APPLICATION NO:
F/2000/1220

LOCATION:
4 Sopwith Close, Woodley Reading.

APPLICANT:
Mr Mrs Knott C/O Greg Farrell

PROPOSAL:
Proposed two storey side extension to dwelling and single storey front extension

EARLIEST DATE FOR DECISION: **20/05/2000**

APPLICATION EXPIRY DATE: **06/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Knott
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berks
RG30 4RU

Application Number: F/2000/1220

Parish: **WOODLEY**

Location: **4, Sopwith Close, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey front 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, south side elevation.

Condition
4. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/06/2000

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	1220	NL
BUILDING CONTROL NUMBER.	FP 2001/1532	Nick
APPLICANT/AGENT	Greg Farrell.	
ADDRESS OF SITE	4 Squirrels Close WOODLEY.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext. + S/S/out ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Knott 01B	Knott 01A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	15/2/01	

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 : Nicola Lake

Application Number : F/2000/1220

Applicant : Mr Mrs Knott C/O Greg Farrell.

Location : 4, Sopwith Close, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey front extension

Site Notice Displayed ? :	YES	NO	DATE
	✓		4.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....4.5.2000.....

Date Registered : 11/04/2000

Earliest Date for Decision : 20/05/2000

Latest Consultation Date/Site Notice Expiry Date : 20/05/2000

Application Expiry Date: 06/06/2000

Consultation Responses :

Woodley : Concerned about level of information and impact upon No 5

Highways - No objection subject to conditions

Planning Issues :

Site Designation - within the Identified Settlement.

1.) Impact upon Neighbouring dwellings.

2.) Impact upon the Street Scene.

Application Number: F/2000/1220

Appraisal :

1.) Impact upon Neighbouring dwellings

The proposed development is for a two storey side extension with a single storey front extension. No 3 stands forward of No 4 Therefore the proposed front garage will not project forward of No 3

No 3 also has a single storey rear out which projects out 2m past the rear of the original dwelling. No 3 angle slightly away from the shared boundary with No 4. There will also be a gap of approximately 3m between the two properties.

Therefore, there will be no overlooking, as there are no side facing windows, and no overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings

2.) Impact upon the street scene.

The proposed 2/s and 3/s front extension would not project forward of No 3. The gap between No 4 and No 5 Sapwith would remain unchanged. The proposed extension 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)

Application Number F/2000/1220
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 .	
2	SC53	SR12	works .
3	SC08	SR05	first floor, South Side elevation .
4	SC23	SR06	Parking + Garaging .

John Mathews
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 4 Sopwith Close Woodley Reading. APPLICATION NUMBER: F/2000/1220	OFFICER: Nicola Lake DATE OF SITE VISIT: 4.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on tree.

2. DESCRIPTION OF SURROUNDINGS

Residential.

3. DESCRIPTION OF SITE/BUILDING

2/5 Detached dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES The property is set mostly to the rear of No 3. They are Building on the back of the garage. There are no other properties in the close with 2/3 S each. No 5 has one side facing 1st F window which is to the front of No 4. No 3 has had a rear ext on the back of their property which is about 60 m short of the end of No 4's existing garage.

* check overlooking / Distance to the property that angles on to the Back / Side.

There are patio doors in the rear of No 3's ext. The first 1st F window in No 5's is a bathroom.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **26 April 2000**

My ref: F/2000/1220

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/2000/1220
4, Sopwith Close, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey front extension

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1220**
4, Sopwith Close, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey front extension
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 6481

Date: **26 April 2000**

My ref: F/2000/1220

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
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4, Sopwith Close, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey front extension
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 6481

Date: **26 April 2000**

My ref: F/2000/1220

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
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4, Sopwith Close, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey front extension
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/2000/1220

Proposal:
Proposed two storey side extension to dwelling and single storey front extension

Location:
4, Sopwith 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 letter for delivery of plans.

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 20/05/2000. 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

FROM: Nicola Lake

DATE: 26 April 2000

SERVICES | HPT
TLS 29911
ENF
26 MAY 2000
COPIES TO: | ACK:
FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1220

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

Site Address: 4, Sopwith Close, Woodley, Reading.

Applicant: Mr Mrs Knott C/O Greg Farrell.

Your observations are required in respect of this application **by 20/05/2000** .

The committee considered there was insufficient information on the plan, particularly in relation to neighbouring properties.

Members were concerned that the extension could cause a terracing effect with No. 5.

SIGNED: [signature] DATE: 24.5.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 26 April 2000

Application Number: F/2000/1220

Proposal: Proposed two storey side extension to dwelling and single storey front extension

Parish: WOODLEY TOWN

Site Address:
4, Sopwith Close, Woodley, Reading.

Applicant:
Mr Mrs Knott C/O Greg Farrell.

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).

Sc 23 INSERT GARAGING / PARKING / TURNING.

R 2/5/00

Signed: _____ **Print name:** _____

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: ML	Application No. F/2000/1220

Map No. 42 **Site** ...0.93..
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 FRONT EXTENSION

Location: 4 SOPWITH CLOSE

Parish: WOODLEY Ward: Loddon 07/14

Applicant: MR / MRS KNOTT

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

Enforcement Section to be notified (3) ☐ 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 : 27.4..... 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:

S/N + 3, 5, 6, 7 + 8 Sopwith Close

10 + 12 Herald way

Environmental Services

For office use only.
Application number:

11.APR.2000* 1220

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 ROTT 4 SOPWITH CLOSE WOODLEY READING
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY 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.	BRICK & 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: 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 & MRS KNOTT

Date 10.4.08

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

ADDRESS 4 SOPWITH CLOSE PARISH WOODLEY

PLOT No. 16 (WOODLEY AIRFIELD - PHASE I) ORD. SHEET No. SU. 7772 47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
M/1/62	COLE	GR. EXTRACTION (AREA B)	11.4.62	N/A C/
0/119/64	WOODLEY DEVS	O/APP. RES DEV. 240 ACRES	28.2.66	N/A RE
0/104/67	"	" 41 "	3.8.67	N/A RE
0/207/67	"	"	29.1.67	N/A RE
50/73, 741/73	ADNEST	" AREA 1, ROAD PATTERNS ETC.		
04538	"	" 284.3 ACRES & N/HOUSING		
08308	ADNEST / WIMPEY	" 138.3 ACRES	30.10.78	N/A C/
07209, 10	"	PERIPHERAL ROAD	N/DRAWN	
09497	"	LINKS FROM "	15.2.79	N/A C/
12133	BRYANT	DETACHED HOUSE & GARAGE	13.12.79	N/A C/
BR12151	"	"	29.11.79	APP N/

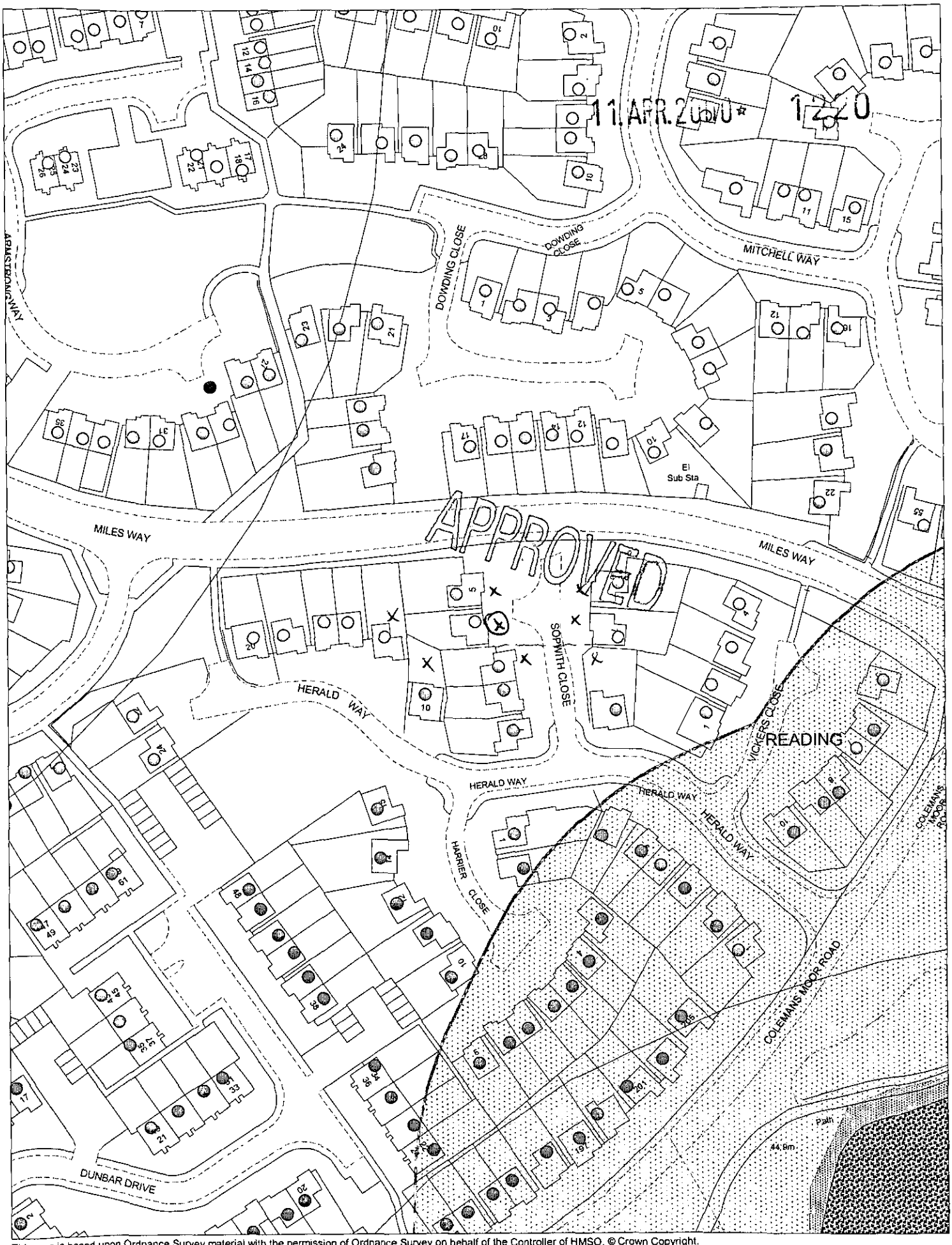
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 170

DRAINAGE

091074



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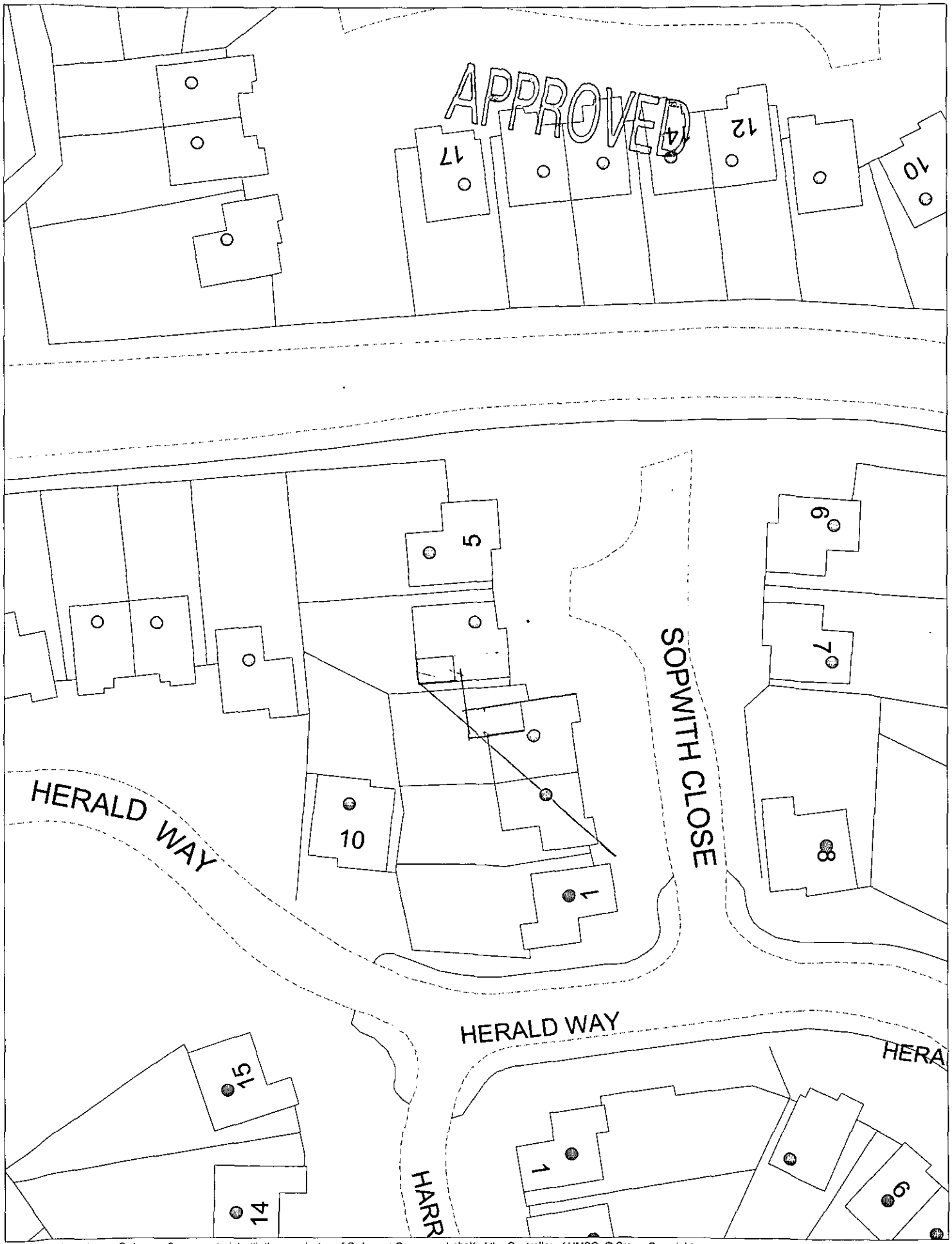
Development Control Support Section, Environmental Services, Wokingham District Council.
14 April 2000

Scale: 1 : 1250

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

5 June 2000

Scale: 1 : 500

N
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