APPLICATION NO:
F/2002/6131

LOCATION:
30 Marathon Close, Woodley Reading.

APPLICANT:
Mr D A Miller C/O Dunster & Morton

PROPOSAL:
Proposed two storey side extension to dwelling. Demolition of existing garage.Alterations to front porch.

EARLIEST DATE FOR DECISION: **26/05/2002**
28 day expiry 31/5/02
APPLICATION WILL HAVE EXPIRED ON: 20/06/2002

CASE OFFICER: **Francis Leo**

APPROVED

83

D2.

R/A/I/L/E/X
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D A Miller
C/O Dunster & Morton
92 London Road
Reading
Berks
RG1 4SJ

Application Number: F/2002/6131

Parish: **WOODLEY**

Location: **30, Marathon Close, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling. Demolition of existing garage. Alterations to front porch.**

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. If bats 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. 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.

T. G Watson

Trevor Watson
Development Control Manager
Date: 05/06/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6131	FL
BUILDING CONTROL NUMBER.	BK 2002/1364	North
APPLICANT/AGENT	Dunster + Morton	
ADDRESS OF SITE	30 Marathon Close Woodley	
DESCRIPTION OF PROPOSED WORK	demolish existing garage + erect 2 storey side ext + alterations to front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/6/02	
APPLIC RECEIVED-NO DECISION		
VINGS		
s ?		
	24/7/02	

Await plans from Building Control Nick is writing to ask for plans CD 4/7/02

None rec-d CD 24/7/02

REQUESTED	RECEIVED	REMINDER

NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6131

Applicant : Mr D A Miller C/O Dunster & Morton.

Location : 30, Marathon Close, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling. Demolition of existing garage.Alterations to front porch.

Site Notice Displayed ? : YES ✓ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : 22/5/02

Date Registered : 25/04/2002

Earliest Date for Decision : 26/05/2002

Latest Consultation Date/Site Notice Expiry Date : 26/05/2002

This application will have expired on: 20/06/2002. 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 Health :

Env Agency : no objections.

Parking : Approve with conditions.

Dinton Pastures Bats : ~~BSL~~. informative included.

Planning Issues : I/d Sett.

LBE1 LBE2

WOS3 WBE1

ENV

Application Number: F/2002/6131 **Officer : Francis Leo**
30 Marathon Close, Woodley, Reading

Appraisal :

Development
Proposed two storey side extension to dwelling. Demolition of existing garage and alterations to front porch.

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

Impact upon neighbouring properties
Nos 29 and 30 have been designed with garages along side each other. The space between the two garages with a 1.8m high timber fence between is about 2m. At first floor level the gap between the two properties is about 7.5m. If both properties were to build over the garage there would still be a gap of 2m considered a reasonable separation between dwellings for this Close. No 29 has a small window at first floor on the flank wall. This window has obscured glass and therefore could be a bathroom and would not be affected by the proposal at no 30.

In view of this it is considered there would be no adverse impact upon the neighbouring property no 29.

Impact upon the character of the area
The first floor extension is set-back 1.45m at the front with a pitched roof over following the profile of the main roof and is in keeping with the character of the main house. The roof of the front porch is sloped and would extend over the front part of the garage. The proposal overall would have no adverse impact upon the character of the area.

Parking: The proposal would create1 extra bedroom making 4 in total requiring 3 parking spaces. Applicant has shown 2 parking spaces in the forecourt in addition to the garage considered accepted.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6131
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
			1). If bats are encounted at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1. LBE2
~~SOUTH EAST AREA LOCAL PLAN POLICIES~~:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1.
~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 5.6.02

RECORD OF SITE VISIT

SITE ADDRESS: 30 Marathon Close Woodley Reading. APPLICATION NUMBER: F/2002/6131	OFFICER: Francis Leo DATE OF SITE VISIT: 24/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ?	Yes.
2. DESCRIPTION OF SURROUNDINGS	2 storey detach [illegible]
3. DESCRIPTION OF SITE/BUILDING	[illegible]
4. RELATIONSHIP TO ADJOINING PROPERTIES	Next door. 1 window with [illegible] [illegible]
5. SITE CONSTRAINTS	
TREES	—
ACCESS/PARKING	—
LEVELS	
BOUNDARY TREATMENT	1.8 m Fence + [illegible] [illegible]
OTHERS	all round

FROM: Francis Leo

DATE: 03 May 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6131

Proposal: Proposed two storey side extension to dwelling. Demolition of existing garage.Alterations to front porch..

Site Address: 30, Marathon Close, Woodley, Reading.

Applicant: Mr D A Miller C/O Dunster & Morton.

05 JUN 2002

Your observations are required in respect of this application **by 26/05/2002** .

The committee made no comment on this application.

SIGNED: _____ DATE: 29.5.02

Clerk To Woodley Parish/Town Council.

ENVIRONMENT AGENCY

Our Ref : SP/2002/005730-1/1
Your Ref : F/2002/6131

PLANNING SERVICES	HPT 56789
POL	TLS
DC FL	ENF
APP	
TS	
24 MAY 2002	
COPIES TO	ACK:

Date : 22 May 2002

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

FAO: Francis Leo

Dear Sir/Madam

2 STOREY EXTENSION TO DWELLING AND DEMOLITION OF EXISTING GARAGE AND ALTERATIONS TO PORCH

30 MARATHON CLOSE ,WOODLEY,READING

Thank you for your letter dated 3 May 2002, received on 7 May 2002. Please quote the following reference in any correspondence: SU77SE/18/67. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

ADVICE

Waste Regulation

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU773742	212m	Tippings Lane	Putrescible/Household
SU781735	235m	Sandford Farm	Industrial and Commercial

In view of the distance of the site from the landfill it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak

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

attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Conservation

Wildlife Enhancement
Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats.

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

Natural Drainage
The development should incorporate Sustainable Drainage Systems (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.

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

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Dunster & Morton

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Francis Leo, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2002/6131

My Ref: 001208

Date: 16 May 2002

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING. DEMOLITION OF EXISITNG GARAGE. ALTERATIONS TO FRONT PORCH.

30 MARATHON CLOSE, WOODLEY, READING.

These proposals have been evaluated and I have the following comments. According to our records, there are three landfill sites within 250 metres of the proposed development.

NGR	Distance	Landfill Name	Landfill Description
SU 773 742	190 m	Ashenbury Park	Putrescible
SU 781 735	210 m	Sandford Farm	Industrial/commercial
SU 771 733	230 m	Woodley Airfield	Inert

In view of the distances between the development and these landfills it is unlikely that landfill gas will present a risk to this proposal.

I have no environmental health objections to this proposal with the imposition of the following condition:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 03 May 2002

Application Number: F/2002/6131

Proposal: Proposed two storey side extension to dwelling. Demolition of existing garage.Alterations to front porch.

Parish: WOODLEY TOWN

Site Address:
30, Marathon Close, Woodley, Reading.

Applicant:
Mr D A Miller C/O Dunster & Morton.

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:** AL 9/5/02

Application Number : F/2002/6131	Map No : 42
Case Officer : FL	Site Area : 0.03
Valid Date : 25 APR 2002	Received Date: 14/03/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling. Demolition of existing garage. + Alteration to front porch.

Location : 30, Marathon Close, Woodley, Reading.

Parish : WY **Ward : COR** 3.5.02 JB

Applicant : Mr D A Miller C/O Dunster & Morton.

Fee Required: £95 **Fee Received: £95** (3)

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	PARKING LAYOUT REQUIRED DOES NOT SHOW PROPOSED BEING WIDER.	22/3	✓
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	OTHER SIDE ELEVATION.	22/3	✓
FLOOR PLANS	GARAGE TO BE 5m LONG (INTERNAL) ATLEAST.	22/3	✓
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	FOOTPRINT IS WIDER - CHECK FOR ENCROACHMENT.	22/3	✓
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 3-5-02 -B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health - LANDFILL SITE 250m CONSULTATION

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

DINTON PASTURES - BATS.

NEIGHBOURS

S/N + see map

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency - LANDFILL SITE 250m CONSULTATION

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-appo

Organisation_Name	Building_Name	address1	Postcode
		1MASTER CLOSEREADING	RG5 4UB
	VENTNOR VILLA	VENTNOR VILLAMARATHON CLOSEREADING	RG5 4UN
		24MARATHON CLOSEREADING	RG5 4UN
		29MARATHON CLOSEREADING	RG5 4UN
		30MARATHON CLOSEREADING	RG5 4UN

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

Tel: 0118 974 6502

Date: 03 May 2002

My ref: F/2002/6131

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/2002/6131
30, Marathon Close, Woodley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing garage.Alterations to front porch.

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/2002/6131**
30, Marathon Close, Woodley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing garage.Alterations to front porch.
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: 03 May 2002

My ref: F/2002/6131

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

Application Number: F/2002/6131
30, Marathon Close, Woodley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing garage.Alterations to front porch.

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/2002/6131**
30, Marathon Close, Woodley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing garage.Alterations to front porch.
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**********

Received by Wokingham District Council

Application No: F/2002/6131

Proposal:
Proposed two storey side extension to dwelling. Demolition of existing garage.Alterations to front porch.

Location:
30, Marathon Close, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6131 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 26/05/2002. 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

03 May 2002

Tel. (0118) 974 6429 or 6433

Date: 22 March 2002

Your Ref:

My Ref: F/2002/6131

Mr D A Miller
C/O Dunster & Morton
92 London Road
Reading
Berks
RG1 4SJ

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 Sir/Madam

Reference Number: 2002/6131

Site Address: 30, Marathon Close, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling. Demolition of existing garage.Alterations to front porch.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please show parking provisions on block plan. Also show garage wider as shown on floor plan.

6 copies of other side elevation of extension.

The standard size for a garage is 5m long (internal).

Please confirm that there will be no encroachment on the neighbour with foundations or overhang.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

25 MAR 2002 6131

Yr. Ref: F/2002/6131
Our Ref: 17/23110/sr

PLANNING SERVICES	REF 54630
POL	
DC CAH	
APP	
CS	
26 MAR 2002	
COPIES TO	ACK.
	FILE:

Dunster Morton

Chartered Surveyors &
Commercial Property Consultants

92 London Street
Reading
Berkshire RG1 4SJ

Tel: 0118 955 1700
Fax: 0118 955 1725
www.dunsterandmorton.co.uk
E-Mail: info@dunsterandmorton.co.uk

Ms C Hurst
Senior Technical Officer
Development Control
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

25 March 2002

Dear Ms Hurst

30 MARATHON CLOSE, WOODLEY

We are in receipt of your letter and enclosures with regard to the above property's proposal for an extension, Mr Morris, Partner with this Practice who is attending to this matter is on leave until 4th April, when your letter will be placed before him.

Yours sincerely

S A RENNISON [Mrs]
Secretary to John Morris

Charles A Hubbard FRICS
F John Fry BSc FRICS
Damian G Comerford BSc FRICS FCI Arb
John S Morris FRICS (Building Surveyor)

Consultants
H Colin Hatcher FRICS
Tony Silk MAVLP

25 APR 2002 6131

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Section,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Your Ref.
My Ref.; RP/382

24 April 2002

Dear Sirs,

Re; Planning application for
proposed single storey front extension at
2, Limmer Close, Wokingham, Berkshire, RG41 4DF.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/382/01 to 06. No fee is payable as this is a re-application following the refusal of application no. F/2002/5496.

The application drawings take into account the Pre-planning re application comments contained in Philip Taylor's recent letter. In view of this we do not anticipate any problems with the application and look forward to hearing from you shortly.

If there are any issues you would like to discuss prior to determination please give me a call.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. A. Whait.

REGISTERED NO. 2284491

25 APR 2002 6131

Dunster Morton

Chartered Surveyors &
Commercial Property Consultants

92 London Street
Reading
Berkshire RG1 4SJ
Tel: 0118 955 1700
Fax: 0118 955 1725
www.dunsterandmorton.co.uk
E-Mail: info@dunsterandmorton.co.uk

Our Ref: 17/23110/sr

Ms C Hurst
Senior Technical Officer
Development Control
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

24 April 2002

Dear Ms Hurst

30 MARATHON CLOSE, WOODLEY – REFERENCE NO 2002/6131

We refer to your previous letter of 22nd March 2002 in respect of planning application made on behalf of clients for demolition of existing garage and proposed two storey side extension to dwelling with alterations to porch.

Appropriate amendments have now been made to the proposed plans and we are therefore able to enclose Householder Application Form together with supporting drawings and site location plan. You will note on the block plan that we have amended the garage width and provided details of parking provisions and on the plan first proposed, we have added the missing elevation. I am also able to confirm that there will be no encroachment on the adjacent site either with foundations or overhang.

We are also able to enclose our client's cheque in the sum of £95.00 being the appropriate application fee.

Should you have any enquiries regarding the application, can you please make contact with our John Morris at the above address.

Yours sincerely

J S MORRIS, FRICS

Encs

Charles A Hubbard FRICS
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Environmental Services

For office use only. Application number:	25.A.R.2002 6131

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	D A Miller Esq
	Address and postcode	30 Marathon Close Woodley Reading RG5 4UN
	Phone number	
2	Agent's Name	Dunster & Morton
	Address and postcode	92 London Street Reading Berkshire RG1 4SJ
	Phone number	0118 955 1700
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.	30 Marathon Close Woodley Reading RG5 4UN
4	Give brief details of the proposal for example, two storey side extension. About the application	Demolish existing garage and provide two storey side 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.	Roof tiles to match existing Brickwork to match existing Windows 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 ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: Dunster & Morton

on behalf of: Mr D A Miller

Date: ~~22 APR 2002~~ 24 April 2002

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

ADDRESS 30 MARATHON CLOSE PARISH WOODLEY

PLOT No. 28 WOODLEY AIRFIELD 4 (3) ORD. SHEET No. SU. 7773

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
08308	HOWEST	CONF. DEV. ON 138.3 ACRES	30.10.75	C
23796	"	O/L.	25.7.85	C
32457	BRYANT	DET. HOUSE & GARAGE	12.4.89	C
BRA 10118	"	"	24.4.91	APP
F/2002/6131	Mr. D.A. Miller	2SH/S - Demolish Garage		

DATE OF COMPLETION

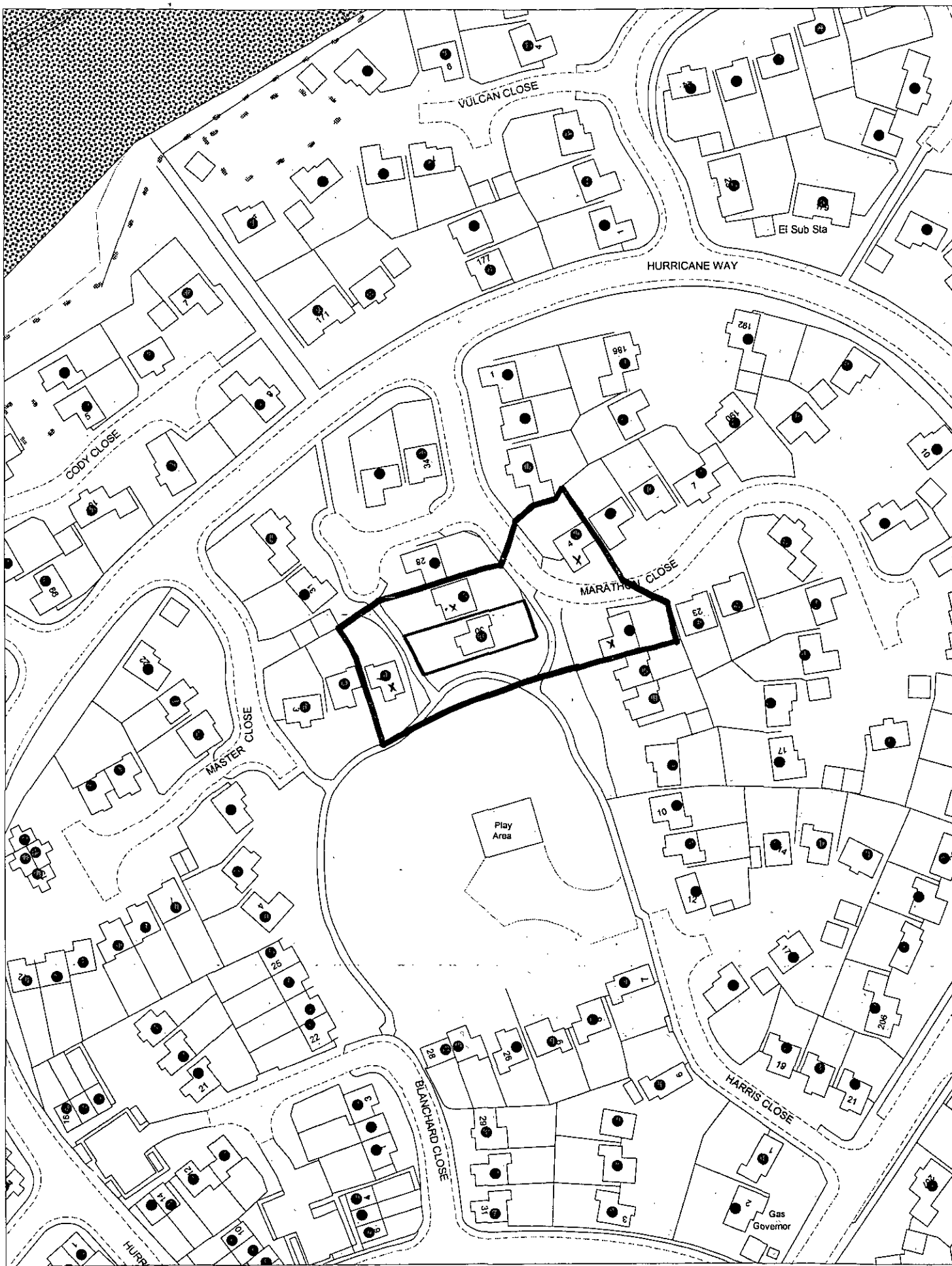
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

25.MAR.2002 6131



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Development Control Section, Environmental Services, Wokingham District Council.
20 March 2002 Scale: 1 : 1250

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