APPLICATION NO:
F/2002/5995

LOCATION:
52 Redwood Avenue, Woodley Reading.

APPLICANT:
Mr & Mrs Brown

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **30/03/2002**
28 day expiry 3/4/02
APPLICATION WILL HAVE EXPIRED ON:
22/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1113

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Brown
52, Redwood Avenue
Woodley
Reading
RG5 4DR

Application Number: F/2002/5995

Parish: **WOODLEY**

Location: **52, Redwood Avenue, Woodley, Reading.**

Proposal: **Proposed single storey rear 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.

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. If great crested newts are encountered at any point during development, then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative
2. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
3. 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. 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. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 19/04/2002

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	5998	Francis Coo
BUILDING CONTROL NUMBER.	FK 2002/2879	North
APPLICANT/~~AGENT~~	Mr + Mrs G. brown.	
ADDRESS OF SITE	52 Redwood Avenue Woodley.	
DESCRIPTION OF PROPOSED WORK	s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	GB 10
ELEVATIONS	None	— "
FLOOR PLANS	GB11A	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	29/4/02	

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	

5995

ENVIRONMENT AGENCY

Our Ref : SP/2002/005427-1/1
Your Ref : F/2002/5995

Date : 19 April 2002

PLANNING SERVICES	HP 55649
POL	TLS
DC FL	ENF
APP	
OS	
24 APR 2002	
COPIES TO	

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

Dear Sir/Madam

FAO: Francis Leo

PROPOSAL: PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING
LOCATION: 52 REDWOOD AVENUE, WOODLEY, READING

Thank you for your letter dated March 2002, received on March 2002. Please quote the following reference in any correspondence: SU77SE/13/19. The Environment Agency has the following comments:

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: The extensions shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1968 flood water level of 38.2 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: There shall be no raising of existing ground levels on the site.

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

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored long term on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any steps or ramps shall be of open construction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

ADVICE TO PLANNING AUTHORITY

Flood Risk

This site is within the 1 in 100 year floodplain of the River Loddon. It is estimated that the flood water level in the River Loddon at the site during the 1968 flood event was 38.2 metres above Ordnance Datum (Newlyn).

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name
SU772720	62m	Mortimers Meadow

The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

Watercourses

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

Environment Protection

Surface water from hard surfaced 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

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

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.

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.

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 applicant. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Mr & Mrs G.Brown

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5995

Applicant : Mr & Mrs Brown .

Location : 52, Redwood Avenue, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? : YES ✓ | NO | DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3/02

Date Registered : 25/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application will have expired on: 22/04/2002. 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 :

Env Agency = no objection will add informative.

Burton Pastures = informative included

Woodley Parish : second access could create a self-contained unit.

Planning Issues : I'd sell

LBE1 LBE2

WOS3 WBE1

EN1

Application Number: F/2002/5995 **Officer : Francis Leo**
52 Redwood Avenue, Woodley, Reading

Appraisal :

Development
Proposed single storey rear extension to dwelling.

The site is a semi-detached property located in the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
No 50 has a single storey 2.7m deep rear extension. The proposed extension at application site is 3.25m deep, it would therefore protrude 0.55m beyond the extension at no 50 and is not considered to cause and detrimental impact to the adjoining property.

Between nos 52 and 54 there exists a driveway approximately 4.0m in width. Both properties have a single storey buildings at the rear in a staggered form used as garden room and garage respectively. The proposal being single storey and continuation of the garden room and the fact no 54 has a garage alongside, it is felt there would be no adverse impact upon the neighbouring property.

Impact upon the character of the area
The height of the proposed extension would be the same a the garden room and the garage at no 54 and it is located at the rear. In view of this it is considered there would be no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5995

Appraisal :

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

Application Number F/2002/5995
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			(1) If great crested newts are encountered at any point during development, then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.
			(2) ENV Agency : condition as informative
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			LBE1 LBE2
~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WDS3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~			
BERKSHIRE STRUCTURE PLAN POLICIES:			ENI
~~MINERALS LOCAL PLAN POLICIES:~~			

(3)

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. T. Watson
(Development Control Manager)

Date: 19.4.02

RECORD OF SITE VISIT

SITE ADDRESS: 52 Redwood Avenue Woodley Reading. APPLICATION NUMBER: F/2002/5995	OFFICER: Francis Leo DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 storey, detached and semi-di houses parking on the side, shared drive. open plan front

3. DESCRIPTION OF SITE/BUILDING

2 storey semi-di bld., garden room/garage at the rear. built in boundary beat 52 and 50.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 50 has a garage to side. No 54 has a single storey rock.

5. SITE CONSTRAINTS

TREES	—
ACCESS/PARKING	at front ✓
LEVELS	
BOUNDARY TREATMENT	2m high timber fence beat 52 and 54,
OTHERS	1.5m timber fence at the rear.

PLANNING SERVICES	RPT 54229
POL	TLS
DC F1	ENF
APP	
CS	
14 MAR 2002	
COPIES TO	ACK:
	FILE:

F/2002

52 Redwood Avenue
Woodley
Reading
Berkshire

1. March

20th February 2002.

Dear Mr. P LEO, Ref 5995

REF : Proposed single storey rear extension to 52 Redwood Avenue, Woodley.
Planning Application No. .....

Further to your letter of.....6.3.02.....please find enclosed as requested six copies of our latest drawing no. GB.20 indicating the proposed side elevation from 54 Redwood Avenue.

Whilst writing we would like to confirm that the foundations will be eccentrically formed so that no part of the new construction including foundations and gutters will encroach onto the adjoining owners property.

We hope you now have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Rachel Brown (PP)

pp Mr Geoff Brown.

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.
Attention Mr.....

FROM: Francis Leo

DATE: 06 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5995

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 52, Redwood Avenue, Woodley, Reading.

Applicant: Mr & Mrs Brown .

Your observations are required in respect of this application **by 30/03/2002**

SERVICES	HPT
POL	TTS
DC	ENV
APT	
CS	

04 APR 2002

DO/PASS TO	

The committee had some concern that the second access in the extension could create a self-contained unit.

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 FEB 2002	Map No. 41. Site 0.03
Officer: FL / Application No. F/2002/5995	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 52 REDWOOD AVE

Parish: WOODLEY Ward: Loddon
6.3.02

Applicant: MR & MRS BROWN

Fee (8) 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	encroachment		
5	Elevation plans	other side elevation	7.3.	
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 : 6.3.02 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 .....
.....

INTON PASTURES – WILDLIFE HERITAGE SITE ADJACENT.

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency – LANDFILL SITE 250m CONSULTATION ZONE FLOOD 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:

S/N + see map

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

Tel: 0118 974 6502

Date: 06 March 2002

My ref: F/2002/5995

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

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

Dear Councillor

Application Number: F/2002/5995
52, Redwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5995**
52, Redwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor D Thair

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

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

Tel: 0118 974 6502

Date: 06 March 2002

My ref: F/2002/5995

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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

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Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/5995**
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_____

_____

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

Signed: _____ Date: _____

Councillor A Clifford

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

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

Tel: 0118 974 6502

Date: 06 March 2002

My ref: F/2002/5995

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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

Dear Councillor

Application Number: F/2002/5995
52, Redwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/5995**
52, Redwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor C E Clacey

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

Received by Wokingham District Council

Application No: F/2002/5995

Proposal:
Proposed single storey rear extension to dwelling.

Location:
52, Redwood Avenue, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5995 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

06 March 2002

Organisation_Name	address1	Postcode
	50REDWOOD AVENUEREADING	RG5 4DR
	54REDWOOD AVENUEREADING	RG5 4DR
	41REDWOOD AVENUEREADING	RG5 4DS
	43REDWOOD AVENUEREADING	RG5 4DS
	45REDWOOD AVENUEREADING	RG5 4DS

5995 Neighbour Consulted.

52 Redwood Avenue
Woodley
Reading
Berkshire.

25.FEB.2002 5995

20th February 2002.

Dear Sir/Madam,

REF : Proposed single storey rear extension to 52 Redwood Avenue, Woodley.

Please find enclosed a planning application for a development at the above address which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing nos. GB.01.
3. Six copies of a 1:1250 location plan.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. A cheque to the value of £95.00p which we believe is the correct planning fee for a proposal of this type.

Whilst writing we would like to confirm that we had a similar extension approved on 18th April 1986. The planning application no. was (F) 25147 and so would you please take this into consideration whilst determining the present application.

We hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Mr Geoff Brown.

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

(2)

1764

ADDRESS 52 REDWOOD AVENUE PARISH WOODLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25147	MR. & MRS. G. BROWN	S/S EXTENSION	21.4.86	C.A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mr. & Mrs. Brown - Garage as outbldg/playroom - 4/6/99

DRAINAGE

(1)

ADDRESS 52 REDWOOD AVENUE PARISH WOODLEY

PLOT No. 174 (Phase 3) ORD. SHEET No. SU.7772(47)

BUILDER P.H. Smith Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2-60	Messrs H A Coff Ltd	b variation to western boundary-mineral working	19-4-60	N/A - Refuse
O-344-60	"	Outline	14-2-61	N/A - Refuse
O-27-63	The Woodley Land Properties Co Ltd	Resid. Devel.	1-2-63	N/A - Refuse
16-68	"	Layout dwellings roads + sewers	14-3-68	APP - C/A
378-71	Leoben Developments Co Ltd	Semi-Det Hse	13-5-71	APP. C/A
790/71	P H Smith Ltd	Semi/Det Hse	2.9.71	APP C/A
BR 19029	MR & MRS G BROWN	KITCHEN EXT & SUNDER ROOM	12.7.82	APP N/A
17927	"	"	26.8.82	N/A C/A
BR 25348	"	S/S EXT, BALCONY, CARPORT	7.11.85	REF N/A
24608 BRA 108 BRA 290	"	"	4.12.85- 3.2.86	REF REF

DATE OF COMPLETION " LOUNGE/BAL'Y, CARPORT

MINISTRY DECISION O-27-63 Appeal Allowed 1.3.64 27-2-86 APP N/A

SPECIAL ORDERS

DRAINAGE

5995

Environmental Services

For office use only.
Application number: 25 FEB 2002 5995

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR & MRS G. BROWN 52 REDWOOD AVENUE WOODLEY. 0118-9272502
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.	52 REDWOOD AVENUE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL AS 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 ☑

3544 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

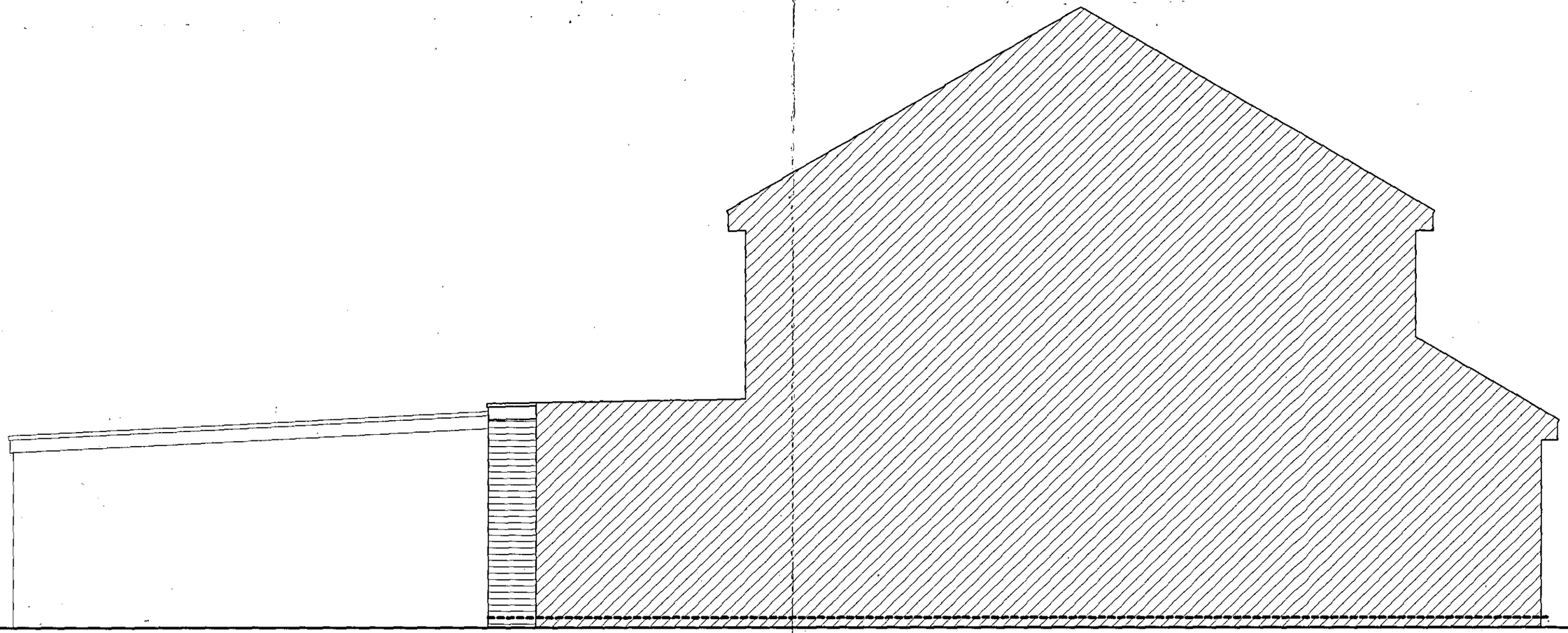
None of the land forms part of an agricultural holding.

Your signature: G M Brown

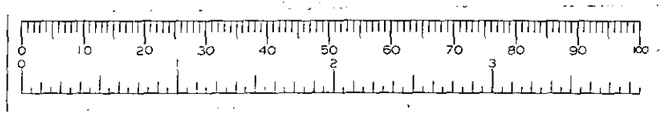
on behalf of MR & MRS G. BROWN

Date 20/02/02

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



ELEVATION (From 54 REDWOOD AVENUE) Scale 1:50



APPROVED

PLANNING SEC	
POL	
DC	
APP	
CS	
14 MAR 2002	
COPIES TO	ACK:

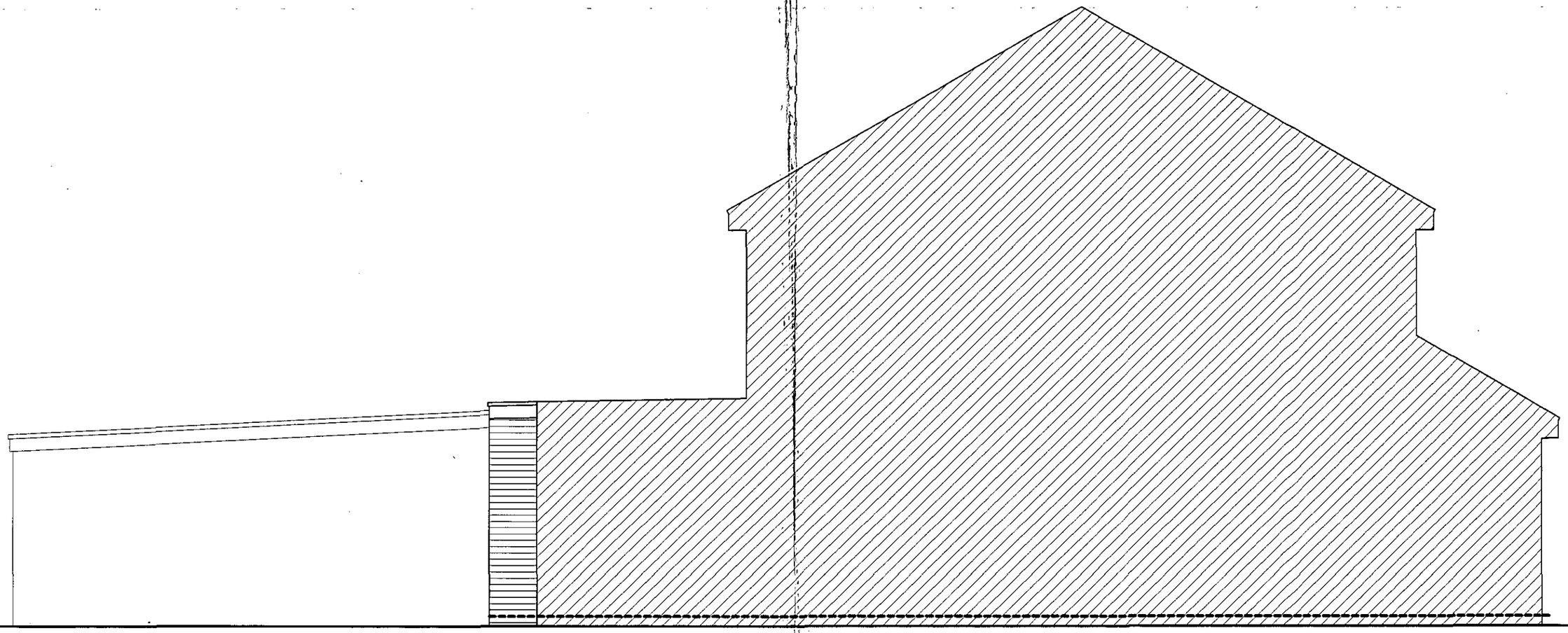
PROPOSED SINGLE STOREY REAR EXTENSION
TO 52 REDWOOD AVENUE, WOODLEY
for MR AND MRS G.BROWN.

REMAINING SIDE ELEVATION

DATE	SCALE
March 10th 2002.	1:50

DRAWING No. GB.20.

REVISION



ELEVATION (From 54 REDWOOD AVENUE) Scale 1:50



PLANNING	ENT
POL	TLS
DC	ENF
APP	
CS	

14 MAR 2002

COPIES TO	ADR.
	FILE

PROPOSED SINGLE STOREY REAR EXTENSION TO 52 REDWOOD AVENUE, WOODLEY for MR AND MRS G.BROWN.

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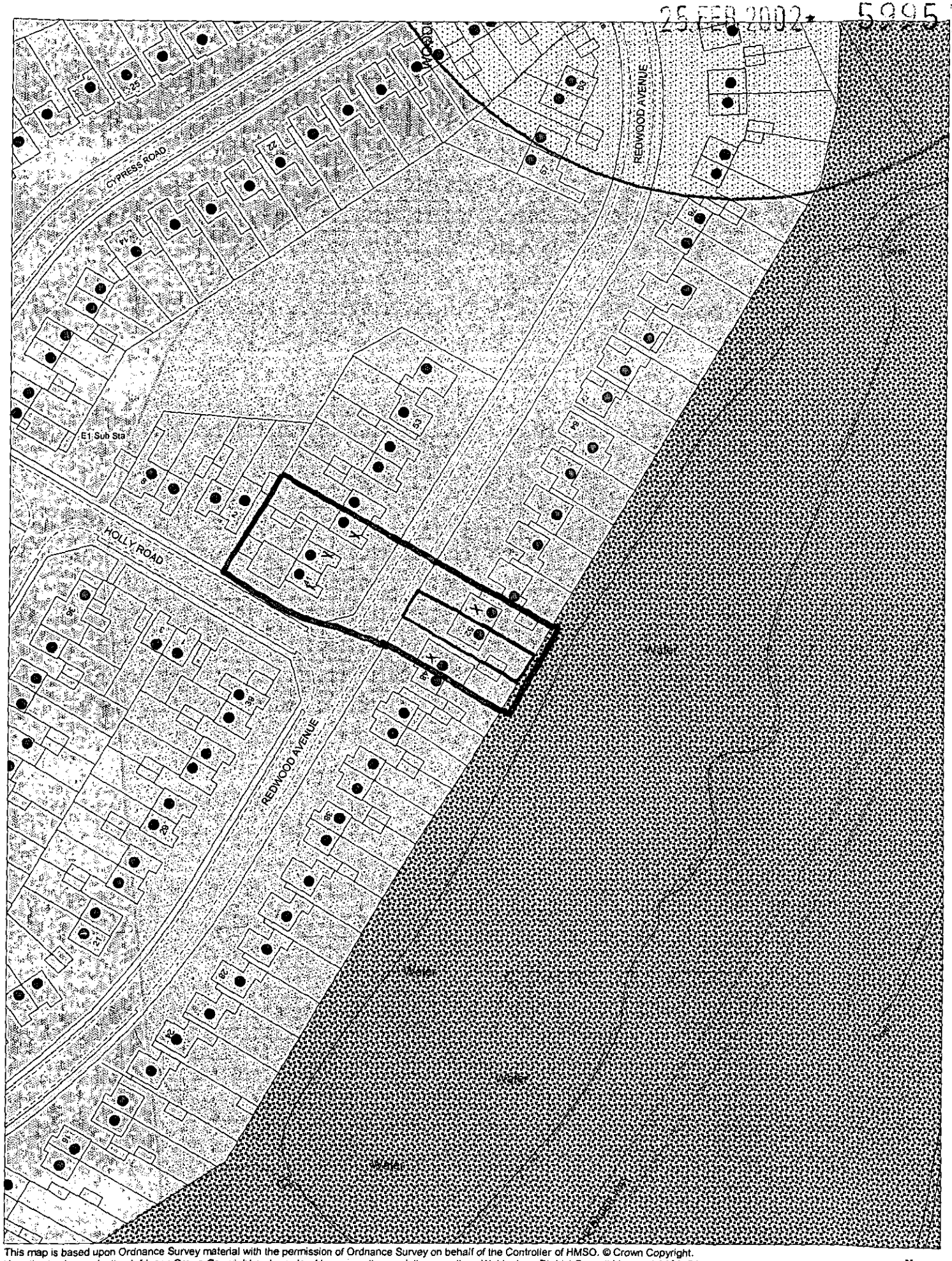
25 FEB 2002* 5995



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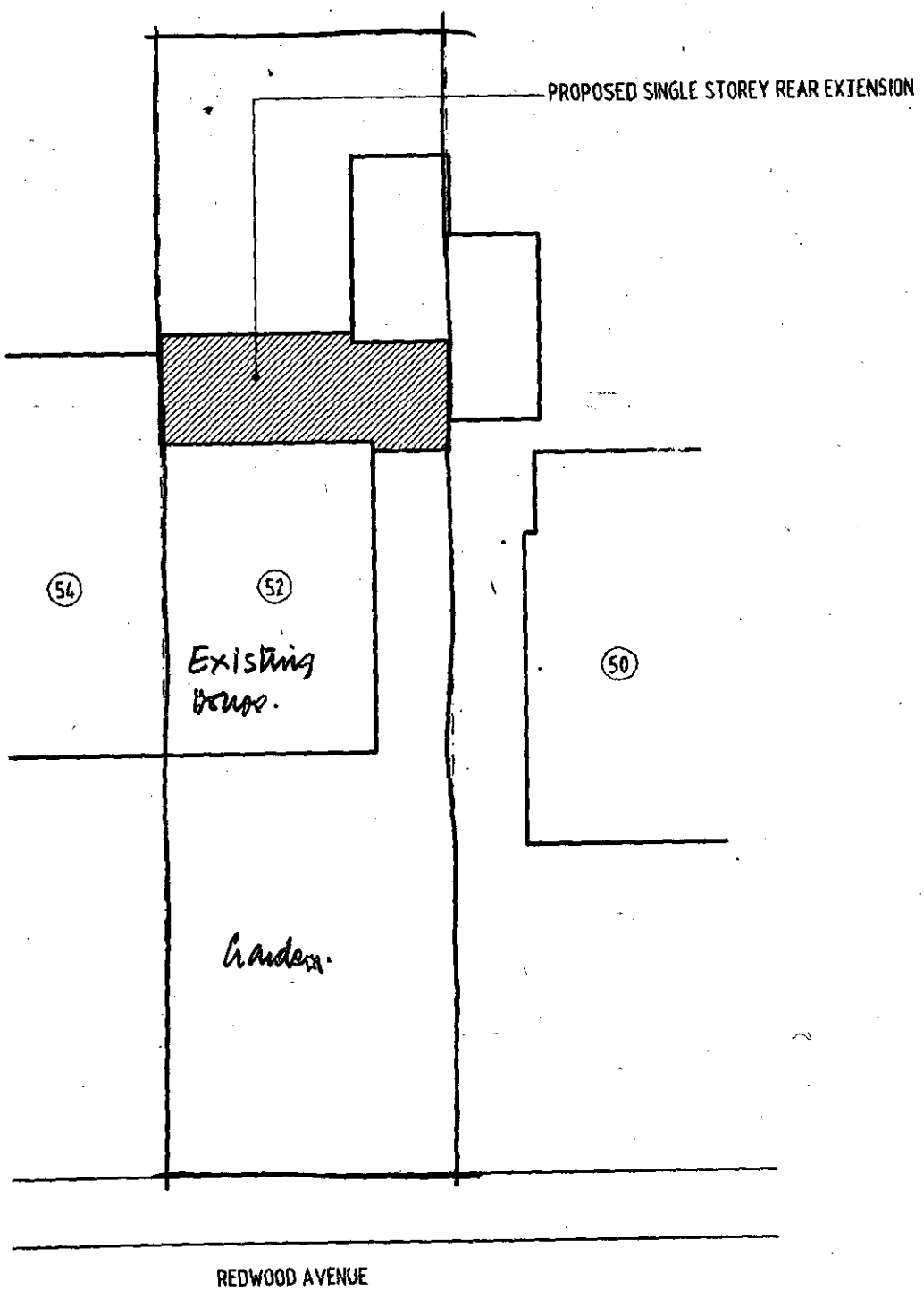
Development Control Section, Environmental Services, Wokingham District Council.
27 February 2002 Scale: 1 : 1250

N
W E
S

To : Jo Marshall. 19 April 02

From: Francis Leo (Wokingham District Council)

F/2002/5995



BLOCK PLAN (Scale 1:200)

52 Redwood Avenue. Woodley Reading.