SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0436

LOCATION:
44 Ravensbourne Drive, Woodley Reading.

APPLICANT:
Mr & Mrs Higgs C/O John R Hall

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

EARLIEST DATE FOR DECISION: **25/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Higgs
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
READING
Berkshire RG7 1AX

Application Number: F/2000/0436

Parish: **WOODLEY**

Location: **44 Ravensbourne Drive, Woodley, Reading**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension**

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 external works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the first floor level of the extension.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 22 March 2000

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.

Application Number F/2000/0436
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Louvres.
3	SC08	SR05	First floor level [illegible] of the extension.

RECORD OF SITE VISIT

WOKINGHAM DISTRICT COUNCIL

SITE ADDRESS: 44 Ravensbourne Drive Woodley Reading.

APPLICATION NUMBER: F/2000/0436

OFFICER: Nicola Lake

DATE OF SITE VISIT: 17.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~[illegible]~~ YES - on post front of site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/S Semi Detached dwelling with existing flat roof garage to the side of the dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES There are 2 1st floor side facing windows. No 46 has 2 rear facing 1st floor windows. The proposal is in line at the front but is set down and has garden of 46 to the side. Former windows to front and rear - Good rear distance. There is an existing single storey rear ext on the back of the garage area. Good rear distance. No 42 has no rear ext.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 6ft wooden fence - @ 3 ft wooden trellis at the rear.

OTHERS

. Tel: (0118) 974 6481

Date: 8 March 2000

My ref: F/2000/0436

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

CONFIDENTIAL

Councillor T Dredge
67 Welford Road
Woodley
RG5 4QS

Dear Councillor

Application Number: F/2000/0436
44 , Ravensbourne Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20 March 2000

Yours faithfully

Chris Wheeler

Head of ~~Planning~~ and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0436**
44 , Ravensbourne Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Dredge

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

. Tel: (0118) 974 6481

Date: 8 March 2000

My ref: F/2000/0436

CONFIDENTIAL

Councillor L Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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
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Reason for Transfer:

Signed: _____ Date: _____

Councillor L Ferris

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 8 march 2000

My ref: F/2000/0436

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

CONFIDENTIAL

Councillor T McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2000/0436
44 , Ravensbourne Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

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This form must be received no later than 20 march 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0436**
44 , Ravensbourne Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T McCann

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0436

Applicant : Mr & Mrs Higgs C/O John R Hall.

Location : 44 , Ravensbourne Drive, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓	X	17.2.2000
			25.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 17.2.2000

Date Registered : 24/01/2000

Earliest Date for Decision : 25/02/2000

Latest Consultation Date/Site Notice Expiry Date : 25/02/2000

Application Expiry Date: 20/03/2000

Consultation Responses :

Highways - No objections
Woodley - Neighbours concerns be considered
Letters - none.

Planning Issues :

Site Description, within the identified settlement.
1) Impact upon the neighbouring dwellings.
2) Impact upon the Street Scene.

Application Number: F/2000/0436

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for a two storey side extension with a single storey rear ext. The property is located on the end of a row of dwellings. To the one side is the adjoining dwelling No 42, to the opposite side is the rear garden of No 46 which is the corner property. There are no proposed side facing windows and the extension is set down from the ridge of the existing dwelling, with dormer windows to the front and rear and the distance to the rear of No 46 is 14 m.

As such, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the character and amenity of the street scene.

The proposed development will be in line with the front of the dwelling, but have a 1m set down in the ridge. There is no dwelling immediately to the east. The proposed development is in keeping with the character of the existing dwelling and the wider area. As such there will be no detrimental impact upon the street scene.

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

ADDRESS 44 RAVENSBOURNE DRIVE PARISH WOODLEY

PLOT No. ORD. SHEET No. 42 SU.1673

BUILDER Messrs. Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
430/50	Mr. W. J. Chaffey	use of land for excavation of Gravel	20.12.50	N/A Refu
667/52	"	Winning of Sand & Gravel	4.2.53	N/A. Refu
164/54	Mr. & Mrs. Pither	use of Land for excavation of Sand & Ballast	No decision	
188/54	Messrs. Cooper Estates Ltd	Outline	11.5.54	N/A. Cl
484/55	"	Semi/Det. House	5.8.55	App. App
BR16507	Mr R. Tigwell	Garage	10.4.81	app NA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4

DRAINAGE

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0436**

44 , Ravensbourne Drive, Woodley, Reading.

Proposed two storey side extension to dwelling and single storey rear extension.

Transfer: Yes ☐ No ☑

Reason for Transfer: NA

Signed: _____ Date: 17/3/2000

Councillor T Dredge

NB. It would be helpful for speedy decision making if you could respond even if you do not wish this application to be transferred.

PLANNING SERVICES	IP
POL	TLS
DC	ENF
APP	
CS	
20 MAR 2000	
COPIES TO:	ACK:
	FILE:



Site Plan, Scale: 1 to 1250

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

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Date: 27 January 2000

N
W E
S

F/2000/0436.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 01 February 2000

Application Number: F/2000/0436

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

Site Address:
44 , Ravensbourne Drive, Woodley, Reading.

Applicant:
Mr & Mrs Higgs C/O John R Hall.

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).

Signed: N.S. Trotter 11-2-00 **Print name:** N TROTTER

FROM: Nicola Lake

DATE: 01 February 2000

PLANNING SERVICES DEPT
RECEIVED
DC
APP
CS
COPIES TO:

Woodley Town Council Consultation Sheet

Application Number: F/2000/0436

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

Site Address: 44 , Ravensbourne Drive, Woodley, Reading.

Applicant: Mr & Mrs Higgs C/O John R Hall.

Your observations are required in respect of this application **by 25/02/2000** .

0436
The committee particularly asked that any neighbours' comments be taken into account for this application

SIGNED: _____ DATE: 10.2.00

CLERK TO Woodley Town Council

PLANNING SERVICES | RPT
POL | TLS
DC | CF
APP
CS
COPIES TO:

Plan No. F/2000/0428: Proposed single storey rear extension to dwelling, plus first floor side extension – 83 Beechwood Avenue
The committee particularly asked that any neighbours' comments were taken into account for this application.

Plan No. F/2000/0436: Proposed two storey side extension to dwelling and single storey rear extension – 44 Ravensbourne Drive
The committee particularly asked that any neighbours' comments were taken into account for this application.

Plan No. 99/70820 (Revised): Proposed single storey rear extension to industrial unit – Unit 15 Headley Road (rear of Farriers Close), for Hicks Developments Ltd.
The committee noted the revised plans showing proposed landscaping screening and fully supported the concerns and comments from neighbours in Farriers Close.

RESOLVED:

- to make no comments on the following plans:

Plan No. F/1999/0216: Proposed single storey front and rear extensions to dwelling, plus front and rear dormer extensions to form rooms in loft space

Plan No. F/1999/0223: Proposed first floor side extension to dwelling – 12 Mitchell Way

Plan No. F/1999/0237: Proposed single storey rear extension to dwelling – 79 Headley Road

Plan No. F/1999/0259: Proposed erection of brick wall entrance feature – land adjacent 27 Willowside

Plan No. F/2000/0291: Proposed single storey rear extension to dwelling – 5 Farman Close

Plan No. F/2000/0292: Proposed single storey rear extension to dwelling to form conservatory – 3 Ashwood

Plan No. F/2000/0303: Proposed loft conversion with rear dormer – 23 Rowan Drive

Plan No. F/2000/0307: Proposed retention of modular triple classroom block – The Bulmershe School, Chequers Way

WOKINGHAM D.C. DEVELOPMENT CONTROL

~~37,42~~

Start date: 24 JAN 2000	Map No. 42 Site 0.02
Officer: NL / Application No. F/2000/0486	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 44 RAVENSBOURNE DRIVE

Parish: WOODLEY Ward: CORONATION

1/2/00

Applicant: MR / MRS HIGGS

Fee Received 95-00 (12) 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			
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 : 1/2/00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... Sln + 4, 6, 48, 50 Ravensbourne Drive ✓ .....

ADDRESS 44 RAVENSBOURNE DRIVE PARISH WOODLEY

PLOT No. ORD. SHEET No. 42 SU.7673

BUILDER Messrs. Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
430/50	Mr. W. J. Chaffey	use of land for excavation of Gravel	20.12.50	N/A Refu
667/52	"	Winning of Sand & Gravel	4.2.53	N/A. Refu
164/54	Mr. & Mrs. Pither	use of Land for excavation of Sand & Ballast	No decision	
188/54	Messrs. Cooper Estates Ltd	Outline	11.5.54	N/A. Cl
484/55	"	Semi/Det. House	5.8.55	App. Ap
BR16507	Mr R. Tigwell	Garage	10.4.81	app NA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4

DRAINAGE

60

1305A

Environmental Services

For office use only.
Application number:

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. HIGGS. 44 RAVENSBOURNE DRIVE WOODLEY READING
2	Agent's Name Address and postcode Phone number	JOHN R. HALL SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX 0118 9882883
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.	44 RAVENSBOURNE DRIVE. WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSIONS
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK TO MATCH EXTG. INTERLOCKING TILE AS EXTG.
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

Please turn over

1305B

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

Date 18/1/2000.

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

60

1305A

Environmental Services

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Application number:

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1	Your name	MR & MRS P. HIGGS.
	Address and postcode	44 RAVENSBOURNE DRIVE WOODLEY READING
	Phone number	
2	Agent's Name	JOHN R. HALL
	Address and postcode	SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX
	Phone number	0118 9882883
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3544 Crystal Mark
Clarity approved by

Please turn over

1305B

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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. Higgs.

Date 18/1/2000.

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

Received by Wokingham District Council

Application No: F/2000/0436

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

Location:
44 , Ravensbourne Drive, 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/02/2000. 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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0436	NL
BUILDING CONTROL NUMBER.	RG 2001/0025	NLK
APPLICANT/AGENT	Mr Higgs	
ADDRESS OF SITE	44 Ravensbourne Drive Woodley	
DESCRIPTION OF PROPOSED WORK	2 storey side + S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1586	PBC/1586
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/2/01	

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

COMMENCED ON SITE	22/1/01 from letter on file-BC
NO PLANNING DECISION	
NO PLANNING APPLICATION	