APPLICATION NO:
**F/2000/0532**

LOCATION:
**29 Rivermead Road, Woodley Reading.**

APPLICANT:
**Mr & Mrs Smith C/O E.G.Design Of Ascot**

PROPOSAL:
**Proposed single storey side extension to dwelling.**

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **30/03/2000**

CASE OFFICER: **Emy Circuit**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs Smith**
**C/O E.G.Design Of Ascot**
**The Clockhouse**
**46 Fernbank Road**
**ASCOT**
**Berkshire**
**SL5 8HE**

**Application Number: F/2000/0532**

**Parish:** **WOODLEY**

**Location:** **29 Rivermead Road, Woodley, Reading**

**Proposal:** **Proposed single storey side 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 works 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.**




# Site Plan, Scale: 1 to 1250

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Date: 8 February 2000

N
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finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous 70587 Refused

| SITE DETAILS | CASE OFFICER |
|---|---|
| PLANNING APPLICATION NUMBER | 0532 EXC |
| BUILDING CONTROL NUMBER. | B99/9258 Mike |
| ~~APPLICANT~~/AGENT | E.G. Design of Roof. |
| ADDRESS OF SITE | 29. Rweirnead Road WOODLEY. |
| DESCRIPTION OF PROPOSED WORK | S/S side ext. |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | GWS/2077/99/A | GWS/2077/99/A |
| ELEVATIONS | — " | — " |
| 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 | Nil | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 13/4/00. | |

| 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 | |

**WORK SHEET FOR :** Emy Circuit

**Application Number :** F/2000/0532

**Applicant :** Mr & Mrs Smith C/O E.G.Design Of Ascot.

**Location :** 29, Rivermead Road, Woodley, Reading.
**Proposal :** Proposed single storey side extension to dwelling.

| Site Notice Displayed ? : | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 22/2/00 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....22/2/00.....

**Date Registered : 03/02/2000**

**Earliest Date for Decision : 13/03/2000**

**Latest Consultation Date/Site Notice Expiry Date : 13/03/2000**

**Application Expiry Date: 30/03/2000**

**Consultation Responses :**

Woodley TC - "no comments"

Highways - no objections/conditions

**Planning Issues :**

Identified Settlement

WBE1/WOS3 neighbours/street scene

**Application Number:** F/2000/0532
29 Rivermead Road, Woodley

**Appraisal:** the proposal is for a single-storey side extension to an two-storey end terrace property. A two store side extension was refused permission in November 1999 due to prominence in the street scene.

The extension would have a width of 3.5 metres - at the corner nearest the footpath there would be over one metre to the boundary - and a depth of 6.5 metres, being set in by 2.5 metres, at the front and by 0.2 metres at the rear, which would create a visual break. The roof would be pitched with a gable to the side and a shallow fairly shallow pitch, to match the existing roof. The eaves height would be 2.2 metres and the ridge height 3.9 metres. This would be in keeping with the design of the house and would not appear too bulky. Therefore, it considered that the design of the single-storey extension would prevent it being unduly prominent in the street scene. The neighbouring properties a far enough away to prevent the extension having an adverse impact on them.

**Recommendation:** conditional approval

**Application Number F/2000/0532**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 01 | SC01 | SR02 | |
| | | | |
| 02 | SC53 | SR12 | WORKS |

# RECORD OF SITE VISIT

SITE ADDRESS: 29 Rivermead Road Woodley Reading.

APPLICATION NUMBER: F/2000/0532

OFFICER: Emy Circuit

DATE OF SITE VISIT: 22 Feb 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - post in side verge

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING end terrace property, perpendicular to Rivermead Road, two-storey

4. RELATIONSHIP TO ADJOINING PROPERTIES extension would be adjacent to footpath.

5. SITE CONSTRAINTS

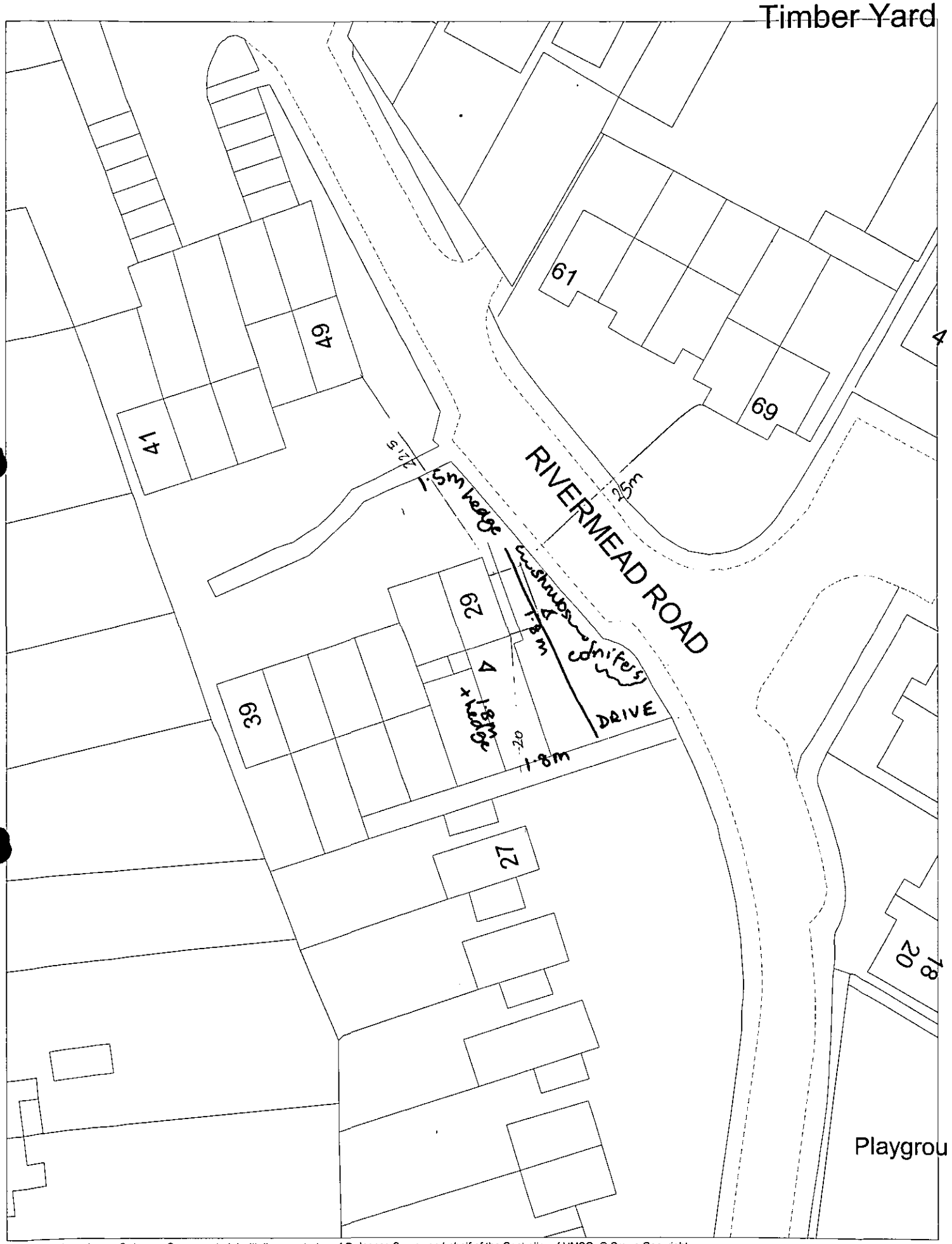
TREES ✓

ACCESS/PARKING no change

LEVELS No 29 is Raised in relation to the footpath

BOUNDARY TREATMENT 1·8M fences to rear garden
shrubs and conifers adjacent to footpath.
1·5M hedge to front garden

OTHERS ~~0~~.

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Development Control Section, Environmental Services, Wokingham District Council.

21 February 2000

Scale: 1 : 500

**Received by Wokingham District Council**

# Application No: F/2000/0532

**Proposal:**
Proposed single storey side extension to dwelling.

**Location:**
29 , Rivermead Road, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/03/2000. 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**

Tel: (0118) 974 6479

Date: 17/3/00

My ref: F/2000/0532

**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/2000/0532**
**29 , Rivermead Road, Woodley, Reading.**
**Proposed single storey side 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 **Emy Circuit** on **(0118) 974 6479**. 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 17/3/00

Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Emy Circuit** Application Number: **F/2000/0532**
**29 , Rivermead Road, Woodley, Reading.**
**Proposed single storey side 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 6479

Date: 17/3/00

My ref: F/2000/0532

**CONFIDENTIAL**

Councillor D 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/2000/0532**
**29 , Rivermead Road, Woodley, Reading.**
**Proposed single storey side extension to dwelling.**

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. 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 27/3/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

**LISTING FORM**

Case officer: **Emy Circuit** Application Number: **F/2000/0532**
**29 , Rivermead Road, Woodley, Reading.**
**Proposed single storey side extension to dwelling.**

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: D.A. Thair

Date: 23/3/00

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.

Tel: (0118) 974 6479

Date: 17·3·00

My ref: F/2000/0532

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/2000/0532**
**29 , Rivermead Road, Woodley, Reading.**
**Proposed single storey side 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 **Emy Circuit** on **(0118) 974 6479**. 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 27/3/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

---

**LISTING FORM**
Case officer: **Emy Circuit** Application Number: **F/2000/0532**
**29 , Rivermead Road, Woodley, Reading.**
**Proposed single storey side 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.

# WOKINGHAM D.C. DEVELOPMENT CONTROL

(+) PRE-APP ATTACHED (+)

| | |
|---|---|
| Start date: | 07 [illegible] 2000 |
| Officer: EXC | Application No. F/2000/0532 |

| | |
|---|---|
| Map No. ..... | Site ..093.. |
| Easting: ..... | Flood Pln ..... |
| Northing: ..... | Mineral ..... |

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 29 RIVERMEAD ROAD

Parish: WOODLEY Ward: ~~Loddon~~ ✓ 18/02

Applicant: MR/MRS SMITH

re-submission

Fee Received 00-00 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 | | | |
| 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 : 18/02 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:~~ ✓ 18/02 |

### 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:**

.....

.....

.....

### NEIGHBOURS:

S/N + 27 Rivermead Rd ✓ 18/02

49 Rivermead Rd ✓

FROM: Emy Circuit

DATE: 18 February 2000

## WOODLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/0532

**Proposal:** Proposed single storey side extension to dwelling..

**Site Address:** 29 , Rivermead Road, Woodley, Reading.

**Applicant:** Mr & Mrs Smith C/O E.G.Design Of Ascot.

Your observations are required in respect of this application **by 13/03/2000** .

---

No comments.

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

SIGNED: Anne Keeran DATE: 8.3.00.

CLERK TO

## HIGHWAYS CONSULTATION SHEET

**From:** Emy Circuit

**Date:** 18 February 2000

**Application Number:** F/2000/0532

**Proposal:** Proposed single storey side extension to dwelling..

**Site Address:**
29 , Rivermead Road, Woodley, Reading.

**Applicant:**
Mr & Mrs Smith C/O E.G.Design Of Ascot.

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 **Print name:** N TROTTER

25-2-00

ADDRESS 29. RIVERMEAD ROAD PARISH WOODLEY.

PLOT No. Plot 8 ORD. SHEET No. SU 7672 4

BUILDER Aspect Homes Ltd

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/171/66 | Aspect Homes Ltd | Outline Residential | 4.8.66 | N/A C/A |
| 158/66 | " | Terraced House | 16.2.67 | Appr C/A |
| 36709 T | J.P.SMITH | 6' FENCE TO ENCL. AMENITY GARDEN. | 12.12.90 | C/A |
| 99/70587/F | Mr. + Mrs. Smith | 2 St/S ext. | 26.11.99 | RE |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

# 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<br>Address and postcode<br><br>Phone number | MR. and MRS. SMITH.<br>29, RIVERMEAD ROAD,<br>WOODLEY, BERKS.<br><br>0118 9540278 |
| 2 | Agent's Name<br>Address and postcode<br><br>Phone number | ~~E. G. DESIGN of ASCOT,~~<br>~~THE CLOCKHOUSE,~~<br>~~46, FERNBANK ROAD,~~<br>~~ASCOT,~~<br>~~BERKS.~~<br>~~SL5 8HE.~~<br>01344 882883 |
| 3 | Site<br>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. | 29, RIVERMEAD ROAD,<br>WOODLEY, BERKS. |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | ~~SINGLE STOREY SIDE EXTENSION.~~ |
| 5 | Are there any trees on the site?<br>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 & TILES TO MATCH EXISTING~~ |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

03.FEB.2000* 0532

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| 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. | | |
| | RE-SUBMISSION | | |
| 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. SMITH

Date 02/02/00

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