APPLICATION NO:
F/2002/6145

LOCATION:
10 Link Way, Arborfield Cross Reading.

APPLICANT:
Mr/Mrs Richards C/O A S Robertson

PROPOSAL:
Proposed single storey rear extension to dwelling.

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

APPLICATION WILL HAVE EXPIRED ON:
10/05/2002

CASE OFFICER: **Richard Kelly**

APPROVED

97

D1.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Richards
C/O A S Robertson
6 Whitmore Close
Owlsmoor
Sandhurst
Berks
GU47 0SE

Application Number: F/2002/6145

Parish: **ARBORFIELD**

Location: **10, Link Way, Arborfield Cross, 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. 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:

Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy 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.

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6145

Applicant : Mr/Mrs Richards C/O A S Robertson.

Location : 10, Link Way, Arborfield Cross, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/03/2002

Earliest Date for Decision : 19/04/2002

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

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

Neighbour at No 8; No objection.
Parish Council: no objection

Planning Issues :

Application Number: F/2002/6145

Appraisal :

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

Application Number F/2002/6145
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 10 Link Way
Arborfield Cross Reading.

APPLICATION NUMBER: F/2002/6145

OFFICER: Richard Kelly

DATE OF SITE VISIT: 8/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? On gatepost at front.

2. DESCRIPTION OF SURROUNDINGS Semi detached houses

3. DESCRIPTION OF SITE/BUILDING Semi

4. RELATIONSHIP TO ADJOINING PROPERTIES Semi with 12. Attached.

5. SITE CONSTRAINTS

TREES None

ACCESS/PARKING Unaffected.

LEVELS Flat.

BOUNDARY TREATMENT 1-8m fence to 12. Hedge to 8.

OTHERS

Application Number: F/2002/6145 – 10 Link Way, Arborfield Cross, Reading

Appraisal:

This application is for a single storey rear extension. This raises one issue:

Impact on adjoining properties: LBE1, WBE1

The proposal is a continuation of an existing dining room extension. The extension would project 4.9m from the original rear wall of the property and would be 2.8m removed from the boundary with No 12. The roof would be flat, giving the proposal a height of 3.4m. It is not considered that this will cause undue harm. The adjoining property of No 8 Link Way would not be affected by this proposal owing to the garage of No 10.

Approve ~~**Refuse**~~

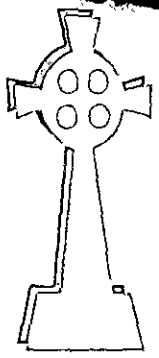
Richard

F/2002/6145 - 6 Link Way, Arborfield Cross, Reading

- They wanted to amend the application to include a conservatory on the rear, projecting out 5.5m. I explained that this would be very large and that we would be very concerned.

- I also explained that it would need a new application.

Nicky 22.4.02.



Arborfield & Newland Parish Council

Parish Office
Arborfield Village Hall
Eversley Road
Arborfield
Berkshire
RG2 9PQ

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

PLANNING SERVICES	HPT
PC	TLS
DC	ENF
APP	
CS	
10 APR 2002	
COPIES TO	
	FILE:

9 April 2002

Mr Richard Kelly
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Kelly

Reference: Planning Application F/2002/6145, 10, Link Way, Arborfield

The Parish Council have no objection to the proposed extension, although it was noted that the proposal combined with the previous extensions is a substantial area to be flat roofed.

Yours sincerely

Zoe Bolton
Clerk to the Council

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time 28/3/02.

WHILE YOU WERE OUT

Name Richard.

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE F2002/6145

MR PANCHALINGAM

NO 8 LINK WAY

NO OBJECTION.

Signed Tanya

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

Tel: (0118) 974 6229

Date: 27 March 2002

My ref: F/2002/6145

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2002/6145
10, Link Way, Arborfield Cross, 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 **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6145**
10, Link Way, Arborfield Cross, 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 G Cowan

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6145
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Organisation_Name	Building_Name	address1	Postcode
		10LINK WAYREADING	RG2 9PD
		11LINK WAYREADING	RG2 9PD
		12LINK WAYREADING	RG2 9PD
		13LINK WAYREADING	RG2 9PD
		8LINK WAYREADING	RG2 9PD

Neighbours Consulted 6145.

Received by Wokingham District Council

Application No: F/2002/6145

Proposal:
Proposed single storey rear extension to dwelling.

Location:
10, Link Way, Arborfield Cross, 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/2002/6145 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly 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

27 March 2002

Application Number : F/2002/6145	Map No : 89
Case Officer : RK	Site Area : 0·11
Valid Date : 15·3·02	Received Date: 15/03/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 10, Link Way, Arborfield Cross, Reading.

Parish : AB **Ward : ARB** 27.3.02 JB.

Applicant : Mr/Mrs Richards C/O A S Robertson.

Fee Required: £95 **Fee Received: £95** Cash banked 15/3/02

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	OTHER SIDE ELEVATION FOR EXTENDED ROOF	27·3·	
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 27.3.02 JB

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-app

NEIGHBOURS

S/N + see map

Environmental Services

For office use only.
Application number: 15.MAR2002* 6145

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 RICHARDS 10 LINK WAY ARBORFIELD CROSS READING BERKS RG2 9PD
2	Agent's Name Address and postcode Phone number	A. ROBERTSON 6 WHITMORE CLOSE OWLSMOOR SANDHURST BERKS GU47 0SE 01344 775942
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	SINGLE STOREY REAR DINING ROOM 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.	BRICK TO MATCH EXG
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: N/A
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.		
	£75-00		
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 RICHARDS

Date 6/3/02

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

✓ ADDRESS 10 LINKWAY PARISH ARBORFIELD

PLOT No. O/164/58 CLR 112/59 CER PD/449/69 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/164/58				C/A
112/59				C/A
PD/449/69				P/D
BR 20285	Mr. R. Connelly	Dining room & garage	29.3.83	Appl
19139	"	"	6.5.83	C/A

DATE OF COMPLETION

MINISTRY DECISION

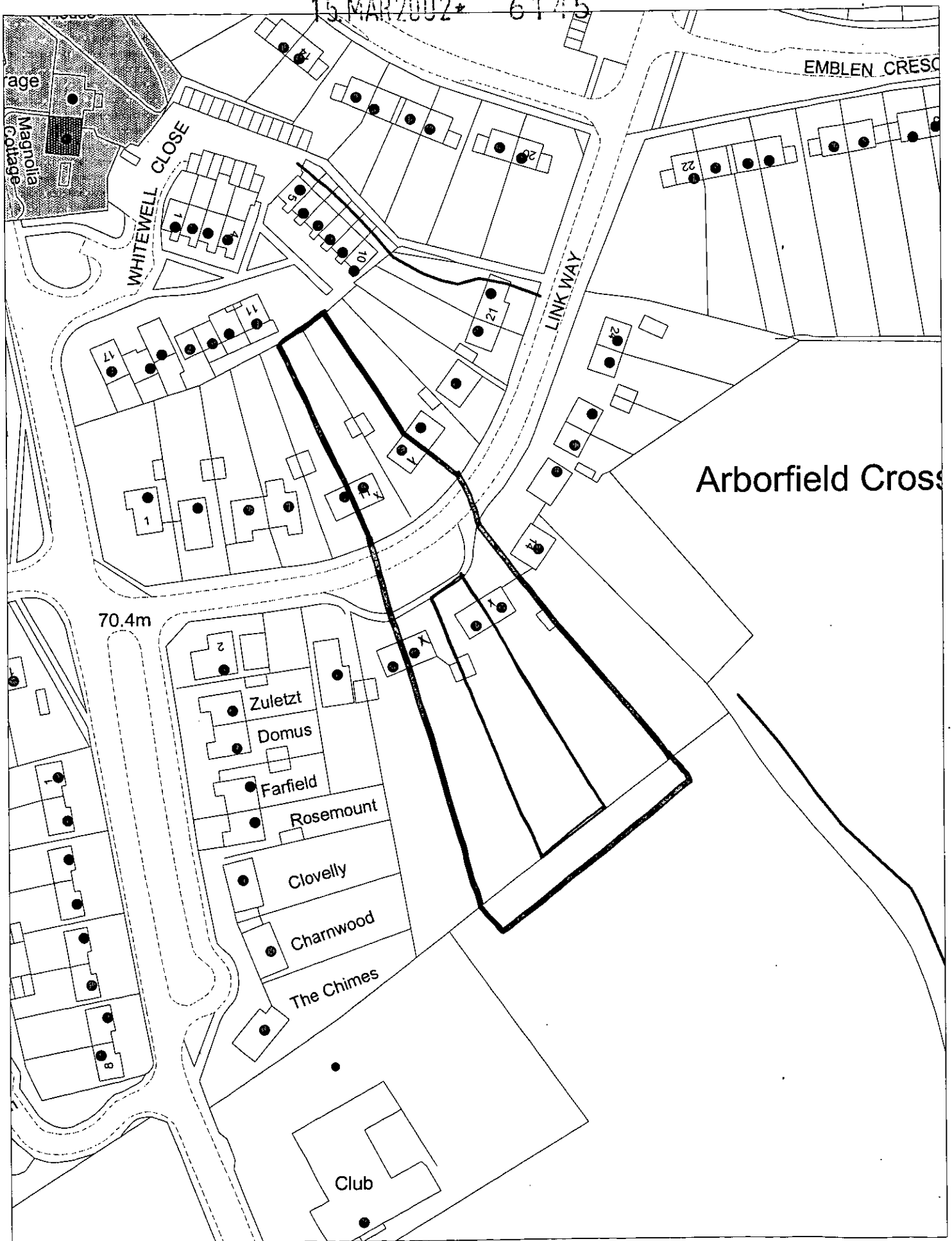
SPECIAL ORDERS

DRAINAGE

091074

15.MAR2002* 6145

15.MAR2002* 6145



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Development Control Section, Environmental Services, Wokingham District Council.
21 March 2002

Scale: 1 : 1250

N
W E
S