SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2001/3213

LOCATION:
16 Scott Close, Woodley Reading.

APPLICANT:
Mr A Hickmott C/O Mr J Lauri

PROPOSAL:
Proposed two storey side extension and single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **18/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/03/2001

CASE OFFICER: **George Allpress**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Hickmott
C/O Mr J Lauri
81 Mays Lane
Earley
Berkshire
RG6 1JX

Application Number: F/2001/3213

Parish: **WOODLEY**

Location: **16, Scott Close, Woodley, Reading.**

Proposal: **Proposed two storey side extension and single storey rear extension to form conservatory.**

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) no additional windows or similar openings shall be constructed in the first floor side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/03/2001

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.

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

Tel: 0118 974 6442

Date: **25 January 2001**

My ref: F/2001/3213

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/2001/3213
16, Scott Close, Woodley, Reading.
Proposed two storey side extension and single storey rear extension to form conservatory.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3213**
16, Scott Close, Woodley, Reading.
Proposed two storey side extension and single storey rear extension to form conservatory.

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

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: 0118 974 6442

Date: **25 January 2001**

My ref: F/2001/3213

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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/2001/3213
16, Scott Close, Woodley, Reading.
Proposed two storey side extension and single storey rear extension to form conservatory.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3213**
16, Scott Close, Woodley, Reading.
Proposed two storey side extension and single storey rear extension to form conservatory.

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

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6442

Date: **25 January 2001**

My ref: F/2001/3213

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2001/3213
16, Scott Close, Woodley, Reading.
Proposed two storey side extension and single storey rear extension to form conservatory.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3213**
16, Scott Close, Woodley, Reading.
Proposed two storey side extension and single storey rear extension to form conservatory.

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

Signed: _____ Date: _____
Councillor Clacey

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

Received by Wokingham District Council

Application No: F/2001/3213

Proposal:
Proposed two storey side extension and single storey rear extension to form conservatory.

Location:
16, Scott 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2001. 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 normally be possible for an individual reply 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

25 January 2001

John
This may be a 2nd copy ?
I'd ack. his letter dated 1/3/01
that you recvd 6/3/01.

Sandra

PLANNING SERVICES | HPT 40841
POL | TLS
DC JRM | ENF
APP |
CS |
08 MAR 2001
COPIES TO: GA | ACK: | TLS:

Reply Req

16 Scott Close,
Woodley,
Berkshire,
RG5 4UP.

Tel: 0118 9440813

1st March, 2001.

Mr. J. Mitchell,
Development Control Manager,
Planning Services,
Wokingham District Council,
PO Box 157,
Shute End, Wokingham,
Berkshire RG10 1WR.

Dear Mr. Mitchell,

Re: Application No. F/2001/3213 – 16 Scott Close, Woodley.

Thank you for taking the time yesterday to discuss the above planning application relating to a proposed two-storey side extension being dealt with by Mr. George Allpress. As I discussed yesterday, I am informed by my agent, Mr. J. Lauri, that the application is not deemed suitable unless the extension is stepped back from the existing building line.

Whilst I understand the reasons you outlined for this requirement, I would be grateful if you might consider the following information prior to making a final decision in this case:

The property is a detached dwelling which is located, along with one other detached house, on a private drive off the main thoroughfare. When viewed from any direction, the 2 houses are clearly standing separate from the remainder of the other houses in Scott Close and face in a different direction from all properties. To extend no.16 in the manner proposed will not therefore, in my view, create the illusion of any form of "terrace" effect – the 2 houses clearly stand "alone" and extending either one of them would not I would suggest be altering the visual appearance of the road generally.

No 1 Scott Close, located immediately across the road from my own property, was previously an identical property to my own and has been extended in exactly the manner proposed by myself - without the requirement of the extension being stepped back. No. 1 is the first of at least 11 houses located in a line along the north side of Scott Close. In my view any requirement to extend my own property in a way different to No. 1 would create an unusual and inappropriate visual appearance to Scott Close generally. To require my own extension to be stepped back in a manner unlike that required by no.1 would clearly be an inconsistent requirement and I would be unable to understand how and why a requirement for one property would not apply to another, notwithstanding the fact that No.1 was extended in the past.

In order to look at the degree of consistency of this requirement, I have looked at all the properties in the immediate area (Scott Close, Comet Way, Mitchell Way and Dowding Close) that have been extended at ground and first floor level. Of the 18 such extensions, 15 of them have been constructed with the extension built flush with

the original building line, i.e. in the manner that I desire to do with my own house. I have included a list of these properties below for your perusal.

I hope that you will look favourably at my original application. If you are unable to give consent to the application in its current form, I would be grateful if you might provide some detail as to the reasons with particular reference to the same requirement not being required of No. 1 Scott Close and of the other properties listed below. I would also be grateful if you might forward the necessary documentation for appealing to the DETR as it will be my intention to exercise this appeal should the application not receive consent.

I will of course be more than happy to meet you or Mr. Allpress on site to discuss further.

I look forward to hearing from you,

Yours sincerely,



Andrew Hickmott.

The following properties have been extended in the manner desired by myself:

Tiger Close: No.'s 2,19, 41.

Comet Way: No.'s 23,45,59, 64 (59's extension actually protrudes forward from the original building line).

Mitchell Way: No.'s 4,17, 39.

Dowding Close: No.'s 6,18,22,24.

Scott Close: No 1.

PLANNING SERVICES | HPT 40691
POL | TLS
DC | PE
APP
CS
COPIES TO: CA | ACK 6/3/01 | FILE

16 Scott Close,
Woodley,
Berkshire,
RG5 4UP.

Tel: 0118 9440813

1st March, 2001.

Mr. J. Mitchell,
Development Control Manager
Planning Services,
Wokingham District Council,
PO Box 157,
Shute End, Wokingham,
Berkshire RG10 1WR.

Dear Mr. Mitchell,

Re: Application No. F/2001/3213 – 16 Scott Close, Woodley.

Thank you for taking the time yesterday to discuss the above planning application relating to a proposed two-storey side extension being dealt with by Mr. George Allpress. As I discussed yesterday, I am informed by my agent, Mr. J. Lauri, that the application is not deemed suitable unless the extension is stepped back from the existing building line.

Whilst I understand the reasons you outlined for this requirement, I would be grateful if you might consider the following information prior to making a final decision in this case:

The property is a detached dwelling which is located, along with one other detached house, on a private drive off the main thoroughfare. When viewed from any direction, the 2 houses are clearly standing separate from the remainder of the other houses in Scott Close and face in a different direction from all properties. To extend no.16 in the manner proposed will not therefore, in my view, create the illusion of any form of "terrace" effect – the 2 houses clearly stand "alone" and extending either one of them would not I would suggest be altering the visual appearance of the road generally.

No 1 Scott Close, located immediately across the road from my own property, was previously an identical property to my own and has been extended in exactly the manner proposed by myself - without the requirement of the extension being stepped back. No. 1 is the first of at least 11 houses located in a line along the north side of Scott Close. In my view any requirement to extend my own property in a way different to No. 1 would create an unusual and inappropriate visual appearance to Scott Close generally. To require my own extension to be stepped back in a manner unlike that required by no.1 would clearly be an inconsistent requirement and I would be unable to understand how and why a requirement for one property would not apply to another, notwithstanding the fact that No.1 was extended in the past.

In order to look at the degree of consistency of this requirement, I have looked at all the properties in the immediate area (Scott Close, Comet Way, Mitchell Way and Dowding Close) that have been extended at ground and first floor level. Of the 18 such extensions, 15 of them have been constructed with the extension built flush with

the original building line, i.e. in the manner that I desire to do with my own house. I have included a list of these properties below for your perusal.

I hope that you will look favourably at my original application. If you are unable to give consent to the application in its current form, I would be grateful if you might provide some detail as to the reasons with particular reference to the same requirement not being required of No. 1 Scott Close and of the other properties listed below. I would also be grateful if you might forward the necessary documentation for appealing to the DETR as it will be my intention to exercise this appeal should the application not receive consent.

I will of course be more than happy to meet you or Mr. Allpress on site to discuss further.

I look forward to hearing from you,

Yours sincerely,

Andrew Hickmott.

The following properties have been extended in the manner desired by myself:

Tiger Close: No.'s 2,19, 41.

Comet Way: No.'s 23,45,59, 64 (59's extension actually protrudes forward from the original building line).

Mitchell Way: No.'s 4,17, 39.

Dowding Close: No.'s 6,18,22,24.

Scott Close: No 1.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 6 March 2001
My ref. JRM/SB/F/2001/3213
Your ref.

A0691

Mr A Hickmott
16 Scott Close
WOODLEY
Berkshire
RG5 4UP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Hickmott

PLANNING APPLICATION F/2001/3213 - 16 SCOTT CLOSE, WOODLEY

Thank you for your letter of 1 March 2001 regarding the above which is receiving attention.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

Michael

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3213	GA
BUILDING CONTROL NUMBER	FP2001/1496	Nick
~~APPLICANT~~/AGENT	Mr J. Lauri	
ADDRESS OF SITE	16 Scott Close WOODLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext. front porch ext & s/s rear conservatory.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 19/1/01	
ELEVATIONS	— " —	
FLOOR PLANS	— " —	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/3/01	

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: George Allpress

Application Number: F/2001/3213

Applicant: Mr A Hickmott C/O Mr J Lauri

Location: 16 Scott Close, Woodley, Reading.

Proposal: Proposed two storey side extension and single storey rear extension to form conservatory.

Site Notice Displayed? :	YES	NO	DATE
	✓Yes		**02/02/01**

Date of Neighbour Notifications: 25/01/01

Date of Site Visit: 08/02/01

Date Registered: 18/01/2001

Earliest Date for Decision: 18/02/2001

Latest Consultation Date/Site Notice Expiry Date: 18/02/2001
23/02/01 (GA)

This application will have expired on: 15/03/2001. 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:

Highways - recommend approval subject to appropriate conditions.

Woodley Town Council - The Committee made no comment on this application but particularly asked that any neighbours' comments be taken into account.

At the time of writing no further comment have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and parking.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6 and the Wokingham District Local Plan Deposit Draft 1997 Policy WBE1, WBE2 and WT6.

Application Number: F/2001/3213

Appraisal:

The application property is a modern, detached, two storey single family house which is situated on the south side of Scott Close and accessed by private drive which serves this and the adjacent no.17 to the south.

The houses on the estate are fairly uniformly designed. There is a mixture of detached and semi-detached dwellings. In the immediate vicinity of the application premises detached houses dominate and are interspersed with semi-detached pairs. Scott Close is an attractive residential setting, where the variation in housing types, the landscaping and spaces between buildings all combine as elements in the overall pleasant appearance of the location.

The application proposes a two storey side extension over the site of the existing side garage, on the south side of the property and a conservatory at the rear.

The proposed conservatory would be on the opposite side of the dwelling to that with the adjacent house, and is sufficiently away from the boundary to have no impact on the neighbour in terms of amenity. Little impact to the street scene would result.

The two storey side extension shows no subservience between the existing and proposed. However, the property is a detached dwelling. A gap between this and the neighbour would be maintained, and the application proposal follows the form of recent extensions to similar detached dwellings in this location.

Neighbour amenity is not considered at issue. The extensions are proposed within the envelope of the front and rear building lines of this and the adjacent house so no overbearing impact ought to result.

No.17 has no flank windows, so no loss of light would result. No flank windows are proposed so no overlooking from flank would result.

Highway raise no objection considering the parking layout acceptable. The application is therefore considered to comply with Policy LT6 and WT6, which seek the provision of appropriately located car parking in accordance with the Council's adopted standards.

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

Application Number: F/2001/3213
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the first floor side elevations of the extension....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy LBE2 and LT5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

John Mitchell
12/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 16 Scott Close, Woodley, Reading.

APPLICATION NUMBER: F/2001/3213

OFFICER: George Allpress

DATE OF SITE VISIT: 08/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement of modern two storey detached and semi-detached houses.

3. DESCRIPTION OF SITE/BUILDING Two storey detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.17 to the south. No other dwellings within immediate vicinity of the proposed extensions.

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extensions.
ACCESS/PARKING	Single garage plus driveway parking for one cars.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing elsewhere.
OTHERS	None

1327

WOKINGHAM DISTRICT COUNCIL

To George

Date 27/2 Time 11.15

WHILE YOU WERE OUT

Name mr Hickmott

Of

9440813

Phone No. 07740 868573 Ext.

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

MESSAGE f/2007/3213 - 16 Scott Cl.

would like to discuss the possibilities

with you.

i) left message on mobile
[illegible] with central
[illegible]

ii) left message with colleague
on Carlton 1/3 - 10.45

Signed Helen P.T.O C.A.

Noon 5/3 - 11:20 - Phoned Mr Hiebert and discussed the cited several other examples - agreed to re-visit

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 25 January 2001

Application Number: F/2001/3213

Proposal: Proposed two storey side extension and single storey rear extension to form conservatory.

Parish: WOODLEY TOWN

Site Address:
16, Scott Close, Woodley, Reading.

Applicant:
Mr A Hickmott C/O Mr J Lauri.

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.

George.
Have phoned the agent to advise him of these conditions and what it means.
Adam 15/2/01

Signed: _____ **Print name:** Adam Coggins 15/02/01

GA

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2001/3213 relates.

Address of site 16 SCOTT CLOSE, WOODLEY

BERKS RG5 4UF

Signed

Date 2/2/02.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

5 FEB

Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

FROM: George Allpress

DATE: 25 January 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	39719
POL	
DC	
CS	
COPIES TO:	

Application Number: F/2001/3213

Proposal: Proposed two storey side extension and single storey rear extension to form conservatory..

Site Address: 16, Scott Close, Woodley, Reading.

Applicant: Mr A Hickmott C/O Mr J Lauri.

Your observations are required in respect of this application **by 18/02/2001** .

The committee made no comment on this application but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 7.02.01

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 JAN 2001
Officer: GA	Application No. F/2001/3213

Map No. 42 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY.

Location: 16 SCOTT CLOSE

Parish: WOODLEY Ward: Loddon 25.01.01 JB

Applicant: MR A. HICKMOTT

Fee Received 95.00 Required ..... Additional ..... Refund .....
Bank Chq B/Control.

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			
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 : 25-01-01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre apps

NEIGHBOURS:

Site notice and see map

ADDRESS 16 SCOTT CLOSE PARISH WOODLEY

PLOT No. 154 Area 2B+2C Woodley Airfield ORD. SHEET No. H2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	Bryant	bet. hse. + gar.	31.3.83	N/A c/A
BR 20606	"	"	12.7.83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 18. JAN. 2001 * 3213

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR A HICKMOTT
	Address	16 SCOTT CLOSE
	and postcode	WOODLEY BERKS
		RG5 - 4UP
	Phone number	0118 9440813
2	Agent's Name	MR. J. LAURI
	Address	81 MAYS LANE
	and postcode	EARLEY BERKS
		RG6 - 1JX
	Phone number	0118 9665790
3	Site	16 SCOTT CLOSE
	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.	WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION (SIDE) PORCH & CONSERVATORY
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.	BROWN BRICK TO MATCH EXISTING DARK BROWN ROOF TILE TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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

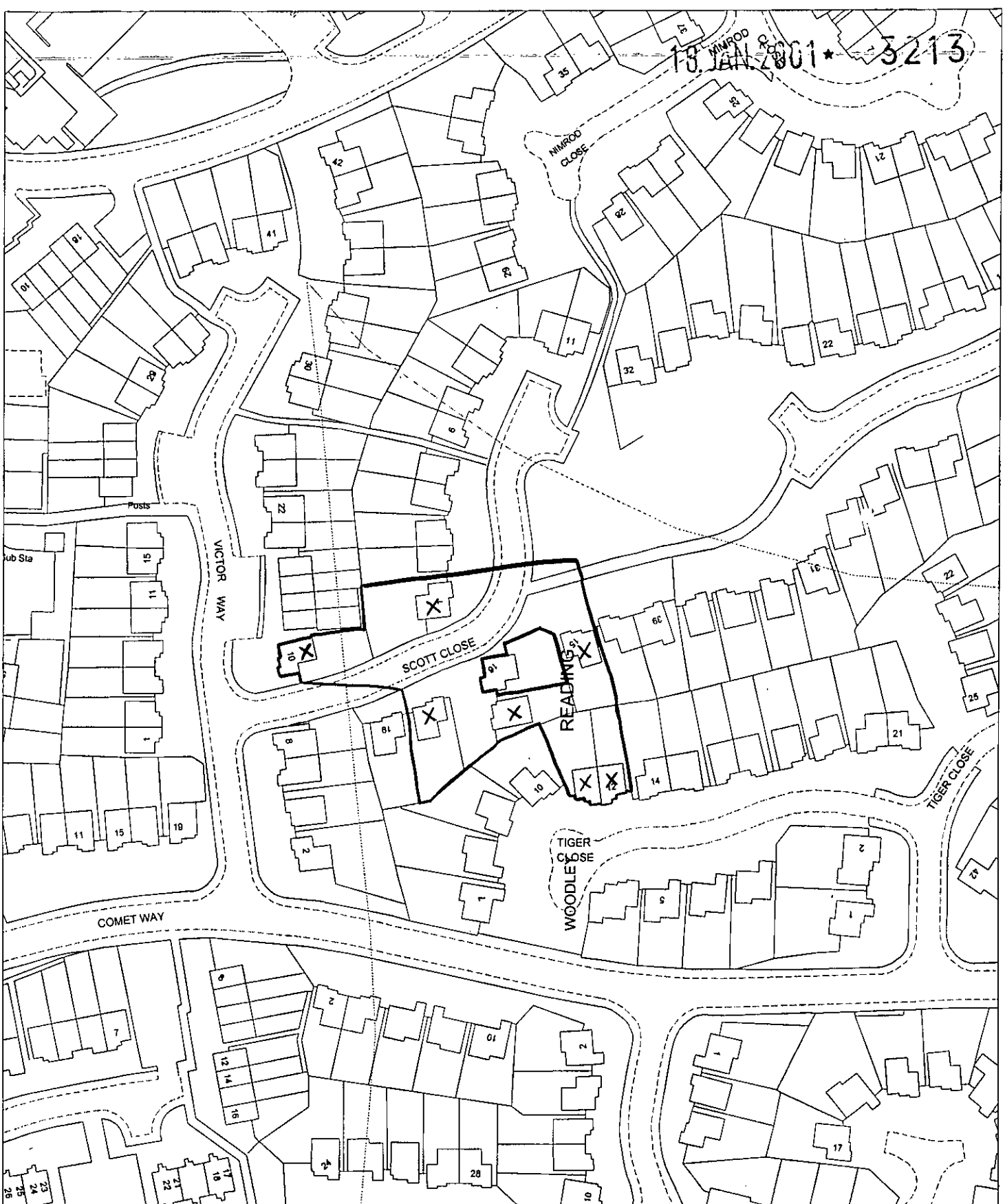
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR A. HICKMOTT

Date 13 JAN 2004

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

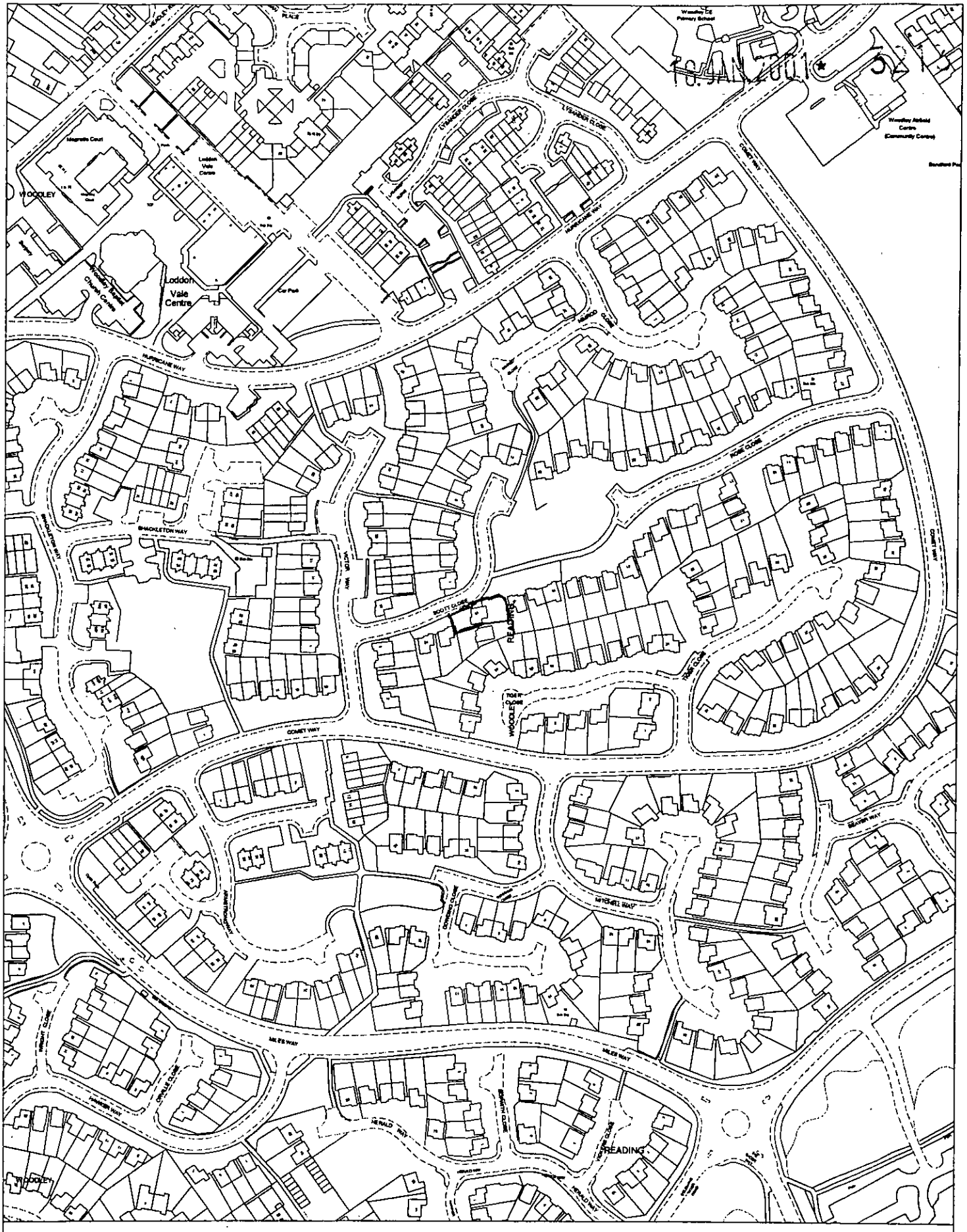


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

22 January 2001 Scale: 1 : 1250

N
W E
S



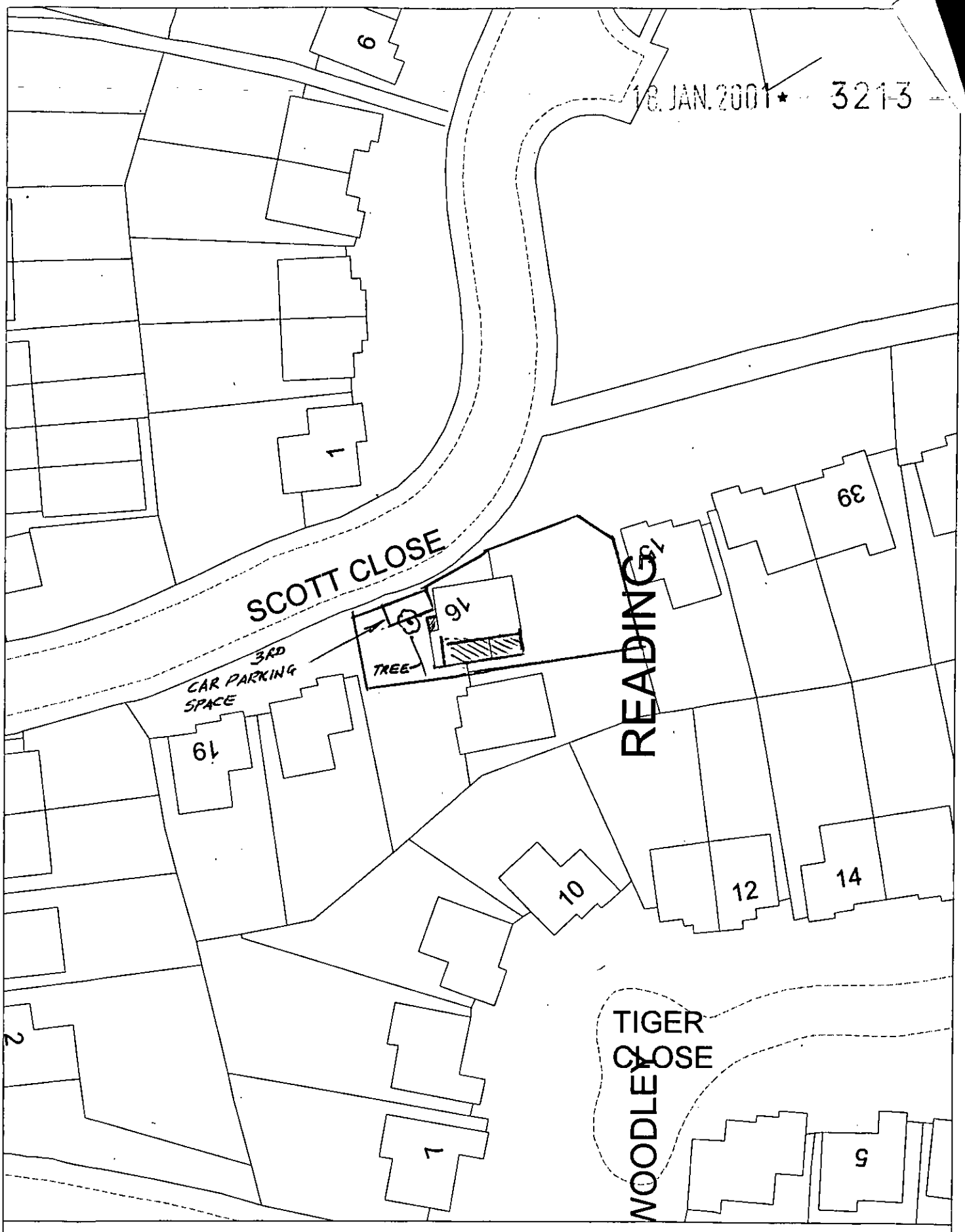
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 15 January 2001

N
W E
S



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 15 January 2001

N W E S