APPLICATION NO:
F/2002/6140

LOCATION:
17 Nightingale Road, Woodley Reading.

APPLICANT:
Mr/Mrs A Robinson C/O Andesign

PROPOSAL:
Proposed single storey rear and front extensions to dwelling. 25/04/02

EARLIEST DATE FOR DECISION: **19/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/05/2002

CASE OFFICER: **Phillip Taylor**

92

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Robinson
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/6140

Parish: **WOODLEY**

Location: **17, Nightingale Road, Woodley, Reading.**

Proposal: **Proposed single storey rear and front extensions to dwelling.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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 LD3.
Loddon Area Local Plan Policies LBE1, LBE2, LTV5 and LTV6.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 09/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6140 Phillip Taylor
BUILDING CONTROL NUMBER	FP2002/2885 North
~~APPLICANT~~/AGENT	Redesign
ADDRESS OF SITE	17 Nightingale Road Woodley
DESCRIPTION OF PROPOSED WORK	S/S front + rear exts

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3330	AH/E/3330
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	22/5/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6140

Applicant : Mr/Mrs A Robinson C/O Andesign.

Location : 17, Nightingale Road, Woodley, Reading.
Proposal : Proposed single storey rear and front extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/04/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19/04/02

Date Registered : 15/03/2002

Earliest Date for Decision : 19/04/2002

Latest Consultation Date/Site Notice Expiry Date : 19/04/2002

This application will have expired on: 10/05/2002. 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 :

~~Earley~~ Woodley Town Council - No comment
Highways Department - Conditional approval.

Planning Issues :

Impact on Neighbours, Streetscene and Highways

Policy : LBG1, LAG2
LTU5, LTU6
LD3

Application Number: F/2002/6140

Appraisal :

The application property is a semi detached house set on the western side of Nightingale Road within the identified settlement. There have been previous extension works, in the form of the attached single garage (PD) and a chain link fence was approved in 1990.

The proposal is for a single storey front & rear extension. It will take the form of a gable pitched roof to the front of the garage with a 1.1m increase in length. At the rear a flat roofed extension to create a new kitchen, breakfast room, utility and shower room. Two doors and two windows would face the rear garden. The projection rearward is 3.0m. The extension would be built along the boundary with No 17 the adjacent unattached neighbour. No 17 is set further back from the highway so the proposed extension would not project beyond the rear building line of No 17. No 15 the attached neighbour would be unaffected by the proposal.

The dummy pitched roofed over the garage is of similar design to a number of others on the road. The streetscene would not be compromised by the proposal.

The highways department have no objection to the scheme and recommend conditional approval.

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

Application Number F/2002/6140
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C03C	R03C	
2	C01C	R01C	
3	C04C	C04C	
4	C12C	R12C	

RECORD OF SITE VISIT

SITE ADDRESS: 17 Nightingale Road Woodley Reading.

APPLICATION NUMBER: F/2002/6140

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 19/04/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Housing estate semis attached flat with garage.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES 1.7m fence to No 15 attached rear alley boundary with 17 in same way width 3.0m

5. SITE CONSTRAINTS None

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/6140	Map No : 47
Case Officer : PT	Site Area : 0 03
Valid Date : 15.3.02	Received Date: 15/03/2002

Level : Delegated Application

Description : Proposed single storey rear and front extensions to dwelling.

Location : 17, Nightingale Road, Woodley, Reading.

Parish : WY **Ward : SOU** 26.3.02 JB.

Applicant : Mr/Mrs A Robinson C/O Andesign.

Fee Required: £95 **Fee Received: £95** (5)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	No Scale.		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 26.3.02 -73.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-apps

NEIGHBOURS

S/N + see map

Organisation_Name	Building_Name	address1	Postcode
		14NIGHTINGALE ROADREADING	RG5 3LS
		15NIGHTINGALE ROADREADING	RG5 3LS
		16NIGHTINGALE ROADREADING	RG5 3LS
		17NIGHTINGALE ROADREADING	RG5 3LS
		18NIGHTINGALE ROADREADING	RG5 3LS
		19NIGHTINGALE ROADREADING	RG5 3LS
		3DUNDELA CLOSEREADING	RG5 3NN
		4DUNDELA CLOSEREADING	RG5 3NN
		5DUNDELA CLOSEREADING	RG5 3NN
		6DUNDELA CLOSEREADING	RG5 3NN
		1ANTRIM ROADREADING	RG5 3NR

Neighbours Consulted 6140.

FROM: Phillip Taylor

DATE: 26 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6140

Proposal: Proposed single storey rear and front extensions to dwelling..

Site Address: 17, Nightingale Road, Woodley, Reading.

Applicant: Mr/Mrs A Robinson C/O Andesign.

Your observations are required in respect of this application **by 19/04/2002**

SERVICES	INFO
BOL	BUS
DC	ENF
APP	
CS	

04 APR 2002

COPIES TO	

The committee made no comment on the proposal but particularly asked that any comments from the neighbour at No. 19 should be taken into account.

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 26 March 2002

Application Number: F/2002/6140

Proposal: Proposed single storey rear and front extensions to dwelling.

Parish: WOODLEY TOWN

Site Address:
17, Nightingale Road, Woodley, Reading.

Applicant:
Mr/Mrs A Robinson C/O Andesign.

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 28/3/02.

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

Tel: (0118) 974 6442

Date: 26 March 2002

My ref: F/2002/6140

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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

Dear Councillor

Application Number: F/2002/6140
17, Nightingale Road, Woodley, Reading.
Proposed single storey rear and front extensions 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6140**
17, Nightingale Road, Woodley, Reading.
Proposed single storey rear and front extensions 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 E Rowland

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

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

Tel: (0118) 974 6442

Date: 26 March 2002

My ref: F/2002/6140

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C Lawley
26 Farriers Close
Woodley
RG5 3DD

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

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Yours sincerely
Trevor Watson
Development Control Manager

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Proposed single storey rear and front extensions to dwelling.
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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 C Lawley

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

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

Tel: (0118) 974 6442

Date: 26 March 2002

My ref: F/2002/6140

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

Application Number: F/2002/6140
17, Nightingale Road, Woodley, Reading.
Proposed single storey rear and front extensions 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6140**
17, Nightingale Road, Woodley, Reading.
Proposed single storey rear and front extensions 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 K Gilder

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

Received by Wokingham District Council

Application No: F/2002/6140

Proposal:
Proposed single storey rear and front extensions to dwelling.

Location:
17, Nightingale 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/2002/6140 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2002. 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

26 March 2002

6140

Environmental Services

For office use only.
Application number: 15.MAR2002* 6140

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	MR & MRS. A. M. ROBINSON.
	Address	17 NIGHTINGALE ROAD
	and postcode	WOODLEY
		BERKS
		RG5 3LS
	Phone number	9618479
2	Agent's Name	ANDESIGN
	Address	9 PERKINS WAY
	and postcode	WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	9784165
3	Site	AS ABOVE
	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	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR & FRONT 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.	FELT & CHIPPINGS & 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE	Proposed:
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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS. A. M. ROBINSON

Date 13/3/2002

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

ADDRESS 17 NIGHTINGALE ROAD PARISH WOODLEY

PLOT No. 137 ORD. SHEET No. 47 SU. 7672

BUILDER J. T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182 / 55	Mr. Ben. S. Clark.	Outline	12. 4. 55	N/A C/A
4666 / 57	Messrs. Wells Estates Ltd.	"	9. 4. 57	N/A Refuse
0/247 / 58	Mr. & Mrs Ben. S. Clark	"	14. 4. 59	N/A C/A
147 / 61	J.T. Cook & Son Ltd	Layout Rd. & Sewers	5. 10. 61	N/A. C/A.
185 / 64	"	Semi / Det. House	26. 11. 64	App. C/A
PD/233/66	Mr. D. Bryant	Garage	12. 5. 66	App. N/A.
34765	MR. D. TURNER	3' CHAIN LINK FENCE	14. 2. 90	C/A

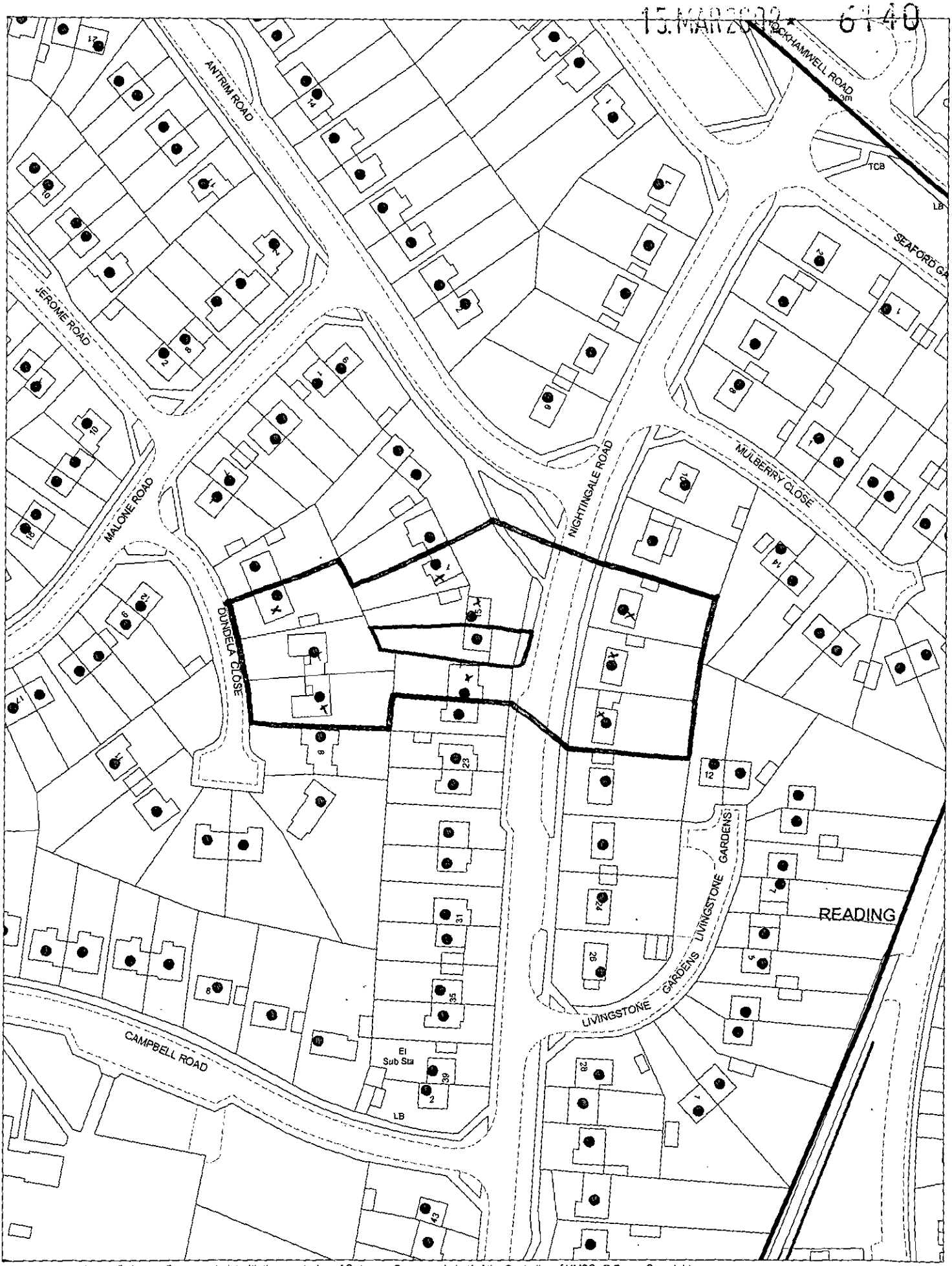
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/57

DRAINAGE

15.MAR2002 6140



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2002 Scale: 1 : 1250

N
W E
S