APPLICATION NO:
F/2001/5417

LOCATION:
14 Sunderland Close, Woodley Reading.

APPLICANT:
Mr & Mrs P Hendy C/O Roger Pring & Sons

PROPOSAL:
Proposed single storey side/rear extension to dwelling, conversion of part of garage to utility room, relocation of side boundary fence.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Helen Pollock**

65-64.

529
00

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Hendy
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NT

Application Number: F/2001/5417

Parish: **WOODLEY**

Location: **14, Sunderland Close, Woodley, Reading.**

Proposal: **Proposed single storey side/rear extension to dwelling, conversion of part of garage to utility room, relocation of side boundary fence.**

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. 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.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall

be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

Reason
4. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised plan, drawing number 01/377/5A submitted to the Local Planning Authority on 8th April 2002, showing the existing side boundary largely retained as existing and does not approve the proposals as originally submitted.

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.

Anna Cronin
Head of Planning & Transportation
Date: 10/04/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

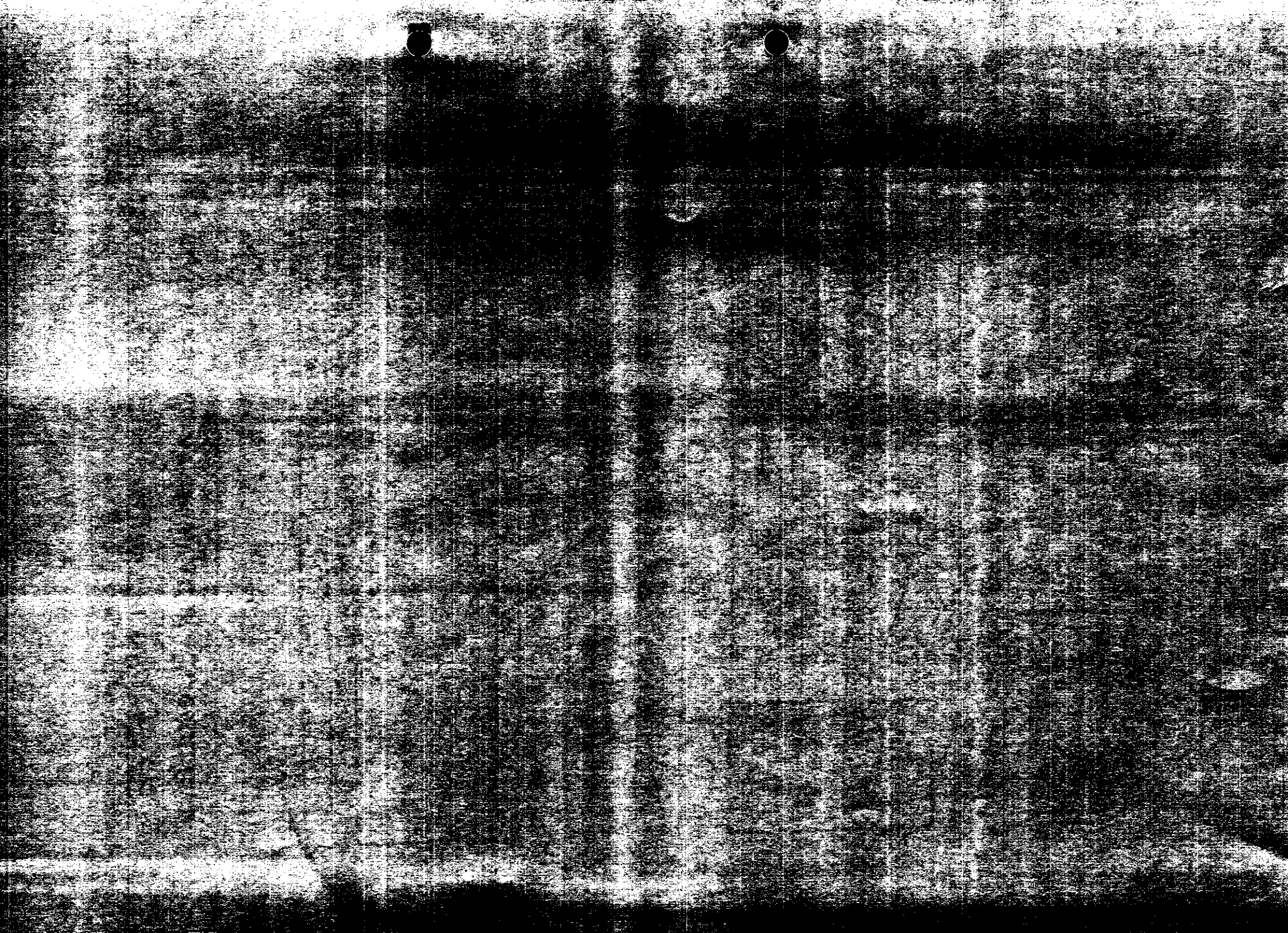
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5417	HP
BUILDING CONTROL NUMBER	FX2002/3048	North
~~APPLICANT~~/AGENT	Roger Long & Sons.	
ADDRESS OF SITE	14 Sunderland Close Woodlea	
DESCRIPTION OF PROPOSED WORK	S/S Side ext + part garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01/377/1	01/377/1
ELEVATIONS	01/377/06A	01/377/06A
FLOOR PLANS	01/377/5A	01/377/5A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	1/5/02	

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 : Helen Pollock

Application Number : F/2001/5417

Applicant : Mr & Mrs P Hendy C/O Roger Pring & Sons.

Location : 14, Sunderland Close, Woodley, Reading.
Proposal : Proposed single storey side/rear extension to dwelling, conversion of part of garage to utility room, relocation of side boundary fence.

Site Notice Displayed ? :

YES	NO	DATE
	✓	12/02/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 29/11/2001

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 24/01/2002. 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 :

E.A : No objections
highways : C/A (lee)
Woodley T.C : No objection

Planning Issues :

1.5

Application Number: F/2001/5417

Appraisal :

The proposed development is for a single storey rear extension to form a new kitchen + conversion of the existing garage to a utility room + store. It is also proposed to reposition the fence/wall out towards the boundary. The extension would have a pitched roof to mirror that of the existing garage + would be 4.6m long by 3m wide + would project beyond the existing rear building line by 900mm. It is not considered that the proposed extension would have any impact upon the neighbouring properties or the streetscene; as it is a corner plot set well away from the neighbouring properties + it is designed to be in keeping with the existing house.

It is proposed to reposition the fence/wall out by 1.3m to within 300mm of the boundary. It is considered that this repositioning would have a significant impact on the streetscene as the property is on a corner plot of a cul-de-sac and the existing verge has an amenity value.

Revised plans have been submitted with the fence remaining in the existing position except in one area parallel to the rear of the proposed extension, where it is proposed to be move out by 0.6m. The fence would extend no further out than the existing fence, but would be squared off instead of curving in so quickly. This would allow access to the side door of the extension + would have no impact on the streetscene as the fence would be no further out than existing.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2001/5417
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
3	C122	R122	
4	C150	R150	
	Informative		NO2 - '01/377/SA' '08/04/02' 'The existing side boundary largely retained as existing'.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: UBE1, UBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: UOS3, UBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

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

Date: 10/4/02

RECORD OF SITE VISIT

SITE ADDRESS: 14 Sunderland Close Woodley Reading.

APPLICATION NUMBER: F/2001/5417

OFFICER: Helen Pollock

DATE OF SITE VISIT: 12/02/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes to side wall ~~No - but had been.~~

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

2 storey house with single attached garage - open plan to front.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map - courner plot.

5. SITE CONSTRAINTS

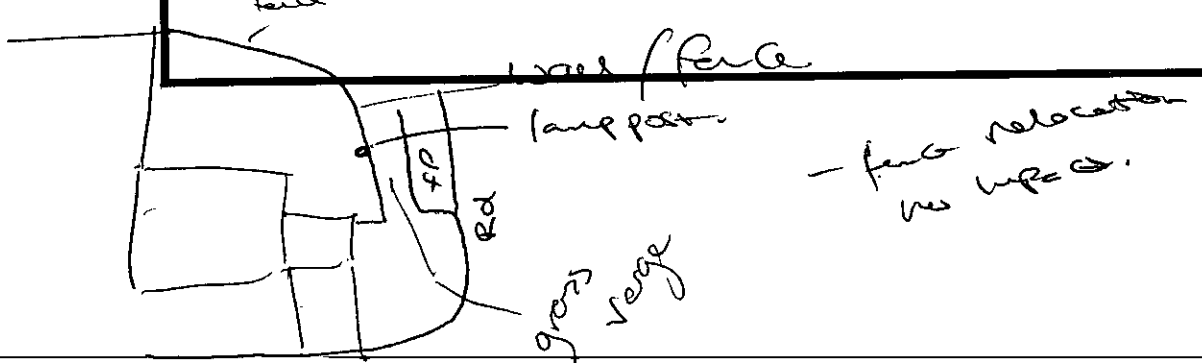
TREES N/A

ACCESS/PARKING TO STandard (1 garage 1/2 dw driveway)

LEVELS N/A

BOUNDARY TREATMENT

OTHERS 2m fence/wall



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 SERVICES	INPT 549917
POL	TLS
DC HP	ENF
APP	
CS	
08 APR 2002	
COPIES TO	ACK:
	FILE:

Miss H. Pollock,
Planning Officer
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your Ref; F/2001/5417
My Ref; RP/377

5 April 2002

Dear Miss Pollock,

Re; Planning application no. F/2001/5417for
single storey side/rear extension, conversion of existing garage, provision of parking space and new walling/fencing at
14, Sunderland Close, Woodley, Berkshire, RG5 4XR.

Enclosed herewith, are 6 copies of amended drawings nos. 01/377/5A & 6A showing revisions to the walling/fencing.

You will see that only the smallest adjustment has been made to the existing fence/wall line. It is understood that you do not have a problem with the proposed extension, only the more major re-alignment of the fencing. In support of the minor adjustment to the line of the existing fencing shown on the above mentioned drawings, I would suggest that the kitchen door is in the safest place as children would otherwise have to pass through the kitchen work area if the door were located in the rear wall. It is also unsafe for children and pets, etc. to go into the street to gain access the back garden.

I hope you can now see your way clear to determining this application satisfactorily.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. P. Hendy.

REGISTERED NO. 2284491

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

Miss H. Pollock,
Planning Officer
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

(54610 FAX)

PLANNING SERVICES	HPT 54628
POL	TLS
DC RP	ENF
CS	
26 MAR 2002	
COPIES TO	ACK:
	FILE:

Your Ref; F/2001/5417
My Ref; RP/377

FAX AND POST

25 March 2002

Dear Miss Pollock,

Re; Planning application no. F/2001/5417 for
single storey side/rear extension, conversion of existing garage, provision of parking space and new walling/fencing at
14, Sunderland Close, Woodley, Berkshire, RG5 4XR.

Thank you for your telephone call last Friday informing me of the reason for the delay in determining this application. It is understood that the side extension is considered approvable but that the relocation of the fencing is not.

I have contacted my clients with what I believe is a reasonable a compromise. Really it is the minimum required to retain the side access to the rear garden and space for their dustbins.

Enclosed is a copy of my sketch proposals for the side access upon which I would appreciate your comments before submitting it for appendage to the application.

I look forward to hearing from you shortly.

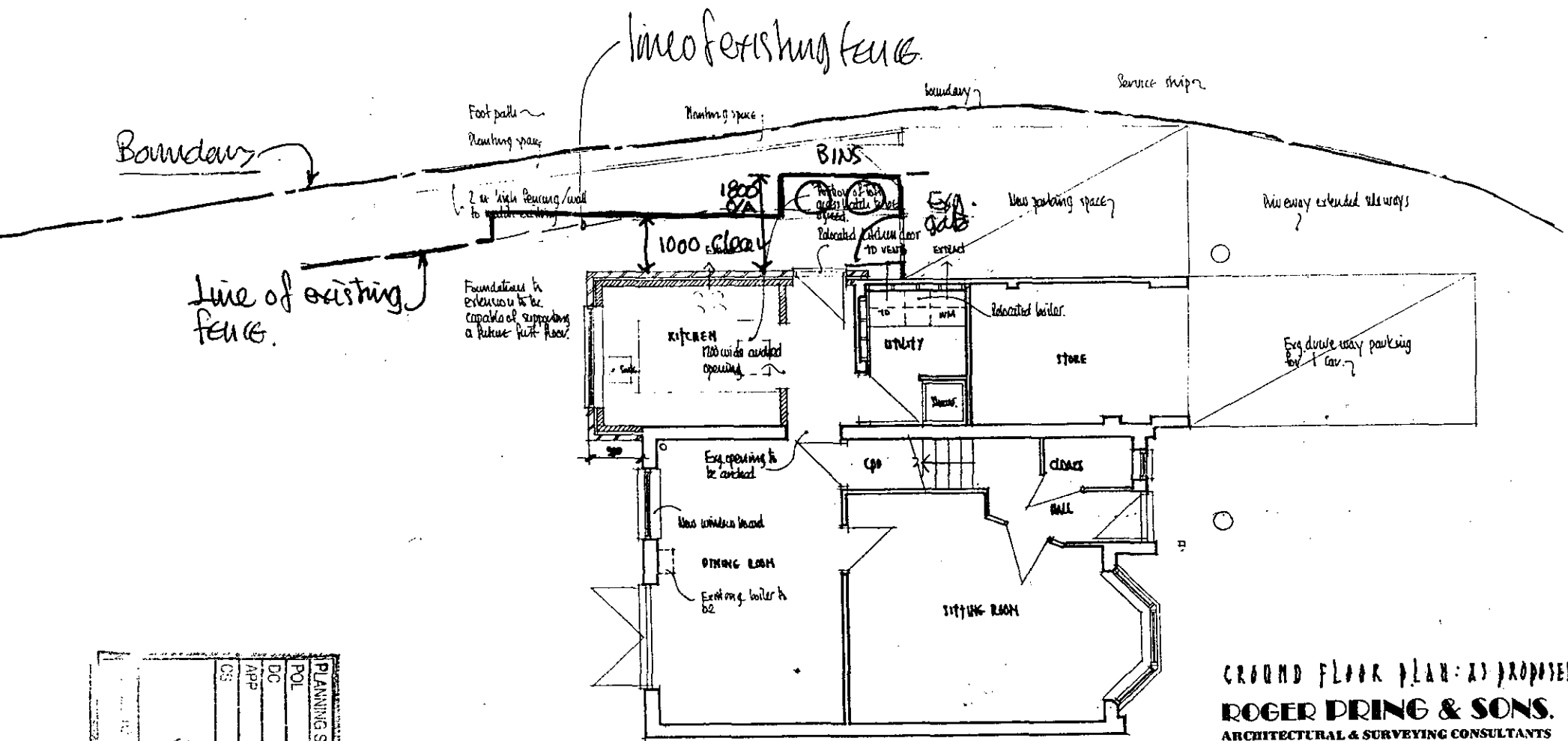
Yours faithfully,

Roger Pring.

Unacceptable
5/4 RP.

C/C Mr. & Mrs. P. Hendy.

REGISTERED NO. 2284491



PLANNING SERVICES | HPT

POL	TLS
DC	ENF
APP	
CS	

26 MAR 2002

GROUND FLOOR PLAN : AS PROPOSED.

ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 5290

DRG. NO. 01/377/5 SCALE 1:50 . DATE NOV. 01

Revisions:

14, SUNDERLAND CLOSE, WOODLEY, BERKSHIRE, RG5 4XR

1:100

TW

PLANNING SERVICES	HPT
POL	TWB
DC HP	ENF
APP	
CS	5427

15 MAR 2002

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS

REPLY BY
29 MAR 2002

Hellen Pollock,
Development Control officer,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref. F/2001/5417
My Ref. RP/377

14 March 2002

Dear Ms. Pollock,

Re; Planning application no.F/2001/5417 for
single storey side/rear extension, conversion of existing garage and provision of parking space at
14, Sunderland Close, Woodley, Berkshire, RG5 4XR.

Some 15 weeks has now passed since the above application was registered and, apart from the notification of registration, I have heard nothing despite my letter of the 20/02/02 (copy attached) to which I am still awaiting your response.

Yours sincerely,

Roger Pring.

C/C Mr. & Mrs. P. Hendy.
C/C Mr. T. Watson, Development Control Manager, Wokingham District Council.

REGISTERED NO. 2284491

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS

Hellen Pollock,
Development Control officer,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref. F/2001/5417
My Ref. RP/377

20 February 2002

Dear Ms. Pollock,

Re; Planning application no.F/2001/5417 for
single storey side/rear extension, conversion of existing garage and provision of parking space at
14, Sunderland Close, Woodley, Berkshire, RG5 4XR.

I note from the 'Acknowledgment of Receipt of Planning Application' that the 8 week determination period for the above application ended on the 24 January 2002. Could you please ring me to let me know what is causing the delay.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. P. Hendy.

REGISTERED NO. 2284491

FROM: Helen Pollock

DATE: 07 December 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5417

Proposal: Proposed single storey side/rear extension to dwelling, conversion of part of garage to utility room, relocation of side boundary fence..

Site Address: 14, Sunderland Close, Woodley, Reading.

Applicant: Mr & Mrs P Hendy C/O Roger Pring & Sons.

Your observations are required in respect of this application by .

PLANNING SERVICES	HPT
POL	TLS
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11 JAN 2002	
COPIES TO:	ACK
	FILE

The committee asked that the use of the garage should be ancillary to the domestic use of the dwelling.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 07 December 2001

Application Number: F/2001/5417

Proposal: Proposed single storey side/rear extension to dwelling, conversion of part of garage to utility room, relocation of side boundary fence.

Parish: WOODLEY TOWN

Site Address:
14, Sunderland Close, Woodley, Reading.

Applicant:
Mr & Mrs P Hendy C/O Roger Pring & Sons.

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).

C122, R122.

Signed: _____ **Print name:** AC 12/12/01

Date: 20 December 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5417

Location: 14, Sunderland Close, Woodley, Reading.

Proposal: Proposed single storey side/rear extension to dwelling, conversion of part of garage to utility room, relocation of side boundary fence.

Applicant: Mr & Mrs P Hendy C/O Roger Pring & Sons.

Case Officer: Helen Pollock

The new plans show the following: The proposed walling/fencing. Drawing no 01/377/07.

Comments are required by 30/12/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

No adverse comments.

21/12/01

ENVIRONMENT AGENCY

Our Ref : SP/2001/004993-1/1
Your Ref : F/2001/~~5392~~ 5417

Date : 03 January 2002

PLANNING SERVICES	HPT 5/4499
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DC RK	ENF
APP	
CS	
07 JAN 2002	
COPIES TO:	ACK.
	FILE:

HP.

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

Dear Sir/Madam

SINGLE STOREY SIDE/REAR EXTENSION TO DWELLING, CONVERSION OF PART OF GARAGE TO UTILITY ROOM, RELOCATION OF SIDE BOUNDARY FENCE - 14 SUNDERLAND CLOSE, WOODLEY

Thank you for your letter dated 7 December 2001, received on 10 December 2001. Please quote the following reference in any correspondence: SU77SE/18/54. The Environment Agency has the following comments:

Advice to Planning Authority

Waste Licensing:

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

Distance from site	**Landfill name**
230m	Sandford Farm

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

Advice to Applicant

Surface water from any hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

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

Yours faithfully



SARAH PAXMAN
Development Planning Officer

CC: Rodger Pring & Son

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

Date: 20 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5417

Location: 14, Sunderland Close, Woodley, Reading.

Proposal: Proposed single storey side/rear extension to dwelling, conversion of part of garage to utility room, relocation of side boundary fence.

Applicant: Mr & Mrs P Hendy C/O Roger Pring & Sons.

Case Officer: Helen Pollock

The new plans show the following: The proposed walling/fencing. Drawing no 01/377/07.

Comments are required by 30/12/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. f/2007/5417 (Planaps) / (Ludhouse) Date Rec. 7/12/07

Location: 14 Sunderland Cl

Parish Woodley

Applicant: Mr/s Hendy

Description of attached plans Additional plan showing the proposed railing/fencing.

Drawing No's: 01/377/07

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☑
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 20.12.05.

Yellow - Part One Copy
Green - Officer's Copy

ROGER PRING & SONS

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

PLANNING SERVICES	HPT 50877
POL	TLS
DC	ENF
APP	
CS	
DEC 2001	
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	FILE:

ARCHITECTURAL & SURVEYING CONSULTANTS

Miss H. Pollock,
Planning Officer
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your Ref; F/2001/5417
My Ref; RP/377

ADDITIONAL PLAN

5417 - 1

11 December 2001

Dear Miss Pollock,

Re; Planning application no. F/2001/5417for
single storey side/rear extension, conversion of existing garage, provision of parking space and new walling/fencing at
14, Sunderland Close, Woodley, Berkshire, RG5 4XR.

Enclosed herewith, are 6 copies of my new drawing no. 01/377/07 showing the proposed walling/fencing as requested.

Regarding your request to show parking spaces I would point out that these are already shown on drawing no. 01/377/05. If the photocopies of this drawing submitted with the application documents are of poor quality, please let me know and I will forward a further 6 copies to you.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. P. Hendy.

REGISTERED NO. 2284491

Received by Wokingham District Council

Application No: F/2001/5417

Proposal:
Proposed single storey side/rear extension to dwelling, conversion of part of garage to utility room, relocation of side boundary fence.

Location:
14, Sunderland 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/2001/5417 to enable the library staff to locate the correct information.

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

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

Head Planning and Transportation

07 December 2001

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

Tel: 0118 974 6480

Date: **07 December 2001**

My ref: F/2001/5417

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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

Dear Councillor

Application Number: F/2001/5417
14, Sunderland Close, Woodley, Reading.
Proposed single storey side/rear extension to dwelling, conversion of part of garage to utility room, relocation of side boundary fence.

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5417**
14, Sunderland Close, Woodley, Reading.
Proposed single storey side/rear extension to dwelling, conversion of part of garage to utility room, relocation of side boundary fence.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 NOV 2001
Officer: HP	Application No. F/2001/5417

Map No. ..... Site ...0.03....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE/REAR EXTENSION TO DWELLING, CONVERSION OF PART OF GARAGE TO UTILITY ROOM, RELOCATION OF SIDE BOUNDARY FENCE

Location: 14 SUNDERLAND CLOSE

Parish: WOODLEY Ward: Loddon

Applicant: MR/MRS HENDY

Fee (1) 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	elevation of fence/wall	request with SW	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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 - GARAGE/PARKING SPACES - CHANGES/ENCROACHMENT TO KERB? .....

EXTERNAL CONSULTATIONS

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

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.....

.....

.....

.....

.....

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

29.NOV.2001* 5417

28 November 2001

Dear Sirs/Madam,

Re; Planning application for
single storey side/rear extension, conversion of existing garage and provision of parking space at
14, Sunderland Close, Woodley, Berkshire, RG5 4XR.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/377/01 to 06 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

If there are any issues you would like to discuss to ensure a favourable outcome from my clients point of view, please give me a call.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. P. Hendy.

REGISTERED NO. 2284491

1764

ADDRESS 14 Sunderland Close PARISH Woodley

PLOT No. 83 302 Woodley Airfield ORD. SHEET No. SU 77 B 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
27298	Bryant	Det. House & Garage	13.5.87	CIA
BRA 2880	"	"	27.5.87	App

DATE OF COMPLETION

MINISTRY DECISION

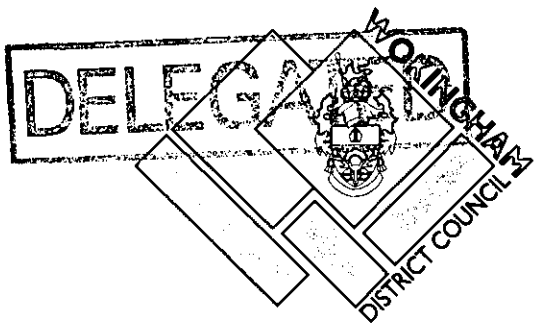
SPECIAL ORDERS Pa. Enq - S/St. Ext - 19.5.97

DRAINAGE

Environmental Services

For office use only.
Application number: 29.NOV.2001* 5417

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 Address and postcode Phone number	MR & MRS P HENDY 14 SUNDERLAND CLOSE WOODLEY BERKSHIRE RG5 4XR 0118 969 9862
	Agent's Name Address and postcode Phone number	ROGER PRIN G & SONS 278 NINE MILE RIDE, FINCHAMPSTEAD WOKINGHAM, BERKSHIRE RG40 3NT 0118 973 3502
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.	14 SUNDERLAND CLOSE WOODLEY BERKSHIRE RG5 4XR
4	Give brief details of the proposal for example, two storey side extension. About the application	PART GARAGE CONVERSION SINGLE STOREY SIDE/REAR EXTENSION & PROVISION OF PARKING SPACE TO SIDE
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.	BEIGE BRICKS & RED TILES TO MATCH EXISTING FASCIAS & SOFFITS 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

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 0
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

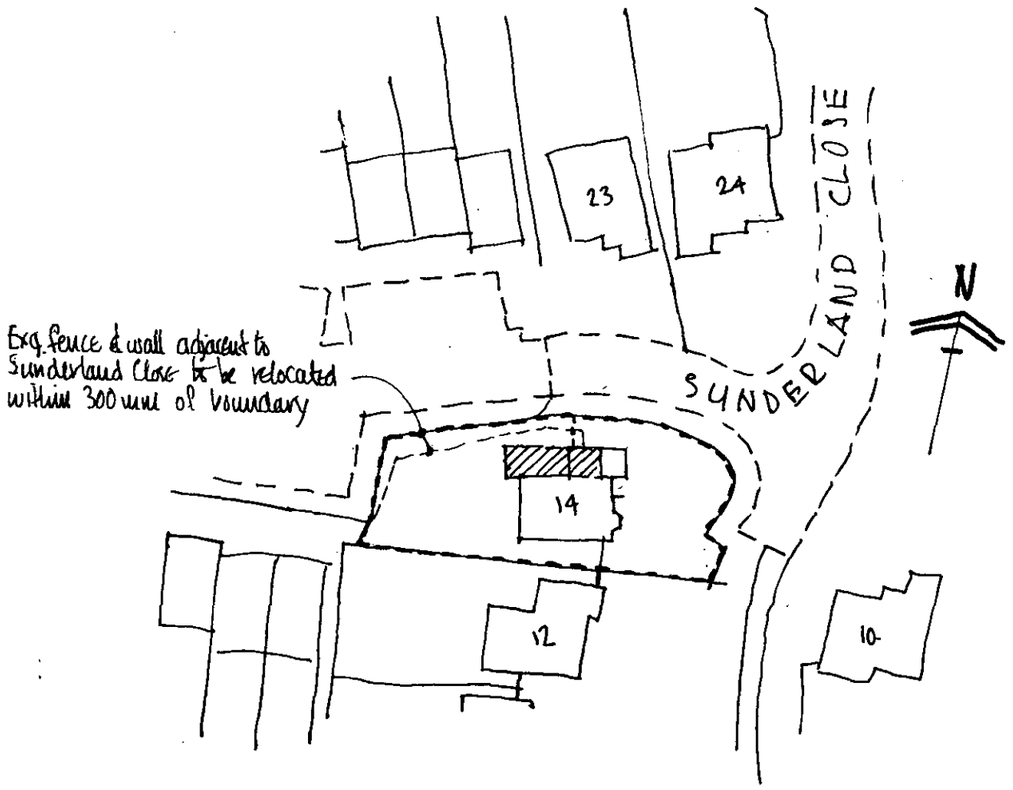
None of the land forms part of an agricultural holding.

Your signature: [signature]

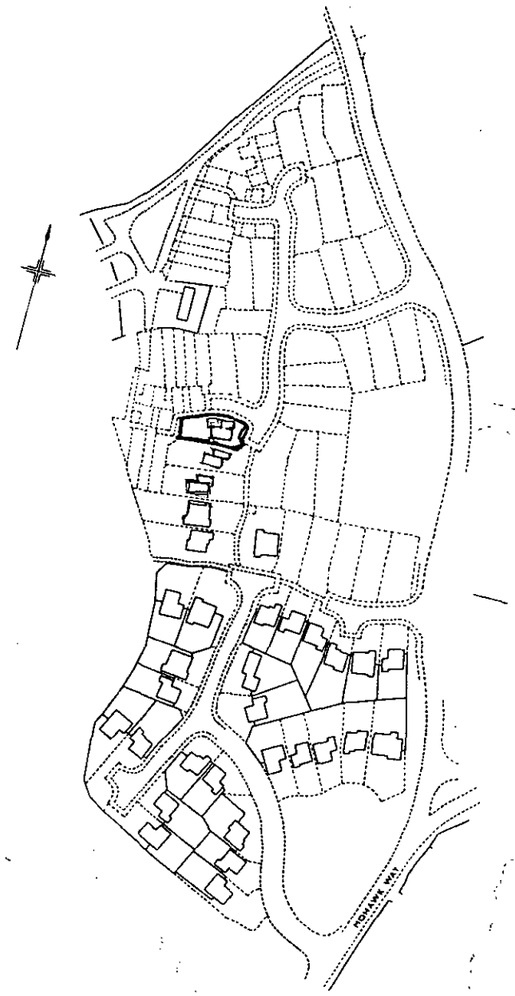
on behalf of MR & MRS. P. HENDY

Date 28/11/01

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



BLOCK PLAN 1:500



LOCATION PLAN 1:2500

29.NOV.2001* 5417

DELEGATED

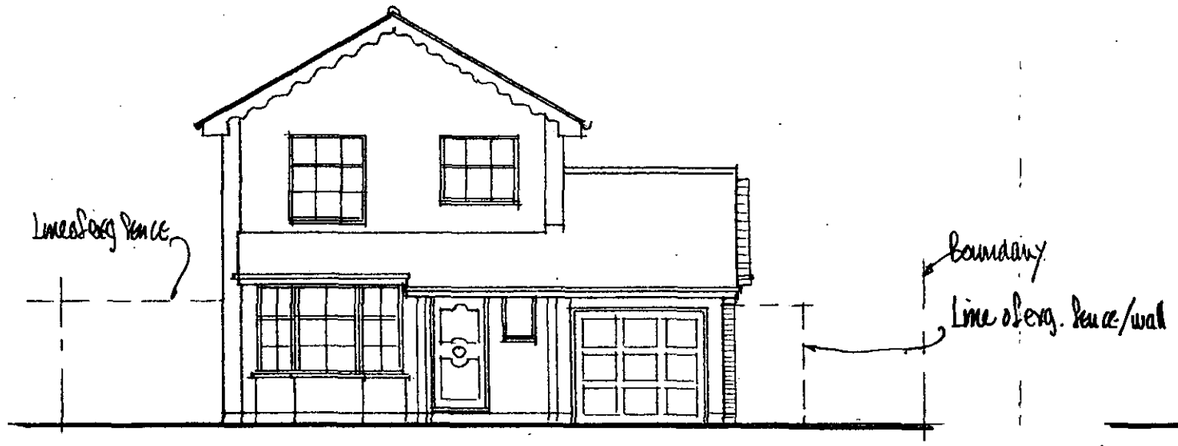
14, SUNDERLAND CLOSE, WOODLEY, BERKSHIRE, RG5 4XR

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

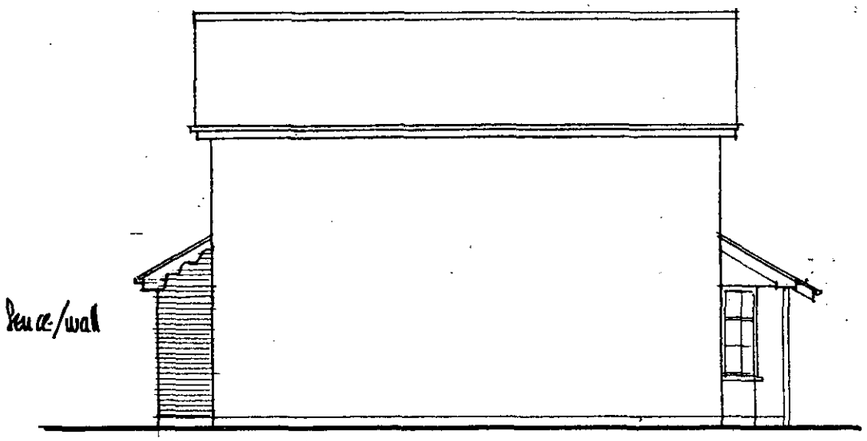
DRG. NO. 01/377/1 SCALE. AS SHOWN DATE 19/11/01.

Revisions;

d 1/5/02



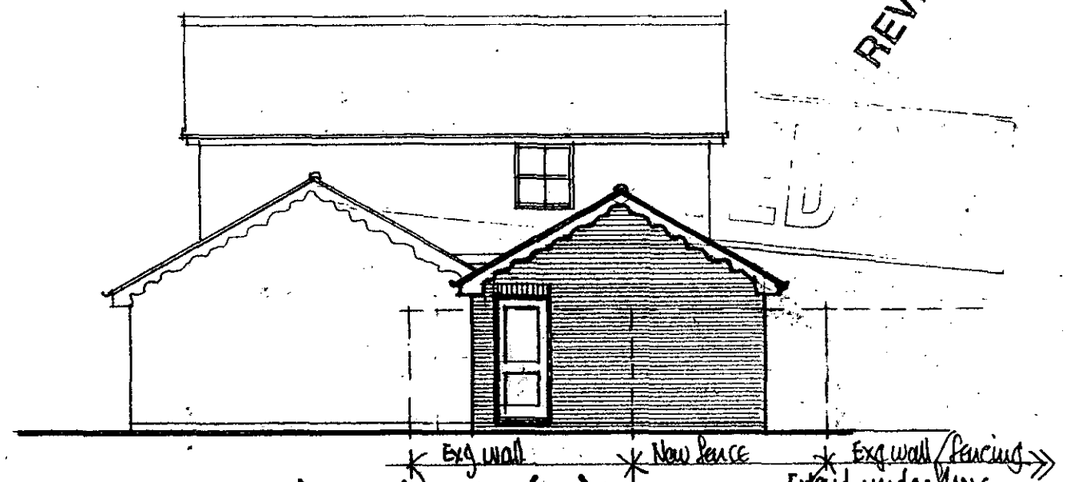
FRONT ELEVATION (E)



SIDE ELEVATION (S)



REAR ELEVATION (W)



SIDE ELEVATION (N)

REVISED PLAN

08 APR 2002

14, SUNDERLAND CLOSE, WOODLEY, BERKSHIRE, RG5 4XR

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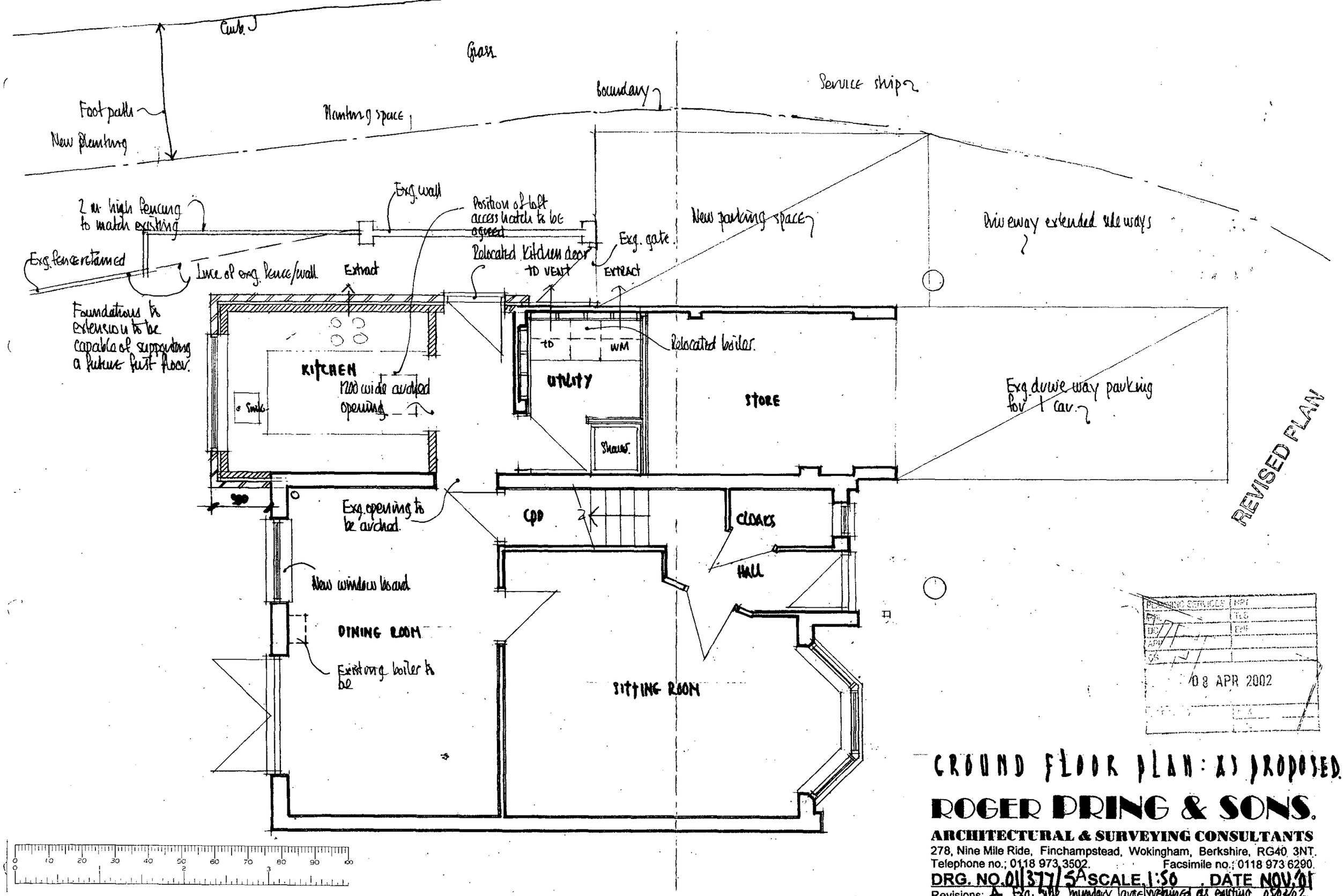
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO. 01/377/06A SCALE. 1:100 . DATE 21/11/01.
Revisions; A. Fencing to N&E Elevations amended 5/04/02



GROUND FLOOR PLAN: AS PROPOSED.

ROGER PRING & SONS.

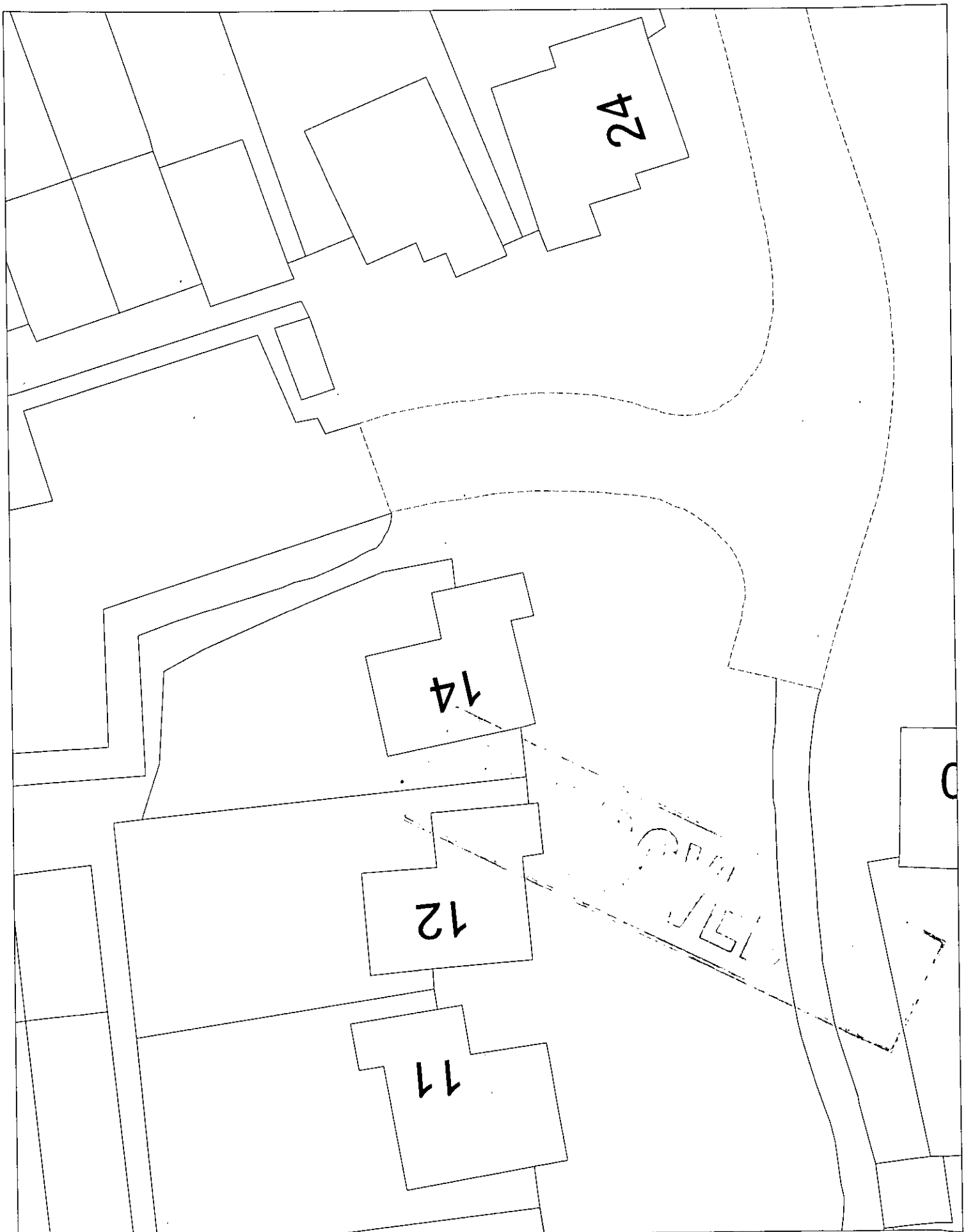
ARCHITECTURAL & SURVEYING CONSULTANTS

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

DRG. NO. 01/377/5A SCALE 1:50 . DATE NOV.'01

Revisions; A. Exg. side boundary largely retained as existing. 05/04/02.

14, SUNDERLAND CLOSE, WOODLEY, BERKSHIRE, RG5 4XR



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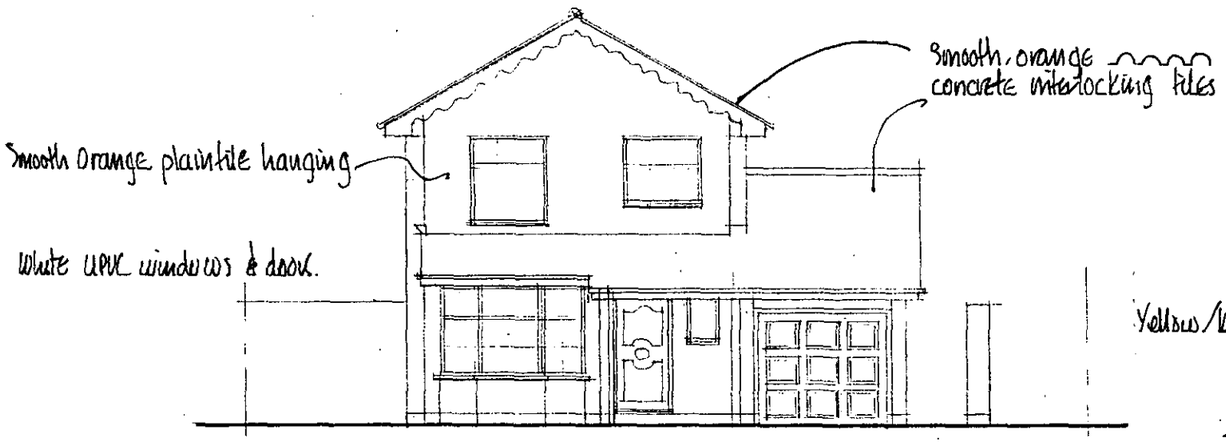
Development Control Section, Environmental Services, Wokingham District Council.
10 April 2002

Scale: 1 : 250

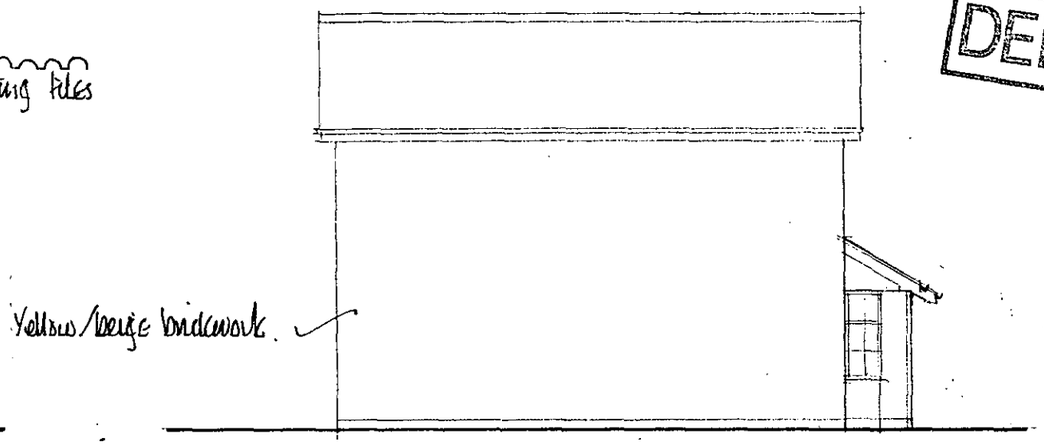
N
W E
S

29.NOV.2001* 5417

DELEGATED



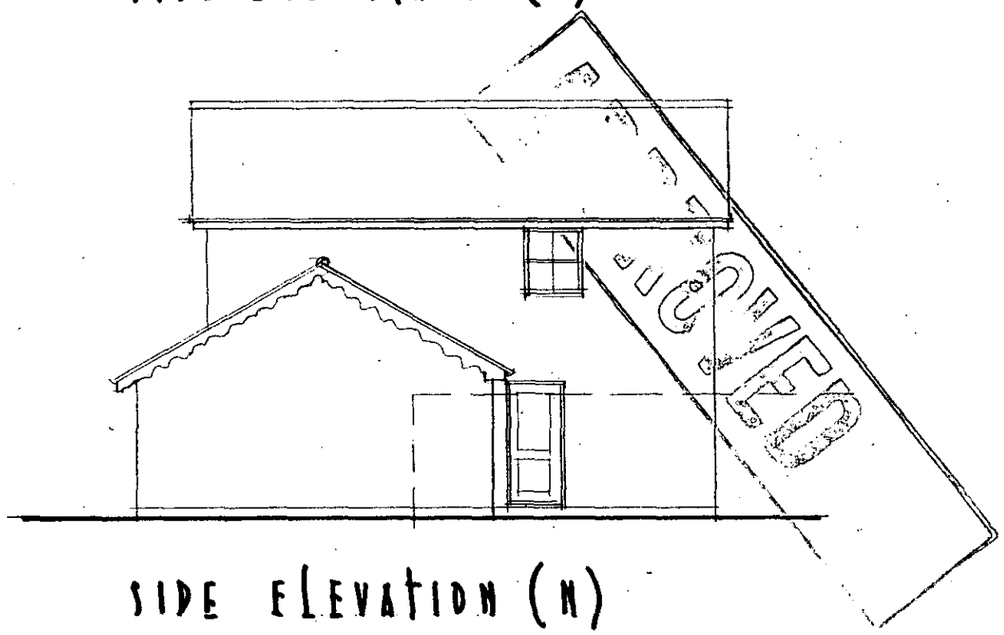
FRONT ELEVATION (E)



SIDE ELEVATION (S)



REAR ELEVATION (W)



SIDE ELEVATION (N)

ELEVATIONS : AS EXISTING.

14, SUNDERLAND CLOSE, WOODLEY, BERKSHIRE, RG5 4XR

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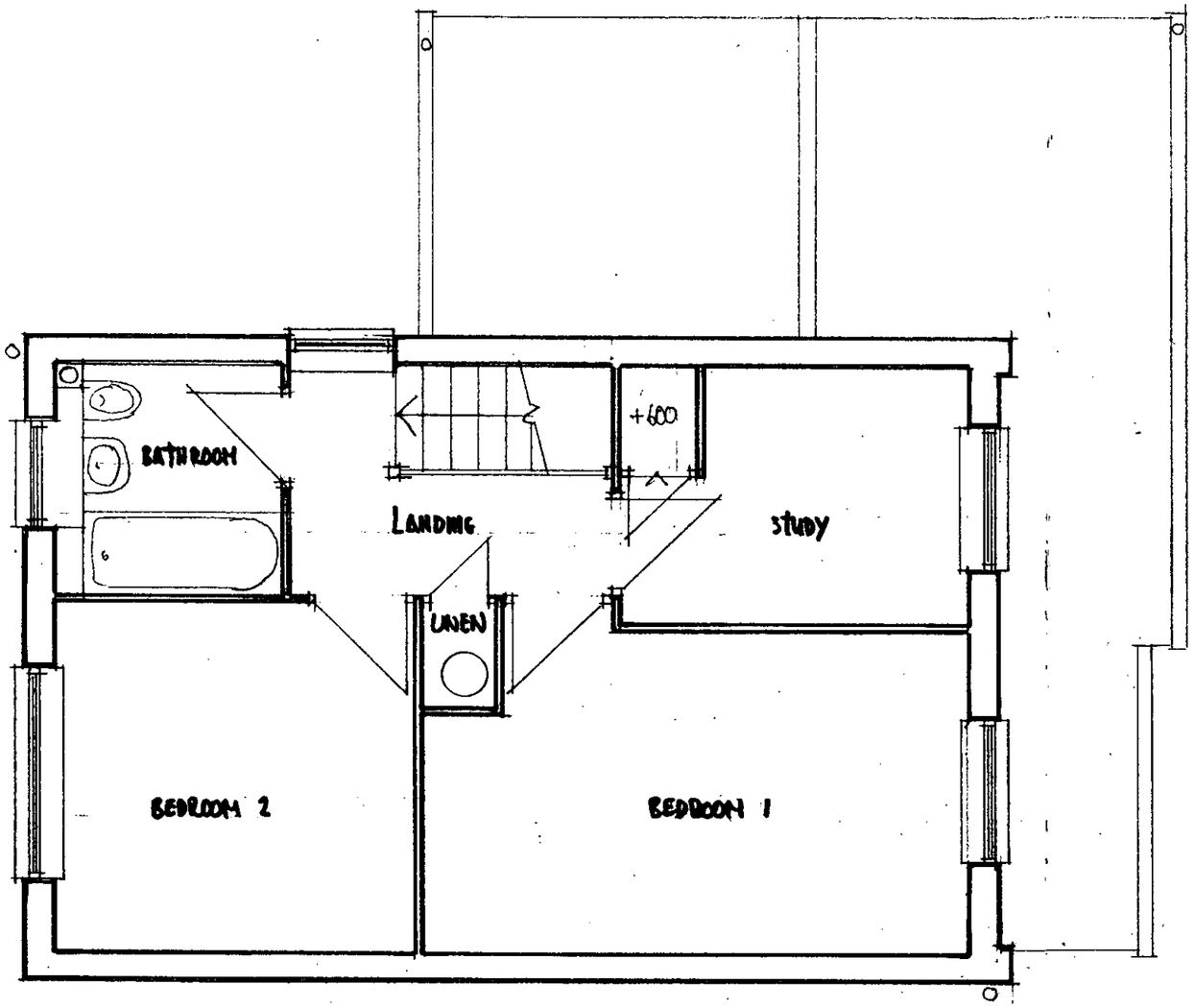
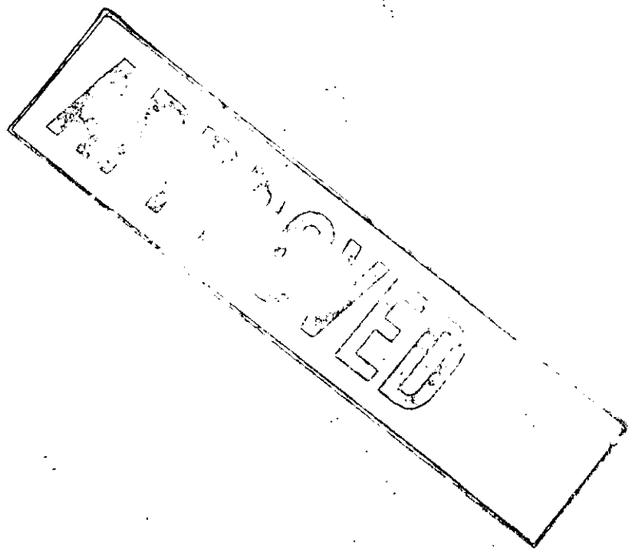
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO. 01137/4 SCALE. 1:100 . DATE NOV. '01

Revisions;

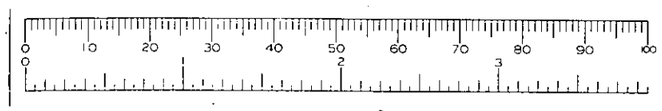


FIRST FLOOR PLAN : AS EXISTING. 1:50



DELEGATED

29.NOV.2001* 5417



14, SUNDERLAND CLOSE, WOODLEY, BERKSHIRE, RG5 4XR

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DRG. NO. 01/377/3 SCALE. As shown DATE NOV.'01
Revisions;.....

Lamp post

Back edge of footpath

Boundary

Boundary

Walls & fencing inside boundary

RE

1.4

gas.

RWP

GARAGE.

RWP

GARDEN

CPD

LB

CLOAKS

WC

Hot water

Bulkhead

Sink

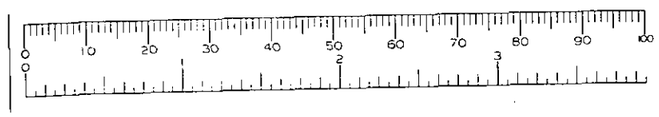
HALL WAY

KITCHEN / BREAKFAST

SITTING ROOM

RE

RWP



Boundary fence

DELEGATED 29.NOV.2001* 5417

GROUND FLOOR PLAN : AS EXISTING.

14, SUNDERLAND CLOSE, WOODLEY, BERKSHIRE, RG5 4XR.

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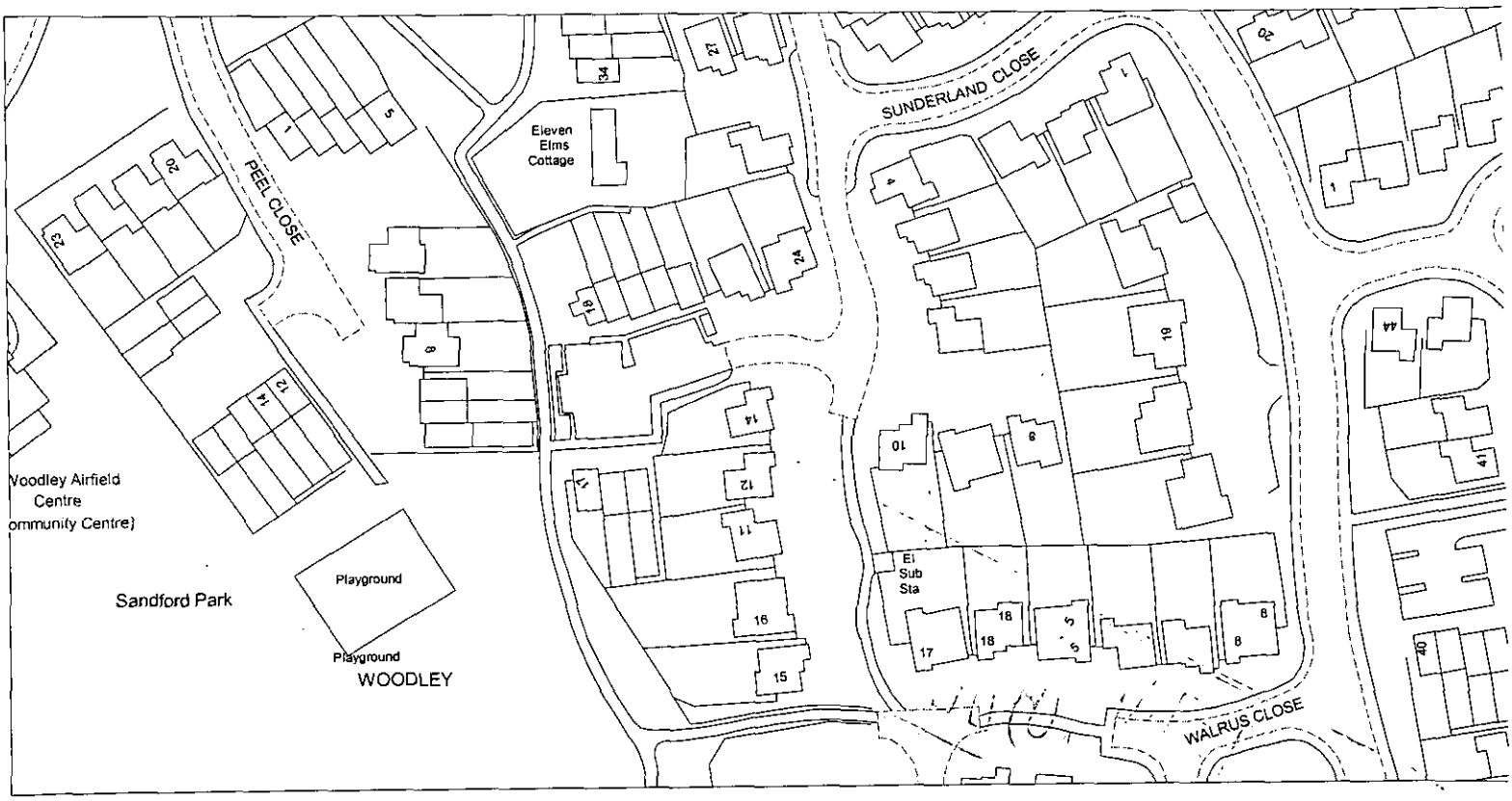
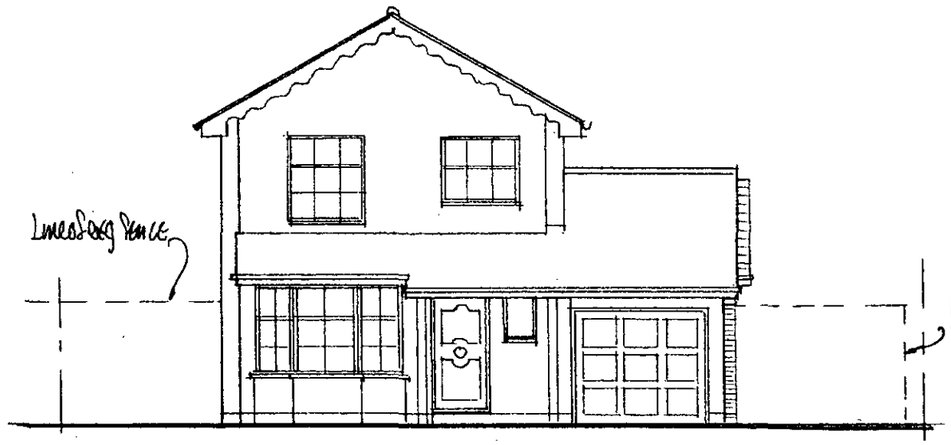
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.

Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

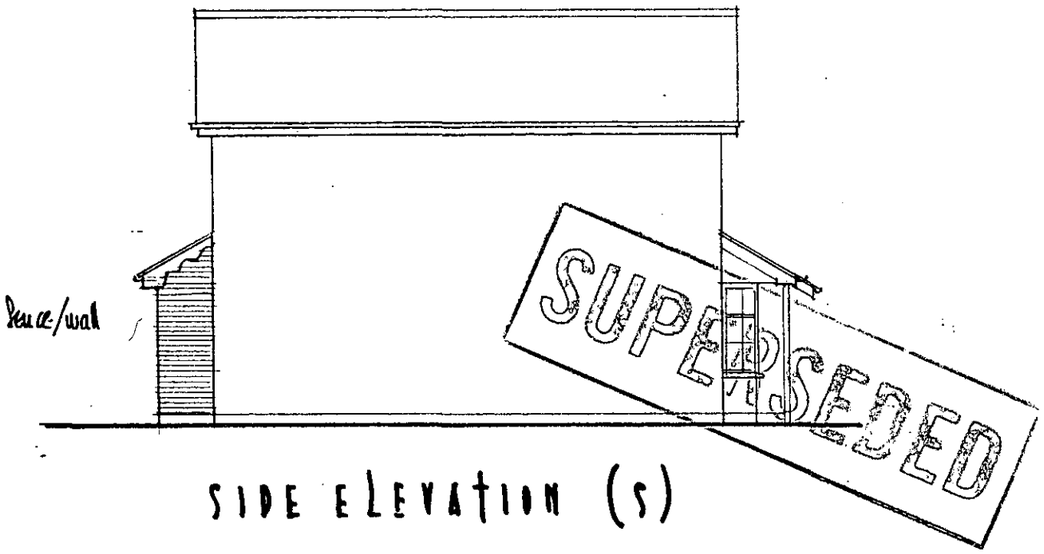
DRG. NO.: 01/377/2 .SCALE.: 1:50 . DATE: NOV. '01

Revisions:


PEEL CLOSE
Eleven Elms Cottage
SUNDERLAND CLOSE
Voodley Airfield
Centre
ommunity Centre)
Sandford Park
Playground
Playground
WOODLEY
El Sub Sta
WALRUS CLOSE



FRONT ELEVATION (E)

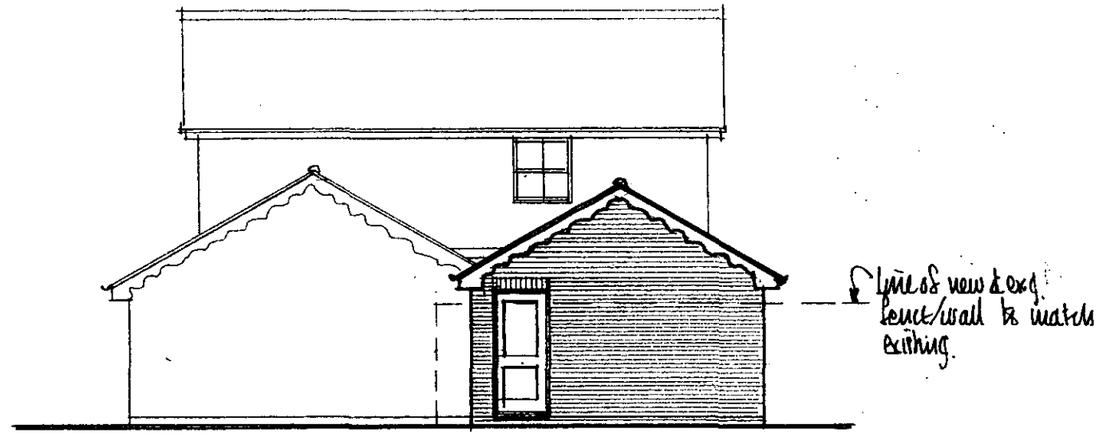


SIDE ELEVATION (S)



REAR ELEVATION (W)

Roof tiles & brickwork to match existing

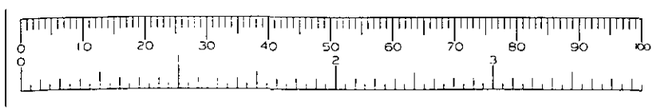


SIDE ELEVATION (N)

Extend under floor ventilators.

DELEGATED 29.NOV.2001* 5417

14, SUNDERLAND CLOSE, WOODLEY, BERKSHIRE, RG5 4XR



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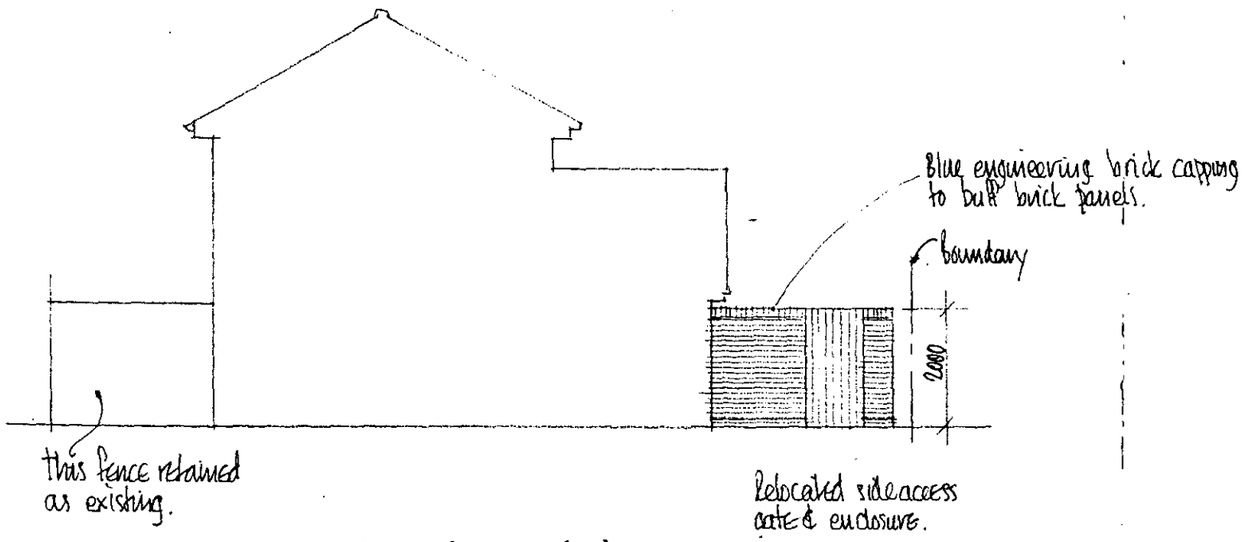
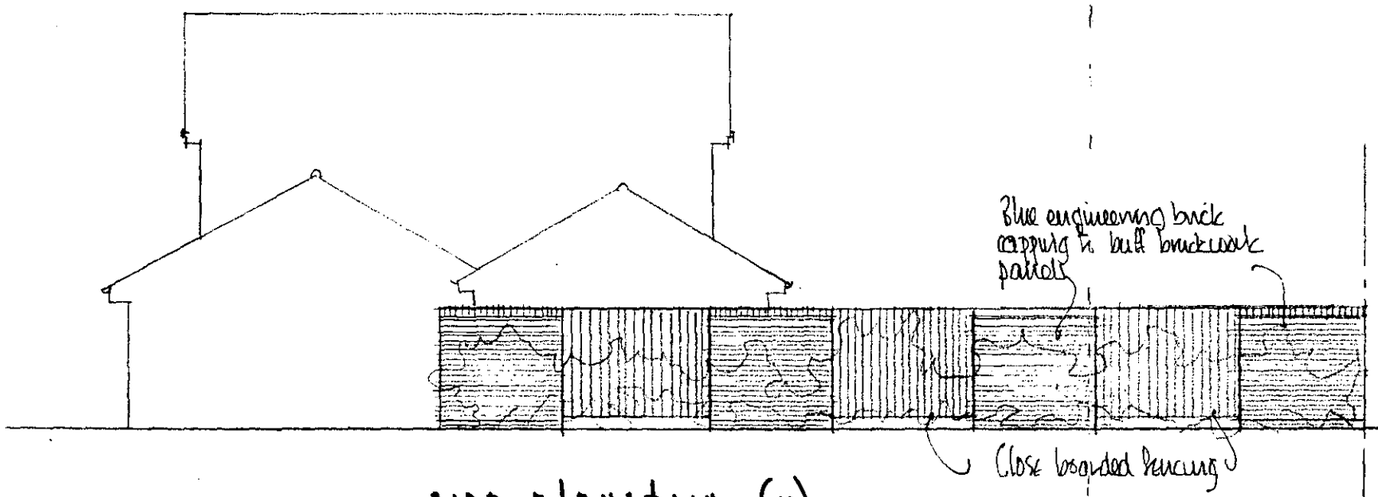
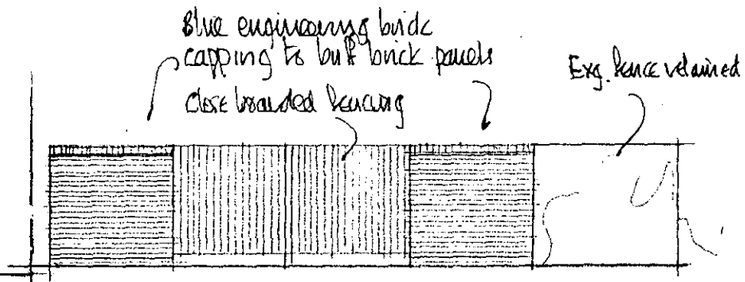
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO. 01/377/06 SCALE. 1:100 . DATE 21/11/01.
Revisions;.....



FRONT ELEVATION (E)



SIDE ELEVATION (N)



REAR ELEVATION.

PLANNING SERVICES
POL
13 DEC 2001
COPIES TO:
ACK:
FILE:

ADDITIONAL PLAN
5417

SUPERSEDED

FENCING ELEVATIONS

14, SUNDERLAND CLOSE, WOODLEY, BERKSHIRE, RG5 4XR.

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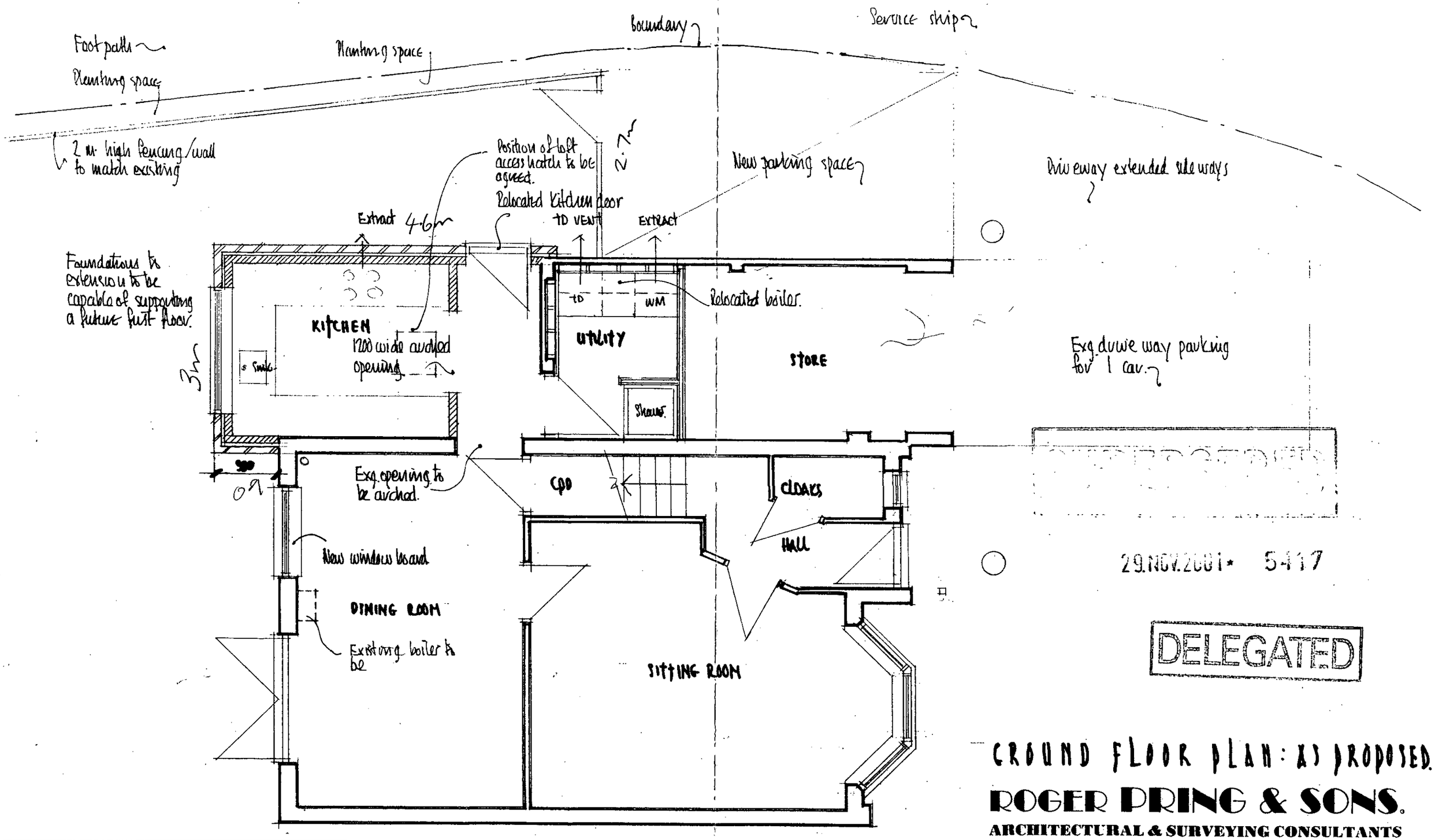
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride. Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO. 01/577/07 SCALE. 1:100 . DATE 11/12/01
Revisions:



29.NOV.2001* 5417

DELEGATED

GROUND FLOOR PLAN: AS PROPOSED.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO. 01/377/5 SCALE. 1:50 . DATE NOV.'01

Revisions;

14, SUNDERLAND CLOSE, WOODLEY, BERKSHIRE, RG5 4XR