APPROVED 9/04/03

APPLICATION NO

F/2002/8248

LOCATION

5 Consul Close, Woodley Reading.

APPLICANT

Mr/Mrs A Steele

PROPOSAL

Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **31/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 18/02/2003

CASE OFFICER: **Richard Knight**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Steele
5 Consul Close
Woodley
Reading
Berks
RG5 4ET

Application Number: F/2002/8248

Parish: **WOODLEY**

Location: **5, Consul Close, 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 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.

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.

Informative
1. This approval is in respect of the Ordnance Survey Site Plan and Plan Number 1, received by the Local Planning Authority on 24 December 2002.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/02/2003

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8248	Richard Knight
BUILDING CONTROL NUMBER	FP 2002/3790	
APPLICANT/AGENT	David Gerken	
ADDRESS OF SITE	5 Consul Close Woodley	
DESCRIPTION OF PROPOSED WORK	S/S addition	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 24/12/02	rec'd 24/12/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	17/2/03	

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 : Richard Knight

Application Number : F/2002/8248

Applicant : Mr/Mrs A Steele .

Location : 5, Consul Close, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		☑	31/01/03.

Date of Neighbour Notifications : 7/01/03

Date of Site Visit : 31/01/03.

Date Registered : 24/12/2002

Earliest Date for Decision : 31/01/2003

Latest Consultation Date/Site Notice Expiry Date : 31/01/2003

This application will have expired on: 18/02/2003. 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 :
T.C. No obj

Planning Issues :
Impact on neighbour and street scene.

Application Number: F/2002/8248

Appraisal :

3.2 wide x 4m deep.

A simple s/s side extension in brick and tile x. Attached to side of semi-detached home in small cul-de-sac.
The extension is set to the rear of the ~~house~~ side elevation and approx 3m from side boundary of adjoing property. One small obscure glazed window in side. There will be no impact on the street scene or neighbours property.
No effect on cw parking. Driveway shared with no 4.

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

Application Number F/2002/8248
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
	INFORMATIVE		
1.	This approval		is in respect of the OS Site Plan and
	plan no. 1 rec'd by LPA on 24.12.02		

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2.
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS1 WOS3
~~GREEN BELT LOCAL PLAN POLICIES~~:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1 . .
~~MINERALS LOCAL PLAN POLICIES~~:

2.

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p.p. J.S. Andrusaitis
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 13/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 5 Consul Close
Woodley Reading.

APPLICATION NUMBER: F/2002/8248

OFFICER: Richard Knight

DATE OF SITE VISIT: 15/01/03

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

Semi-detached homes in small Cul-de-sac open fronted.

3. DESCRIPTION OF SITE/BUILDING

one of pair with bay window. Brick/tile with hanging tiles to front - lean-to s/s side extension.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 4 has two side windows. Open shared driveway

5. SITE CONSTRAINTS

TREES NIL

ACCESS/PARKING Garage and driveway

LEVELS LEVEL.

BOUNDARY TREATMENT CB fences.

OTHERS None.

FROM: Richard Knight

DATE: 07 January 2003

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8248

Proposal: Proposed single storey side extension to dwelling..

Site Address: 5, Consul Close, Woodley, Reading.

Applicant: Mr/Mrs A Steele .

PLA
HOL
DC
CS
06 FEB 2003
COR

Your observations are required in respect of this application **by 31/01/2003**.

No comment, subject to neighbours' consent

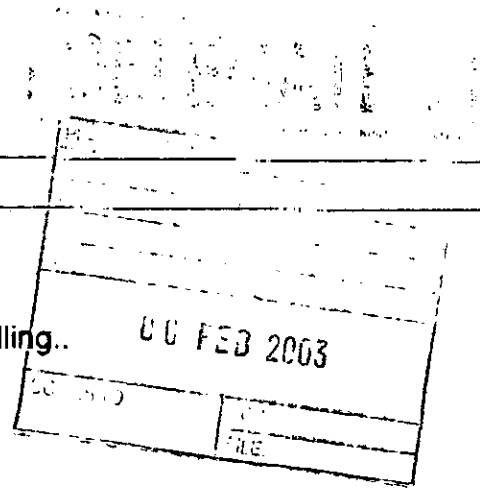
SIGNED: _____ DATE: 5/2/03

Clerk To Woodley Town Council Parish/Town Council.

0118 962 8654

FROM: Richard Knight

DATE: 07 January 2003



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8248

Proposal: Proposed single storey side extension to dwelling..

Site Address: 5, Consul Close, Woodley, Reading.

Applicant: Mr/Mrs A Steele .

Your observations are required in respect of this application **by 31/01/2003** .

No comment, subject to neighbours' consent

SIGNED: _____ DATE: 5/2/03

Clerk To Woodley Town Council Parish/Town Council.

0118 962 8654

FROM: Richard Knight

DATE: 07 January 2003

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES RPT
CS
06 FEB 2003
COPIES TO
FILE

Application Number: F/2002/8248

Proposal: Proposed single storey side extension to dwelling..

Site Address: 5, Consul Close, Woodley, Reading.

Applicant: Mr/Mrs A Steele .

Your observations are required in respect of this application **by 31/01/2003** .

No comment, subject to neighbours' consent

SIGNED: _____ DATE: 5/2/03

Clerk To Woodley Town Council Parish/Town Council.

Application Number: F/2002/8248

Case Officer : RXK.

Valid Date : 24.12.02.

Map No : 47

Site Area :

Received Date: 24/12/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling.

Location : 5, Consul Close, Woodley, Reading.

Parish : WY **Ward :** Loddon. 7.1.03 B.

Applicant : Mr/Mrs A Steele .

Fee Required: £110 **Fee Received: £110** (5)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~Scale~~		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL	~~Incorrect Plans~~		
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

(Environmental Health) Landfill Consultation Zone.

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

..SIN & see map.....

.....

.....

No pre-app.

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

Tel: (0118) 974 6502

Date: 07 January 2003

My ref: F/2002/8248

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2002/8248
5, Consul Close, Woodley, Reading.
Proposed single storey side extension to dwelling.

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Knight** on **(0118) 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Knight** Application Number: **F/2002/8248**
5, Consul Close, Woodley, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Thair

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

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

Tel: (0118) 974 6502

Date: 07 January 2003

My ref: F/2002/8248

WOKINGHAM UNITARY
Aiming for Excellence

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

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Richard Knight** Application Number: **F/2002/8248**
5, Consul Close, Woodley, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Clifford

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

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

Tel: (0118) 974 6502

Date: 07 January 2003

My ref: F/2002/8248

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8248
5, Consul Close, Woodley, Reading.
Proposed single storey side extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Knight** Application Number: **F/2002/8248**
5, Consul Close, Woodley, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Clacey

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

Received by Wokingham District Council

Application No: F/2002/8248

Proposal:
Proposed single storey side extension to dwelling.

Location:
5, Consul Close, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8248 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Knight P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/01/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

07 January 2003

Organisation_Name	Building_Name	address1	Postcode
		11HUDSON ROADREADING	RG5 4EN
		13HUDSON ROADREADING	RG5 4EN
		9HUDSON ROADREADING	RG5 4EN
		7CONSUL CLOSEREADING	RG5 4ET
		3CONSUL CLOSEREADING	RG5 4ET
		4CONSUL CLOSEREADING	RG5 4ET
		5CONSUL CLOSEREADING	RG5 4ET
		6CONSUL CLOSEREADING	RG5 4ET
		105COLEMANS MOOR ROADREADING	RG5 4DA

24.DEC.2002 8

Environmental Services

For office use only.
Application number:

24.DEC.2002 8

Householder planning application form

24.DEC.2002 824

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.

WOKINGHAM UNITARY
Aiming for Excellence

24 DEC 2002

8248

1	Your name	MR & MRS. A. STEELE
	Address and postcode	5 CONSUL CLOSE
		WOODLEY
		READING
		RG5 4ET
	Phone number	01189441982
2	Agent's Name	
	Address and postcode	N/A
	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.	5 CONSUL CLOSE WOODLEY READING RG5 4ET
4	Give brief details of the proposal for example, two storey side extension. About the application	GROUND FLOOR SIDE EXTENSION

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.	LIGHT RED/BROWN BRICKWORK BROWN CONC. INTERLOCKING ROOF TILES. WHITE UPVC FRAMES
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: 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

Date 22-12-02

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

ADDRESS 5 CONSUL CLOSE

PC 3[illegible]3 3600000500

PARISH WOODLEY

PLOT No. 140 (Phase 2 & 3)

ORD. SHEET No. S.U.7772. (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/48	Mr W. J. Chaffey (part site)	outline - use of land for gravel working	10.1.50	N/A C/A
217/60	Messrs Beswick & Taylor (Bld) Ltd	Layout	11.1.61	APP C/A
0/13/59	Messrs. Chaffey Wyn & Simmonds Ltd	Outline {Resid. Devpt.	14.4.59	N/A C/A
99/62	Messrs Beswick & Taylor (Bld) Ltd	Semi/Det House	12.7.62	APP APP
F/2002/8248	Mr/Mrs Steele	S/St S.ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE