APPLICATION NO:
F/2002/6008

LOCATION:
4 Butts Hill Road, Woodley Reading.

APPLICANT:
Mr & Mrs V Branagh C/O Michael Vaughton Associates

PROPOSAL:
Proposed first floor front extension to dwelling plus front porch and bay window.

EARLIEST DATE FOR DECISION: **06/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
24/04/2002

CASE OFFICER: **Francis Leo**

WITHDRAWN

DI 1125

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6008

Applicant : Mr & Mrs V Branagh C/O Michael Vaughton Associates.

Location : 4, Butts Hill Road, Woodley, Reading.
Proposal : Proposed first floor front extension to dwelling plus front porch and bay window.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3/02

Date Registered : 27/02/2002

Earliest Date for Decision : 06/04/2002

Latest Consultation Date/Site Notice Expiry Date : 06/04/2002

This application will have expired on: 24/04/2002. 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 :

Planning Issues :

Application Number: F/2002/6008

Appraisal :

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

Application Number F/2002/6008
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 4 Butts Hill Road
Woodley Reading.

APPLICATION NUMBER: F/2002/6008

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey houses mainly detached with garage. large rear garden

3. DESCRIPTION OF SITE/BUILDING 2 storey, rear double garage. space at front for parking

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 6 will be affect because it is set back.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING

LEVELS

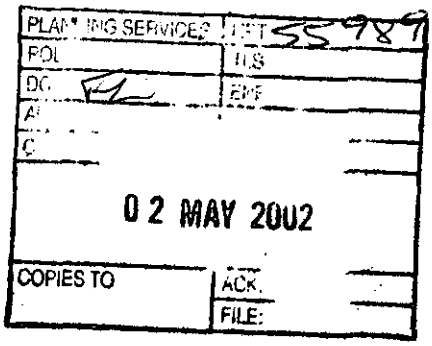
BOUNDARY TREATMENT 3m hedge rear 4 and 6

OTHERS 1.8m timber fence boat 4 and 2

01865875275
6008



Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275



Our ref: 0203/02d26WDC/

1 May 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

URGENT BY FAX

Dear Mr Leo,

Re: Proposed extension at 4, Butts Hill Road, Woodley, Berks – App No F/2002/6008.

I refer to my letters dated 25 and 26 April and enclosures and would be glad if you could respond by telephone on Friday when you are next in the office. If I don't hear from you I shall proceed with an application in order to get the ball rolling and, if necessary, we shall have to make any minor amendments thereafter in order to secure an approval.

If I am unavailable please could you speak with Mark Kelly in this office who is familiar with the issues.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

PLANNING SERVICES	HP 555
POL	TLS
DC FL	ENF
APP	
CS	
22 APR 2002	
COPIES TO	ACK:
	FILE:



Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

Our ref: 0203/02c19WDC/ra

19 April 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Mr Leo

Dear Mr Leo,

Re: Proposed extension at 4, Butts Hill Road, Woodley, Berks – App No F/2002/6008.

Further to our meeting this morning and our subsequent conversation I can confirm that I would like to withdraw the above application with a view to resubmitting an amended propos shortly.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B.A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873956
Fax: 01865 875278

Our ref: 0203/02c19WDC/ra

19 April 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

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Partners
Richard G Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant
Michael J Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

Applicationo	Name & Address
F/2002/6008	Mr & Mrs K FitzGerald 6 Butts Hill Road WOODLEY RG5 4NH
Application Withdrawn	Letters sent 23.04.02

WOKINGHAM UNITARY
Aiming for Excellence

FROM: Francis Leo

DATE: 14 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6008

Proposal: Proposed first floor front extension to dwelling plus front porch and bay window..

Site Address: 4, Butts Hill Road, Woodley, Reading.

Applicant: Mr & Mrs V Branagh C/O Michael Vaughton Associates.

Your observations are required in respect of this application **by 06/04/2002** .

04 APR 2002

One letter of objection had been received and as two residents were present the Chairman adjourned the meeting to allow them to explain their objections to the proposal.

After the meeting was reconvened, the committee supported the neighbours' comments and expressed the following concerns about the application:

- the extension would be aesthetically unpleasing
- it would have an unneighbourly effect on No. 6
- it would create a massing effect
- the roof design of the front elevation would create an unacceptable change and 'stand out' in the street scene

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

FROM: Francis Leo

DATE: 11 March 2002

DISCARD

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6047

Proposal: Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof..

Site Address: 46, Butts Hill Road, Woodley, Reading.

Applicant: Mr/Mrs Harrison C/O Priest Design Service.

Your observations are required in respect of this application **by 04/04/2002**

SOLICITOR | POL | DC | APP | CS | ENF | 04 APR 2002 | ADC | FILE:

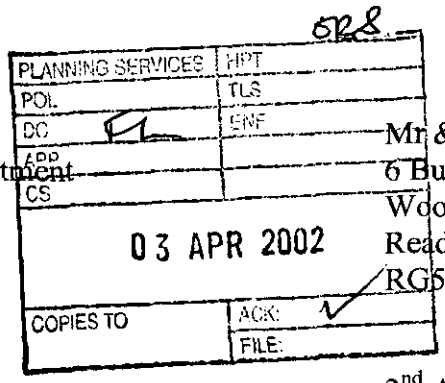
The committee expressed the following concerns:

- the proposed velux windows which would overlook the neighbouring property
- the narrowness of the dormer would make it out of proportion with the existing

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR



Mr & Mrs K FitzGerald
6 Butts Hill Road
Woodley
Reading
RG5 4NH

2nd April 2002

Your Ref: F/2002/6008

Dear Francis Leo

Our Objections to the proposed extension at No 4 Butts Hill Road are as follows:

1. General light into our downstairs study and lobby will be impeded creating a very gloomy area, especially due to the close proximity of the structure at c. 5'.

2. Light into the upstairs bedroom, adjacent to the structure will be impeded.

3. Privacy into the adjacent upstairs bedroom will be lost and to a lesser extent also in the second front bedroom.

4. The imposing nature of the structure as it projects out onto the frontage, with the increased roofline, will effect light generally (especially in the afternoon when the sun is at the back of the houses) and give a view of a solid wall.

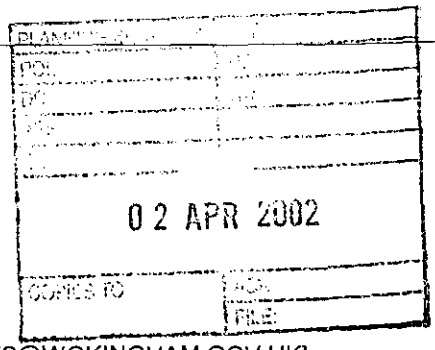
5. Whereas the current projection of the property extends onto the frontage in a similar way to No 8, this in unobtrusive. This proposal will bring the property forward into the front drive and break the line of the houses.

We wish these views to be taken into consideration when reviewing the proposed application.

Your sincerely

Mr & Mrs K FitzGerald

Carol Hurst



From: Ian Jordan
Sent: 02 April 2002 09:05
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Tuesday, April 02, 2002 9:10:51 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2002/6008
Correspondent_FullName: Mr & Mrs K FitzGerald
Correspondent_StreetAddress: 6 Butts Hill Road,
Correspondent_Address2:
Correspondent_Town: Woodley
Correspondent_County: Reading
Correspondent_PostCode: Rg5 4NH
Correspondent_Telephone: 01189 698397
Correspondent_Email: Kate_Wyard@dell.com

Comments:

Our Objections to the proposed extension at No 4 Butts Hill Road are as follows:

1. General light into our downstairs study and lobby will be impeded creating a very gloomy area, especially due to the close proximity of the structure at c. 5'.

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MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

PLANNING SERVICES	HPT: 54816
POL	TLS
DC FL	ENF
APP	
CS	
02 APR 2002	
COPIES TO	ACK:
	FILE:

Our ref: 0203/02c27WDC/ra

27 March 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Mr Leo/ Ms Polnik

Dear Mr Leo or Ms Polnik,

Re: Proposed extension at 4, Butts Hill Road, Woodley, Berks – App No F/2002/6008.

Further to our conversation yesterday with regard to the above application I can confirm that, whilst I feel that there is considerable merit in the submitted proposal, I am looking at making some amendments to the scheme design in order to overcome the objection that you have relating to the over shadowing of the neighbouring property. In the meantime there appears to be some confusion as to how the 45 degree rule is applied, particularly as you referred to the first floor window as being of concern, and I would be grateful if you could confirm to me in writing the Authorities interpretation of this guide line in order that I can apply this to any revised proposal.

In view of the above I would be grateful if you could hold the application in obeyance and I look forward to hearing from you shortly.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Francis Leo DATE: 2nd April 2002

Location:	4 Butts Hill Road, Woodley, Reading
Proposal:	Proposed first floor extension to dwelling plus front porch and bay window
Application Number:	F/2002/6008

In response to your consultation dated 14th March 2002 for the above application, the tree and landscape comments are as follows:

The site contains a row of conifers along the southern edge of the parking area which are correctly shown on the applicants drawing 0203-PO2. These are shown to be retained and the applicant should be required to produce for approval tree protection details in accordance with BS 5837: 1991 - Trees in Relation to Construction to ensure successful retention .

The site also contains a mature tree which is located close to the existing entrance. This a significant tree since it is highly visible from the road and contributes to the visual amenity of the area. Although this tree is situated some distance from the development proposals, it is potentially vulnerable to damage from site traffic and the storage of materials during construction. I therefore request that the applicant also submits protective fencing details in accordance with the BS above to ensure its successful retention.

ROBERT PETROW
Consultant Landscape Architect

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

54727
FL
28 MAR 2002
COPIES TO

Our ref: 0203/02c27WDC/ra

27 March 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Mr Leo/ Ms Polnik

Dear Mr Leo or Ms Polnik,

Re: Proposed extension at 4, Butts Hill Road, Woodley, Berks – App No F/2002/6008.

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In view of the above I would be grateful if you could hold the application in obeyance and I look forward to hearing from you shortly.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

PLANNING SERVICES | HPT 34598
POL | TLS
DC PL | E
APP |
CS |
25 MAR 2002
COPIES TO | FILE

Our ref: 0203/02c21WDC/ra

21 March 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Francis Leo

Dear Francis Leo,

Re: Proposed extension at 4, Butts Hill Road, Woodley, Berks – App No F/2002/6008.

Further to your acknowledgement of receipt of the above application I write to respectfully ask for your verbal observations on the merits of the application once you have made your site visit. This follows some recent bad experiences with your department in terms of a lack of communication which has led to unnecessary delays in securing a satisfactory decision. I wish to avoid this in the future.

In the meantime should you have any further queries please do not hesitate to call.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 14 March 2002

Application Number: F/2002/6008

Proposal: Proposed first floor front extension to dwelling plus front porch and bay window.

Parish: WOODLEY TOWN

Site Address:
4, Butts Hill Road, Woodley, Reading.

Applicant:
Mr & Mrs V Branagh C/O Michael Vaughton Associates.

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 15/03/02

To:
Trees

From: Francis Leo

Date: 14 March 2002 18 MAR 2002

Application Number: F/2002/6008

Proposal: Proposed first floor front extension to dwelling plus front porch and bay window..

Site Address:
4, Butts Hill Road, Woodley, Reading.

Applicant:
Mr & Mrs V Branagh C/O Michael Vaughton Associates.

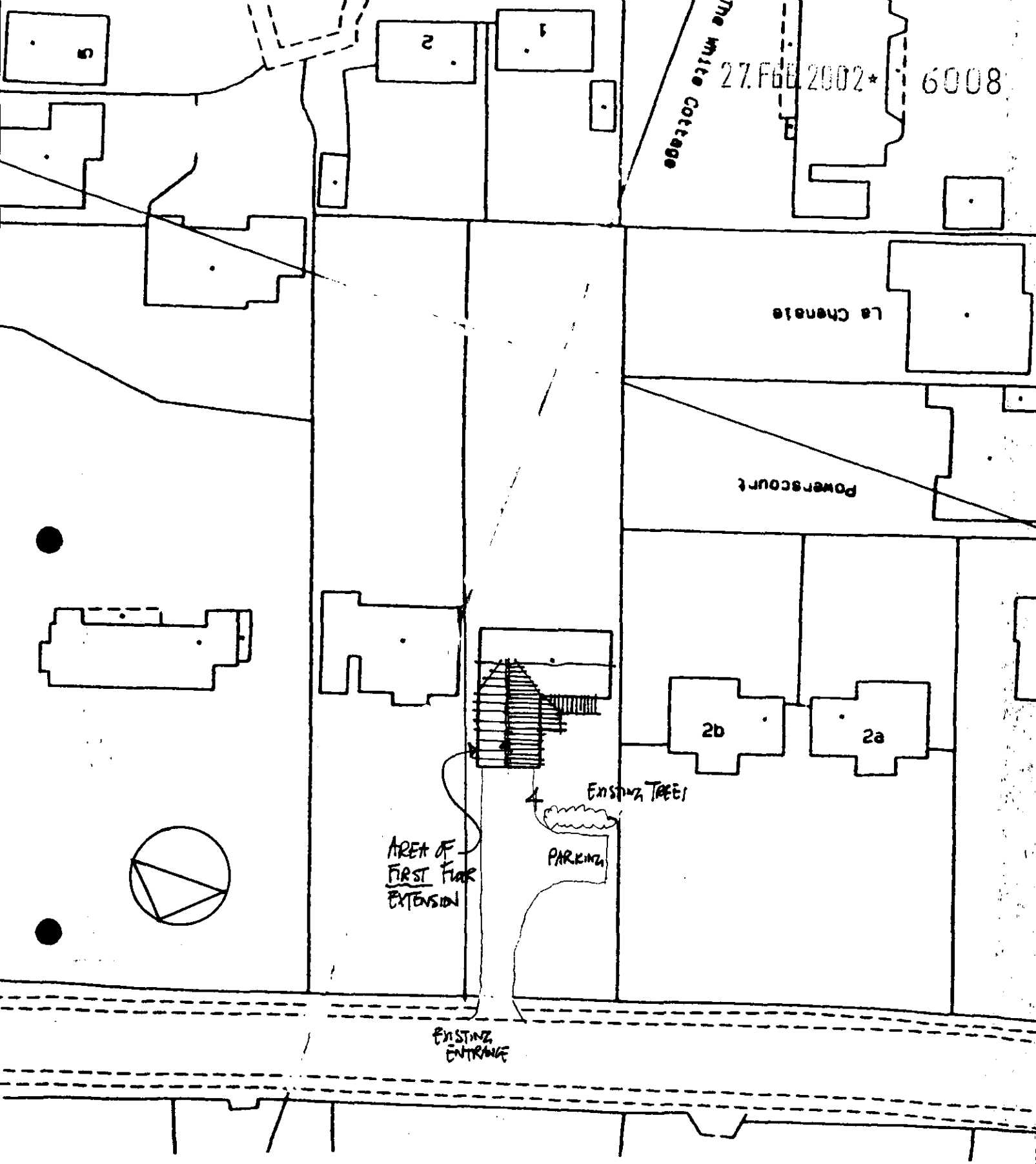
3

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

No TPO.

Existing cons. ?

tree at entrance



Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936	scale 1:500
	client BRANAGH
	date FEB 2002
	drawing SITE PLAN
PROJECT ALTERATIONS AND EXTENSION, 4, BUTTS HILL ROAD, WOODLEY.	drawn KVL
	job 0203
	no. 0203-P02
	rev

Drawing 0203-p02.drw was plotted on 21 February 2002 at 12:56:46

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 FEB 2002	Map No. 37 Site 0:12
Officer: FL	Application No. F/2002/6008
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR FRONT EXTENSION TO DWELLING PLUS FRONT PORCH AND BAY WINDOW.

Location: 4 BUTTS HILL ROAD

Parish: WOODLEY Ward: Coronation 14.3.02 TB.

Applicant: MR/MRS W BRANAGH

Fee (4) 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	~~RETURN OF BAY WINDOW. FOLD NORTH ELEVATION OF [illegible] WEST ELEVATION TO SHOW ROOF LINE PROTRUDING.~~		
6	Floor plans	~~FRONT FIRST FLOOR WINDOWS NOT SHOWN ON FLOOR PLAN LANDING WINDOW [illegible]~~		
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 : 14.3.02 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 ✓ .....

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

Organisation_Name	Building_Name	address1	Postcode
		1TIVERTON CLOSEREADING	RG5 3BE
		2TIVERTON CLOSEREADING	RG5 3BE
	LA CHENAIE	LA CHENAIEWESTERN AVENUEREADING	RG5 3BN
	POWERSCOURT	POWERSCOURTWESTERN AVENUEREADING	RG5 3BN
	THE WHITE COTTAGE	THE WHITE COTTAGEWESTERN AVENUEREADING	RG5 3BN
		6BUTTS HILL ROADREADING	RG5 4NH
		9BUTTS HILL ROADREADING	RG5 4NJ
	2B	2BBUTTS HILL ROADREADING	RG5 4NH
		7BUTTS HILL ROADREADING	RG5 4NJ

Neighbours Consulted F/2002/6008 14.3.02.

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

Tel: 0118 974 6502

Date: 14 March 2002

My ref: F/2002/6008

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6008
4, Butts Hill Road, Woodley, Reading.
Proposed first floor front extension to dwelling plus front porch and bay window.

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/2002/6008**
4, Butts Hill Road, Woodley, Reading.
Proposed first floor front extension to dwelling plus front porch and bay window.
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 Lennard

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

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

Tel: 0118 974 6502

Date: 14 March 2002

My ref: F/2002/6008

WOKINGHAM UNITARY
Aiming for Excellence

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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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6008**
4, Butts Hill Road, Woodley, Reading.
Proposed first floor front extension to dwelling plus front porch and bay window.
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 McCann

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

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

Tel: 0118 974 6502

Date: 14 March 2002

My ref: F/2002/6008

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6008
4, Butts Hill Road, Woodley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6008**
4, Butts Hill Road, Woodley, Reading.
Proposed first floor front extension to dwelling plus front porch and bay window.
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 Dredge

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

Received by Wokingham District Council

Application No: F/2002/6008

Proposal:
Proposed first floor front extension to dwelling plus front porch and bay window.

Location:
4, Butts Hill 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/2002/6008 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 06/04/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

14 March 2002

6008

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

27.FEB.2002 6008

Our ref: 0203/02b26WDC/RA

26 February 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sir or Madam,

Re: Proposed extension at 4, Butts Hill Road, Woodley, Berks.

Pleased find enclosed 6 copies of our drawing no's 0203/P01, P02 and P03 together with form's, particular's and a cheque to the sum of £95.00 all as required to complete a full planning application.

For clarity I would like to confirm that the bulk of the extension is at first floor level over the existing garage together with some minor increase in footprint on the ground floor to provide an entrance lobby and bay window to the sitting room.

Should you have any further queries please do not hesitate to call.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

PC 23150 004

ADDRESS 4 BUTTS HILL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 37 7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/115/64	Mr. E. Gowring	Outline	16.5.64	N/A. Cl
0/297/65	Exors. of E. Gowring	"	30.12.65	N/A. Cl
142/66	Mr. J. M. D. Harnett	Detached House	24.11.66	App Cl
F/2002/6008	Mr. & Mrs. Branagh	1st/fl/f + f porch & bay window		

DATE OF COMPLETION January 1968

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
27.FEB.2002* 6008

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	MR & MRS W. BRANTH
	Address and postcode	4 BUTTS HILL ROAD WOODLEY RG5 4NH
	Phone number	0118 961 8815
2	Agent's Name	MICHAEL VAUGHTON ASSOCIATES
	Address and postcode	RECTORY MEWS CROWN ROAD WHEATLEY OXON OX33 1UL (Mr Anderson M.)
	Phone number	01865 873936
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.	4 BUTTS HILL ROAD WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOR EXTENSION OVER EXISTING GARAGE & NEW ENTRANCE LOBBY AND BAY WINDOW ON GROUND FLOR
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.	PAINTED RENDERED WALLS PLAIN CLAY TILE TO L.A. APPROVAL
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: 3/4	Proposed: 4/5
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

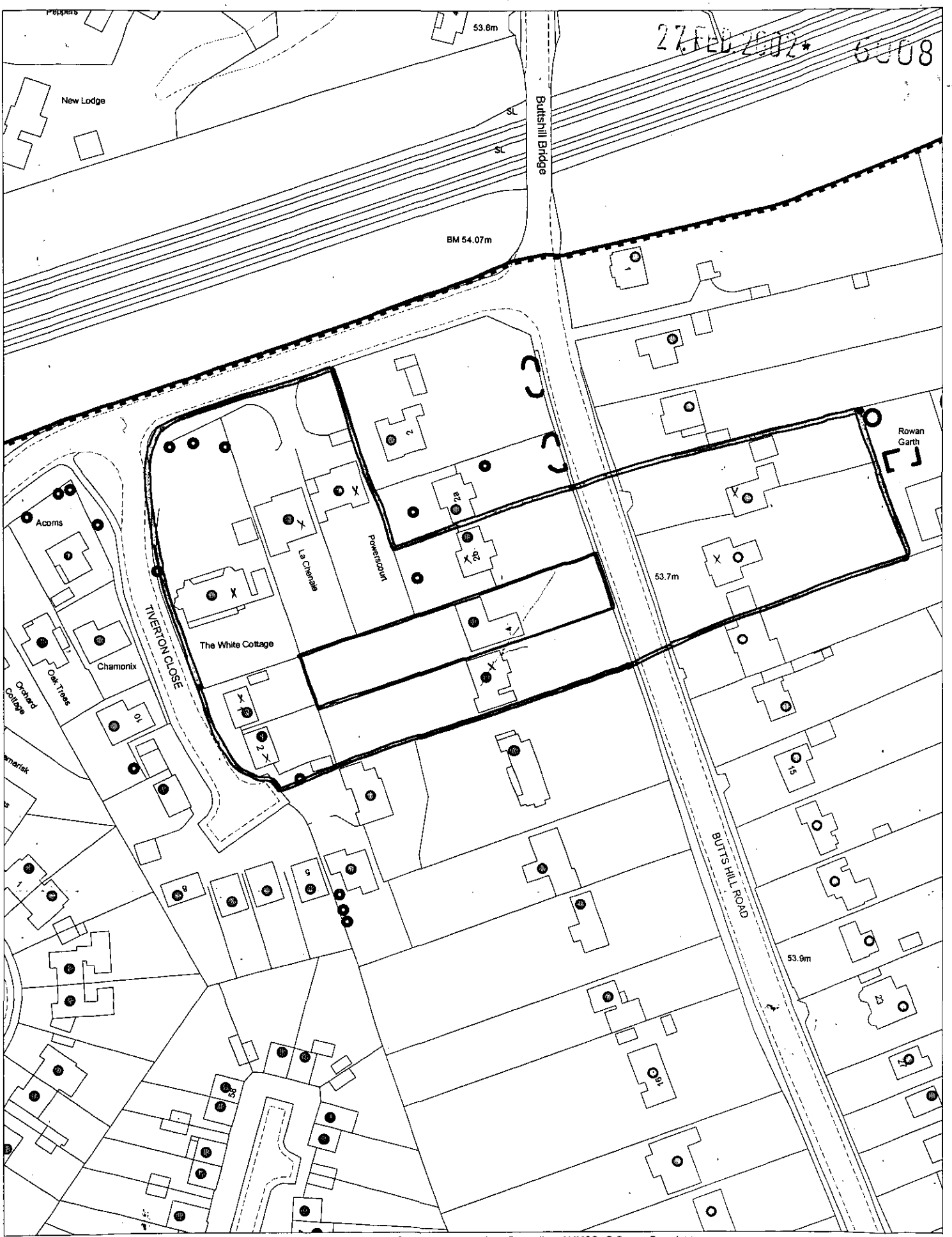
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS W. BRANAGH

Date 26.2.2002

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



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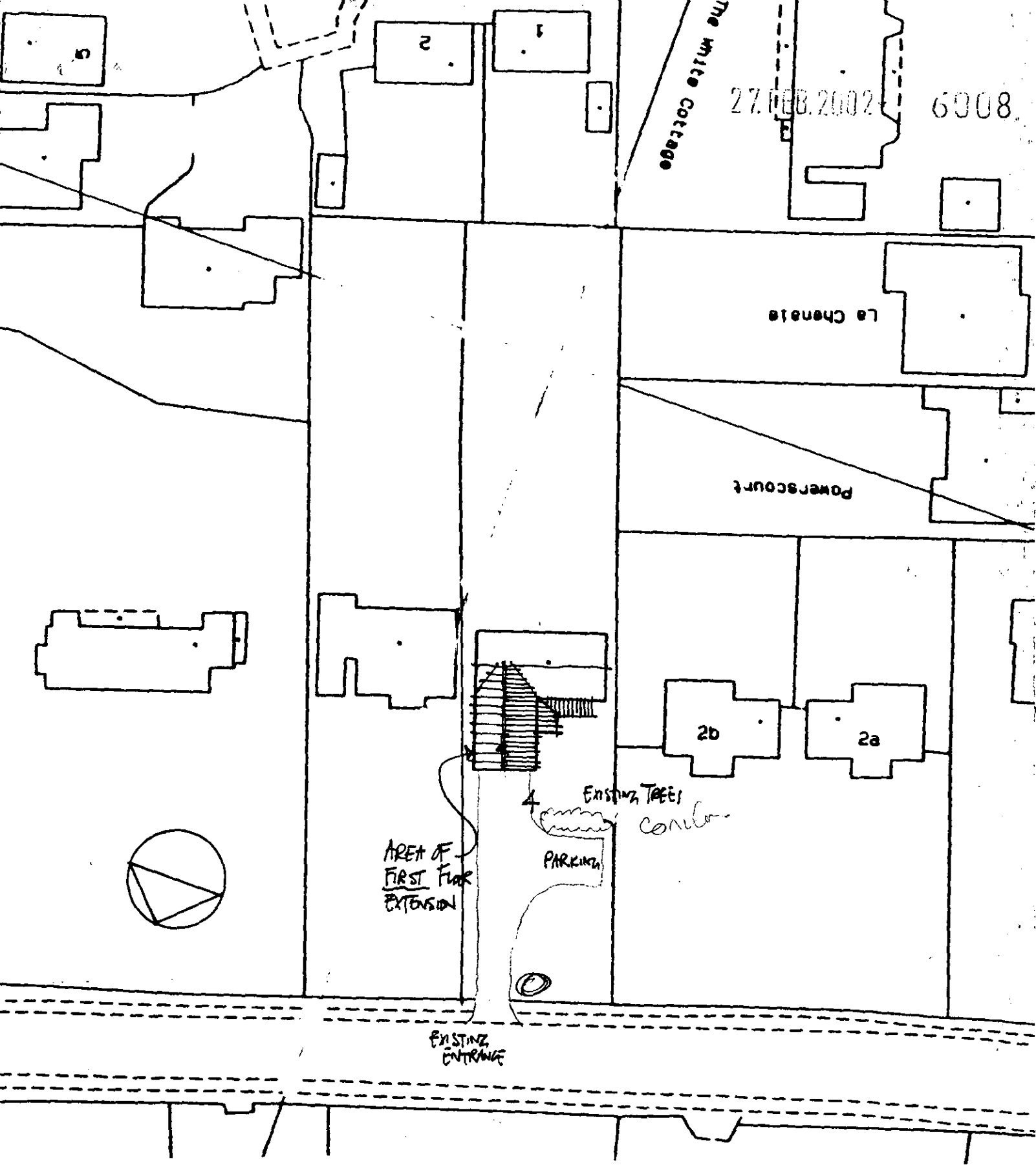
Development Control Section, Environmental Services, Wokingham District Council.

4 March 2002

Scale: 1 : 1250

N
W E
S



Michael Vaughton Associates
Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

scale 1:500
client BRANAGH
date FEB 2002
drawing SITE PLAN
drawn KVL
job 0203
no. 0203-P02
rev

PROJECT
ALTERATIONS AND EXTENSION,
4, BUTTS HILL ROAD, WOODLEY.

Drawing 0203-p02.drw was plotted on 21 February 2002 at 12:56:46