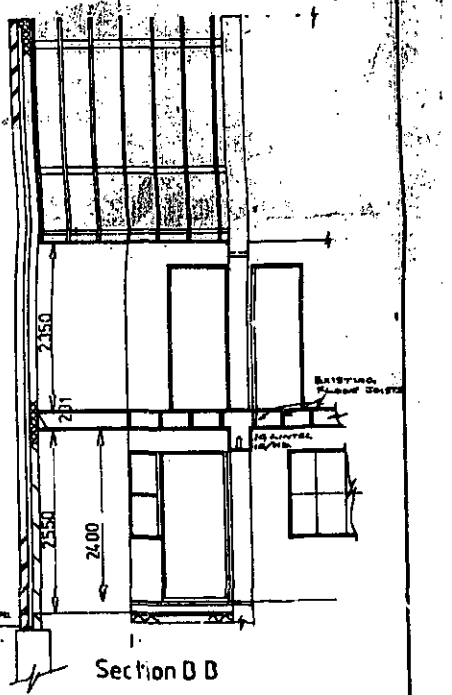


Front Elevation



Section A A



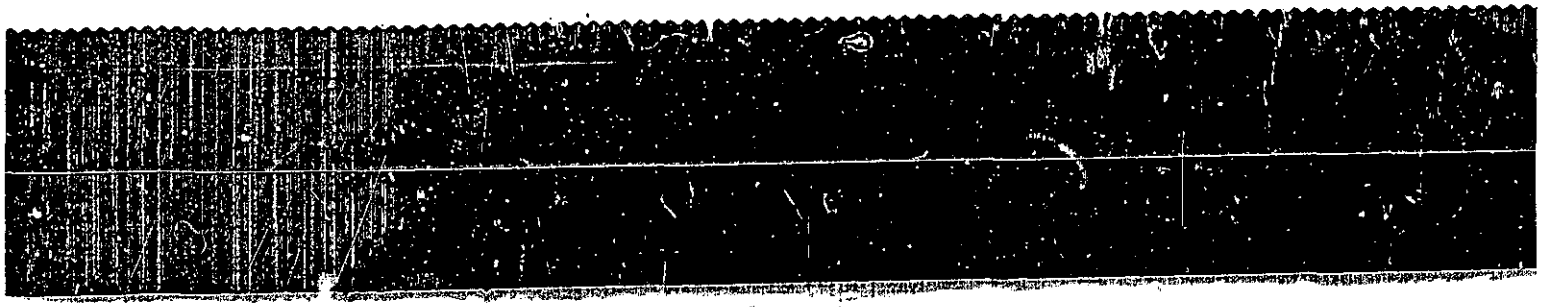


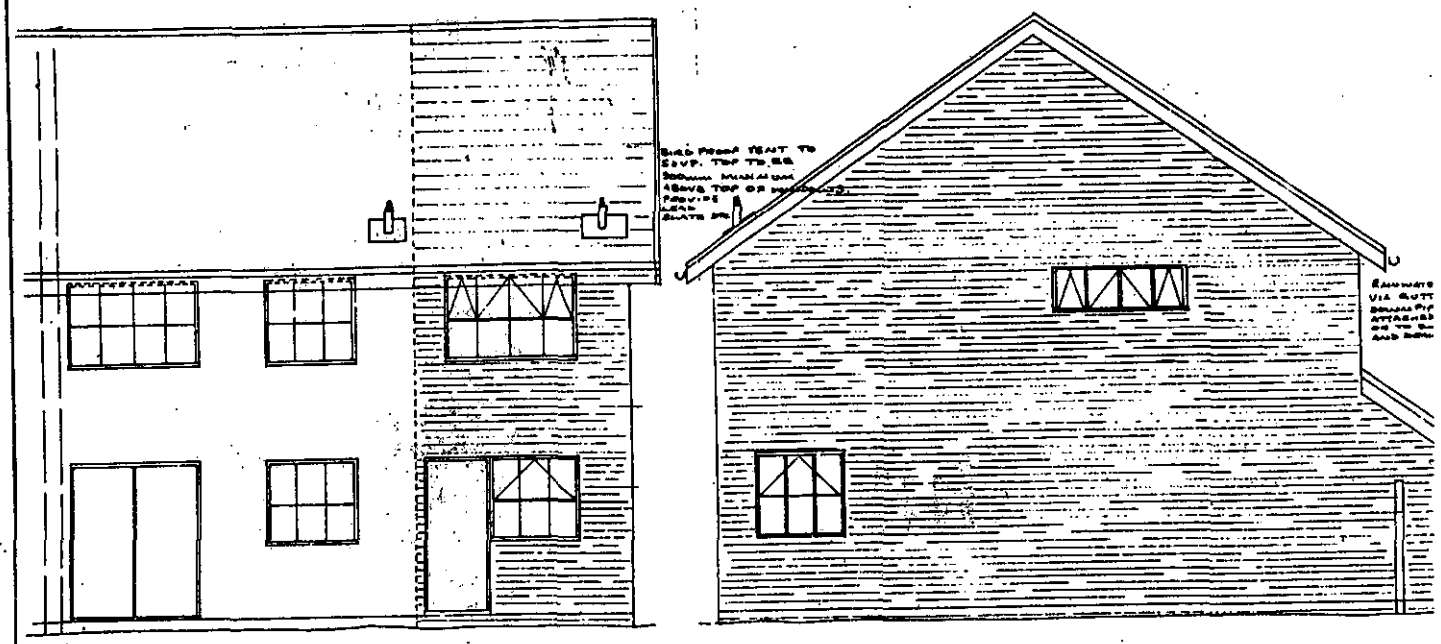
Section B B

rev: A

R.D. Keating
31, Ambassador,
Bracknell

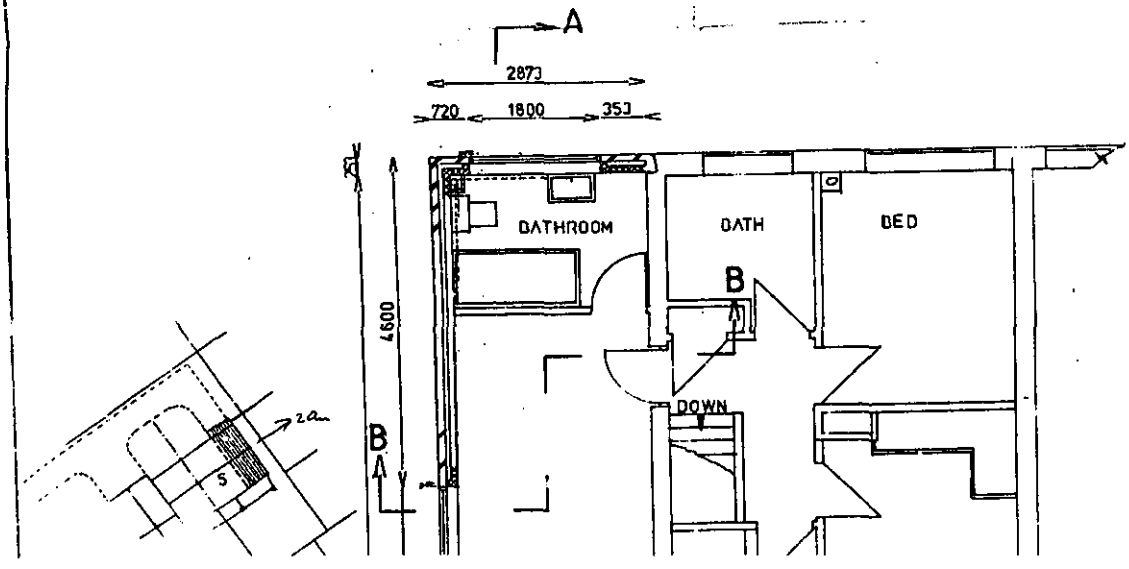
0344 428763





Rear Elevation

Side Elevation





This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

11 December 2000

Scale: 1 : 1250

N W E S