APPLICATION NO:
F/2000/0502

LOCATION:
13 Munro Avenue, Woodley Reading.

APPLICANT:
Mr & Mrs H Harris

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **05/03/2000**

APPLICATION EXPIRY DATE: **31/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs H Harris
13 Munro Avenue
Woodley
READING
Berkshire
RG5 3QY

Application Number: F/2000/0502

Parish: **WOODLEY**

Location: **13 Munro Avenue, Woodley, Reading**

Proposal: **Proposed single storey rear extension to dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 29 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0502	NB
BUILDING CONTROL NUMBER.	FP2000/0225	Paul
APPLICANT/~~AGENT~~	M + Mrs Harris	
ADDRESS OF SITE	13. Manor Avenue Woodley.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		"
ELEVATIONS	MG/020/2000	MG/020/2000
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	4/4/00.	

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	

Application Number F/2000/0502
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	'Work'

RECORD OF SITE VISIT

SITE ADDRESS: 13 Munro Avenue
Woodley Reading.

APPLICATION NUMBER: F/2000/0502

OFFICER: ~~Natalie Brown~~ Andrew Thorley
DATE OF SITE VISIT: 14/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

residential semi detached bungalows

3. DESCRIPTION OF SITE/BUILDING
existing access onto Munro Avenue,
semi detached single storey bungalow
brick and render above, concrete tiled roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES No.

ACCESS/PARKING As existing.

LEVELS No 15, same level, + No 11, 1m lower (approx) than No 13. (site rises up to the rear boundary quite steeply approx 2m above g/l.)

BOUNDARY TREATMENT

OTHERS No. 15, chestnut pale fencing 1.6m at ground level, (steps up).
No. 11, brick wall, 1.6m.

Tel: (0118) 974 6492

Date: 16/03/2000

My ref: F/2000/0502

CONFIDENTIAL

Councillor C E 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/2000/0502
13 , Munro Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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 ~~Natalie Brown~~ Andrew Thorley 6487 on **(0118) 974 ~~6492~~**.
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 27/03/2000

Yours faithfully

Chris Bond
Head of Planning ~~and Transportation~~

LISTING FORM Andrew Thorley
Case officer: ~~Natalie Brown~~ Application Number: **F/2000/0502**
13 , Munro Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor C E Clacey

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 6492

Date: 16/03/2000

My ref: F/2000/0502

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 A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

Application Number: F/2000/0502
13 , Munro Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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

Andrew Thorley 6487

If you have any questions please do not hesitate to contact ~~Natalie Brown~~ on **(0118) 974 ~~6492~~**.
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 27/03/2000

Yours faithfully

Chris Bird
Head of Planning and Transportation

LISTING FORM Andrew Thorley
Case officer: ~~Natalie Brown~~ Application Number: **F/2000/0502**
13 , Munro Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

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 6492

Date: 16/03/2000

My ref: F/2000/0502

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 D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2000/0502
13, Munro Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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 ~~Natalie Brown~~ Andrew Thorley 6487 on **(0118) 974 ~~6492~~**.
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 27/03/2000

Yours faithfully

Chris Lord

Head of Planning and Transportation

LISTING FORM Andrew Thorley

Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0502**
13, Munro Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

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 : ~~Natalie Brown~~ Andrew Thorley

Application Number : F/2000/0502

Applicant : Mr & Mrs H Harris .

Location : 13 , Munro Avenue, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/03/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 14/03/2000

Date Registered : 04/02/2000

Earliest Date for Decision : 05/03/2000

Latest Consultation Date/Site Notice Expiry Date : 05/03/2000

Application Expiry Date: 31/03/2000

Consultation Responses :
Woodley PC : No comments
Neighbours/SN : No comments.

Planning Issues : (Dd Set) WDLP/WOS2/WBE1
LA.LP/LBE1/LBE2

1. Impact on streetscene / visual amenity
2. Impact on amenities of neighbouring properties

Application Number: F/2000/0502

Appraisal :

A) Impact on Streetscene / Visual Amenity

The proposal involves the addition of a small single storey extension on the rear elevation, considered acceptable – No adverse impact on streetscene / visual amenity of the area

B) Impact on Amenities of neighbouring occupiers

No 15 to the east – adj property extended to rear (north-westwards) with a single storey adj to boundary fence. Windows 1.8m high off ground level in side facing existing property. The proposed extension would project beyond rear elevation by 3.6m, 1.1m further than the extension at No 15. Due to the relationship of the proposed single storey ext and adj. property it is not considered that the amenity of the occupiers of No 15 would be affected.

No 11 to the west – approx 1m lower, windows in side facing existing property. Whilst proposed extension would project beyond rear elevation of No 11, it is seperated by an existing garage within curtilage of application site. Due to orientation of the extension and No 11 it is considered that the occupiers of this property would not be affected.

Similiar proposal built on the rear of No. 9 Munro Avenue.

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

LISTING FORM Andrew Thorley

Case officer: ~~Natalie Brown~~ Application Number: **F/2000/0502**

13 , Munro Avenue, W[redacted]odley, Reading.

Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: D. A. Thair Date: 12/3/2000

Councillor D Thair

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~21 JAN 2000~~ VALID 04 FEB 2000

Officer: NAB	Application No. F/2000/0502

Map No. 53. Site ....0.03..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 13 MUNRO AVENUE

Parish: WOODLEY Ward: Loddon 10.2.2000

Applicant: MR/MRS HARRIS

Fee Received 95-00 Required ..... Additional ..... Refund .....

(6) 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	road names ✓	27/1	04 FEB 2000
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	✓	27/1	04 FEB 2000
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	Other side elevation. ✓ *	27/1	✓
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 : 10.2.2000 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:

..... SIN + 34, 36 Eastwood Road. ✓ .....

FROM: Natalie Brown

DATE: 10 February 2000

Woodley Town Council Consultation Sheet

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/0502

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 13 , Munro Avenue, Woodley, Reading.

Applicant: Mr & Mrs H Harris .

Your observations are required in respect of this application **by 05/03/2000** .

No comments.

SIGNED: Anne Keeva DATE: 8.3.00.

CLERK TO Woodley Town Council

Environmental Services

For office use only.
Application number:
04.FEB.2006 0592

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 & MRS H HARRIS
	Address and postcode	13 MUNRO AVENUE WOODLEY READING BERKSHIRE RG5 3QY
	Phone number	01189-3694220
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	13 MUNRO AVENUE WOODLEY READING BERKSHIRE RG5 3QY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO DWELLING
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.	BRICKWORK AND ROOF TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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

Date 20/1/2000

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

ADDRESS 13 MUNRO AVENUE PARISH WOODLEY

PLOT No. 22 ORD. SHEET No. 53 SU. 7671

BUILDER Messrs. James Miller & Partners

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/23/58	Messrs. James Miller & Ptnrs.	Outline	23.5.58	N/A. Ref
O/47/58	"	"	8.4.58	N/A. Clk
B5/58	"	Semi/Det. Bungalow	8.7.58	App. Clk
PD/702/63	Mr. N. W. Leton	Garage	28-11-63	App N/A

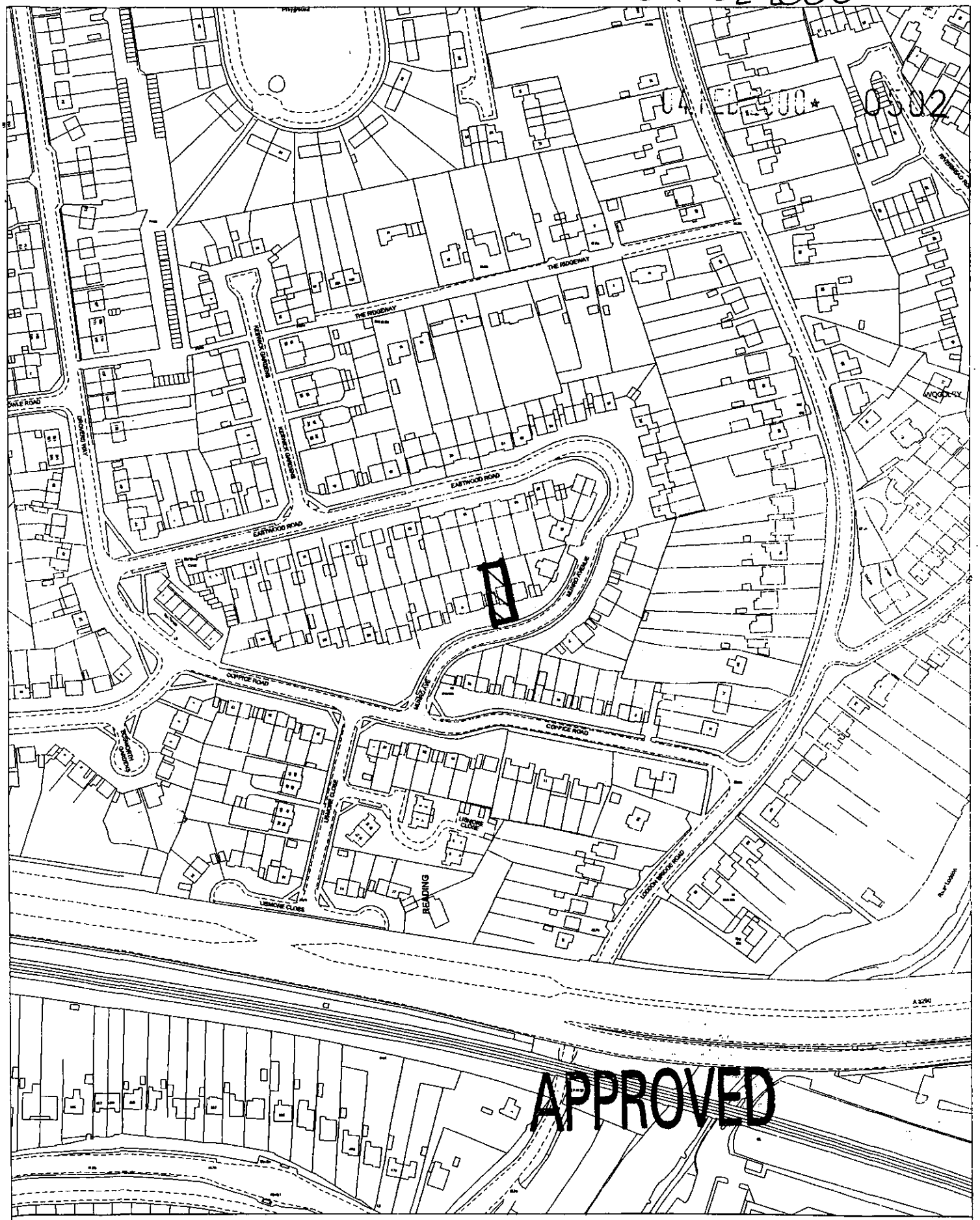
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

04-02-2000



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.

13 MUNRO AVENUE

MR & MRS H HARRIS

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: 1 February 2000

N
W E
S



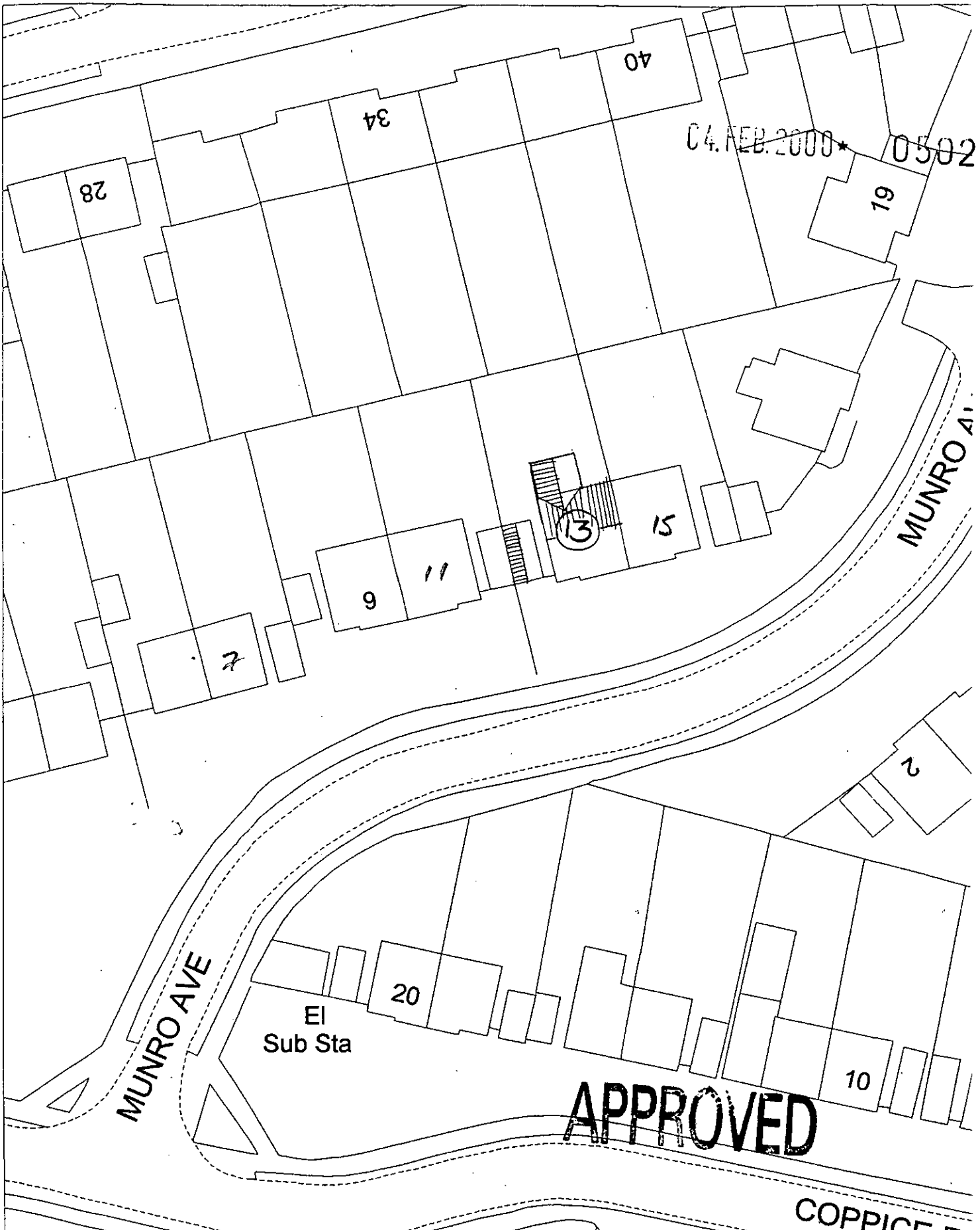
04.FEB.2000 0502

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.

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: 25 January 2000

N
W E
S



04. FEB. 2000* 0502

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.

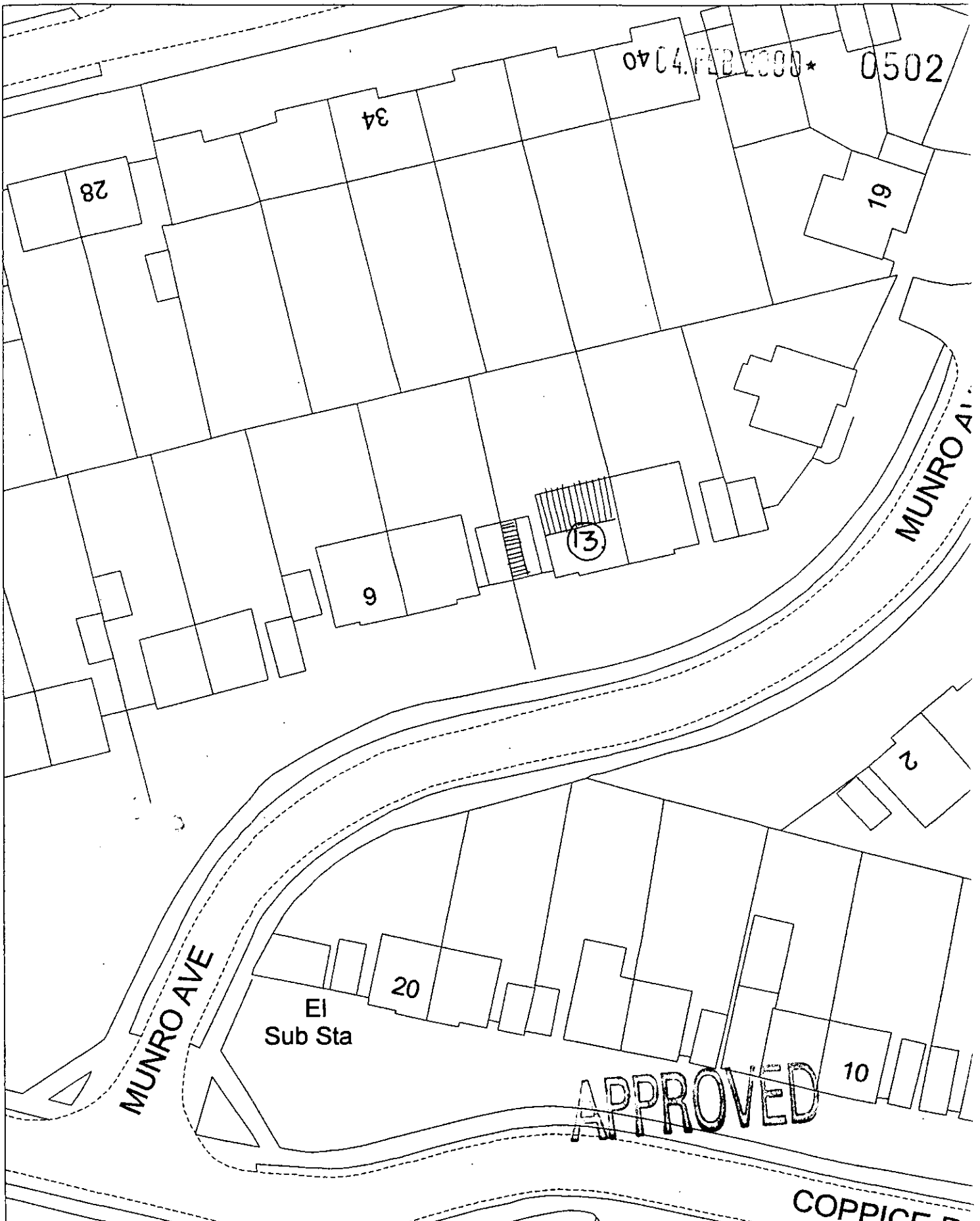
13 MUNRO AVENUE

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: 1 February 2000

N
W E
S

"AS PROPOSED"



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.

13 MUNRO AVENUE

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: 1 February 2000

N
W E
S

"AS EXISTING"