SOUTHPORT U.K Tel 0704-26866 Fax 0704-25814
LONDON OFFICE Tel 071-377-1777 Fax 071-247-6181

SYSTEMS LTD

APPLICATION NO:
F/2000/2700

LOCATION:
97 Butts Hill Road, Woodley Reading.

APPLICANT:
Mr M Lee C/O Mr J Lauri

PROPOSAL:
Proposed first floor side extension to dwelling

EARLIEST DATE FOR DECISION: **02/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/12/2000

CASE OFFICER: **Andrew Thorley**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Lee
C/O Mr J Lauri
81 Mays Lane
EARLEY
Berkshire
RG6 1JX

Application Number: F/2000/2700

Parish: **WOODLEY**

Location: **97 Butts Hill Road, Woodley, Reading**

Proposal: **Proposed first floor 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.

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 with or without modification) no additional windows or similar openings shall be constructed on the ground floor, in the first floor level and above in the north-east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The driveway is to be widened to 4.8 metres (minimum) and the associated crossing extended to accommodate this. It should be constructed with a bonded material.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space identified in condition 4 above, has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To accommodate 2 vehicles side by side at 90 degrees to the highway, in the interests of highway safety and convenience.

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
4. 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 LTV1, LTV6, LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell
Development Control Manager
Date: 20/12/2000

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	2700 AT
BUILDING CONTROL NUMBER	FP 2000/1257.
~~APPLICANT~~/AGENT	Mr J. Lauri
ADDRESS OF SITE	97 Butts Hill Road WOODLEY.
DESCRIPTION OF PROPOSED WORK	first floor side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	✓
ELEVATIONS	rec'd 30/10/00	rec'd 30/10/00
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	1/1/01	

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 : Andrew Thorley

Application Number : F/2000/2700

Applicant : Mr M Lee C/O Mr J Lauri.

Location : 97, Butts Hill Road, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/11/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 28/11/2000

Date Registered : 30/10/2000

Earliest Date for Decision : 02/12/2000

Latest Consultation Date/Site Notice Expiry Date : 02/12/2000

This application will have expired on: 25/12/2000. 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 :
Neighbours : No comments received
Woodley Town C : No comment.

Highways : received additional plan showing parking arrangements. approval with condition

Planning Issues : (identified settlement)

1) Neighbours
2) Street scene
3) Highway.

Application Number: F/2000/2700

Appraisal:

1) Impact on neighbouring properties.

The proposal is for a first floor side extension to a 2 storey, semi detached house.

The extension will be slightly wider than the existing garage 3.12 metres wide and will be 9.1 metres deep overall at ground floor level. There will be an open passage way between the existing garage and the rear garden, the extension will be built right up to the boundary with No. 95. At first floor level the extension will be 3.12 metres wide and 6.5 metres deep with a set back from the front elevation of the house of 1.5 metres.

The eaves height will match the existing eaves height of the main house 4.8 metres, with a ridge height lower than the main ridge of 7.3 metres, 0.6 metres below the main ridge height.

Two new medium sized windows will be inserted at first floor level, one in the north east elevation (rear) and the other one in the south west elevation (front) but these will not cause any overlooking to neighbouring properties.

No.95, to the north west, 2 storey, semi detached house, footprint in line with No. 97, single storey garage and utility room adjacent to existing boundary and proposal. Main windows at ground floor and at first floor face front and rear garden. There is a first floor landing window, which faces No.97. However it is considered that there will be no daylight loss to habitable rooms.

Due to the distance away the occupants of the properties to the rear of the proposal will not be affected.

2) Impact on street scene /visual amenity of the area

The design and materials will match the existing house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] ~~Refusal: [ ]~~

(tick appropriate box)

Application Number F/2000/2700
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to match
3.	CO44	RO4~~3~~4	'No Windows to be Inserted'
			"no additional windows or similar openings shall be constructed on the ground floor, in the first floor level and above in the north east elevation of the extension"

Comment.
The proposed parking layout does not meet the highways authority's standards.

Condition:

4. The driveway is to be widened to 4.8 metres (minimum) and the associated *crossing extended to accommodate this. It should be constructed with* bonded material.

Reason:

4. To accommodate 2 vehicles side by side at 90 degrees to the highway, in the interests of highway safety and convenience.

5. CO49 RO49

6. C122 Insert " turning space identified in condition ~~4~~ above, has been provided"

6. R122

INFORMATIVES:

NO4 Planning Permission Only (not BR approval)

NO6 Within Curtilage

NO7 Access construction (Agency)

N16 Relevant Policies

BSP: EN1
WDLP: WBE1, WOS2/WOS3
LALP: LTV1/LTV6, LBE1/LBE2

20/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 97 Butts Hill Road
Woodley Reading.

APPLICATION NUMBER: F/2000/2700

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 28/11/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post

2. DESCRIPTION OF SURROUNDINGS Residential
No. 95 2 storey semi detached house, single storey garage + utility room at side faces No 97. First floor landing window, already low lighting it may reduce lighting further.

3. DESCRIPTION OF SITE/BUILDING 2 storey extended to side at rear with single st kitchen. Red/brown brick roof clay tiled roof, white UPVC windows + doors blue panelled garage door, fascia boards, black guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site plan / No 95 single storey garage + ut room at side facing No 97.
No 97 single st garage + kitchen at side

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — as existing in garage + 2 No of front drive.

LEVELS — N/C

BOUNDARY TREATMENT — No 95, single st garage wall then a 1.4m fence along rear boundary

OTHERS — No 99, 1.8m fence extends 2.6m then reduces down to a 1.4m fence.

Rear boundary 1.8m fence, long garden

No proposed will not affect rear neighbours.
There might be a reduction in light to No 95 landing window.

boundary with 95 single storey garage/utility room
first floor landing window facing No 97
1 4+ low fence at rear
m m at rear fence rear garden
red/brown brick
red daylite roof
white UPVC windows + doors



Site Plan, Scale: 1 to 500

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Date: 11 October 2000

N
W E
S

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

Tel: 0118 974 6441

Date: **08 November 2000**

My ref: F/2000/2700

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2000/2700
97, Butts Hill Road, Woodley, Reading.
Proposed first floor side extension to dwelling.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2700**
97, Butts Hill Road, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: 0118 974 6441

Date: **08 November 2000**

My ref: F/2000/2700

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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 faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2700**
97, Butts Hill Road, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6441

Date: **08 November 2000**

My ref: F/2000/2700

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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/2000/2700
97, Butts Hill Road, Woodley, Reading.
Proposed first floor side extension to dwelling.

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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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2700**
97, Butts Hill Road, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

Received by Wokingham District Council

Application No: F/2000/2700

Proposal:
Proposed first floor side extension to dwelling.

Location:
97, Butts Hill 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

***Comments should be sent in writing* QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/12/2000. 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

08 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2700
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	30 OCT 2000
Officer: MAT	Application No. F/2000/2700

Map No. 42 Site ...0..03..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 97 Butts Hill Road

Parish: WOODLEY Ward: Coronation
8.11.2000 FJ

Applicant: MR M LEE
Joint cheque with B/control

Fee Received 95-00 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	Need letter to confirm no encroachment (no 95)	✓	21/11/00
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.11.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways ✓
Encroachment ✓

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS:

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

NEIGHBOURS:

S/N + 10, 12, 14 Selsdon Avenue ✓
95, 99, 86, 88, 90 Butts Hill Road

Date: 29 November 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/2700

Location: 97, Butts Hill Road, Woodley, Reading.

Proposal: Proposed first floor side extension to dwelling.

Applicant: Mr M Lee C/O Mr J Lauri.

Case Officer: Andrew Thorley

The new plans show the following: Parking plan.

Comments are required by 09/12/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

Comment.

The proposed parking layout does not meet the highway authority's standards.

Conditions

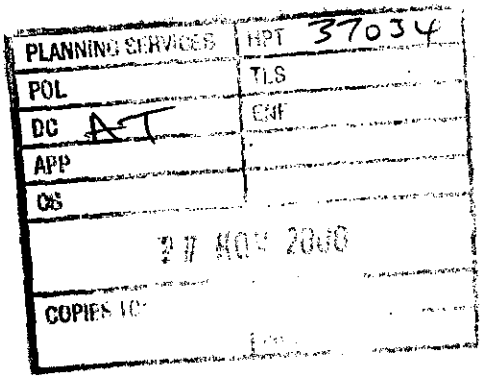
1/ The driveway is to be widened to 4.8 metres (minimum) and the associated crossing extended to accommodate this. It should be constructed with a bonded material. Include information No 7

Reason: To accommodate 2 vehicles side by side at 90° to the highway, in the interests of highway safety and convenience.

2/ C04A, R04A.

3/ C12Z (INSERT: '...turning space identified in Condition 1 has been provided...')
R12Z

Adam Coggins 6/12/00.



J. LAURI
81 MAYS LANE
EARLEY
BERKSHIRE RG6 1JX

TEL: 0118 9665790
23 NOV 2000

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
COUNCIL OFFICE
SHUTE END, WOKINGHAM
BERKSHIRE RG40-1WR

2700

ADDITIONAL PLAN

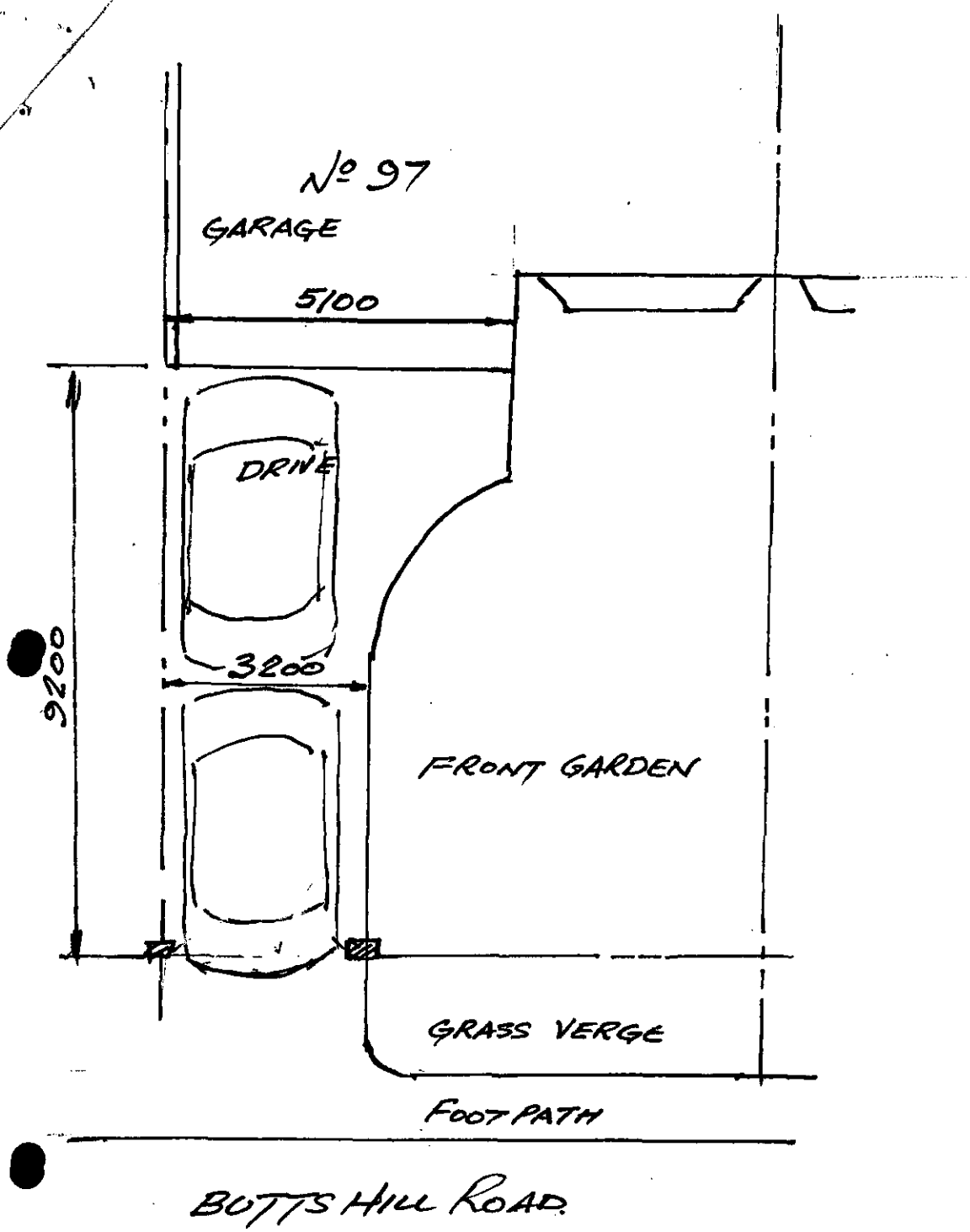
For the attention of JOHN MITCHEL

RE: PLANNING APPLICATION: F/2000/2700.

With reference to you're recent phone call regarding parking for three cars (including one in the garage).
Please find attached scaled drawing showing the proposed arrangement.

Sincerely yours,

J Lauri



2700

CAR PARKING FOR 97 BUTTS HILL ROAD
WOODLEY

SCALE 1:100.

ADDITIONAL PLAN

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 08 November 2000

Application Number: F/2000/2700

Proposal: Proposed first floor side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
97, Butts Hill Road, Woodley, Reading.

Applicant:
Mr M Lee C/O Mr J Lauri.

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).

Comments.

Please could Highways have an additional plan showing the driveway and parking layout for 2 vehicles within the curtilage of the property. Spaces are to be of minimum dimension 4.8m x 2.4m.

Highways would also like a turning area incorporated within the curtilage of the property so that vehicles may enter/leave the site in forward gear.

Signed: _____ **Print name:** Adam Coggins

15/11/00.

plans received 27/11/2000

PLANNING SERVICES	HPT 37034
POL	TLS
DC AT	ENF
APP	
OS	
27 NOV 2000	
COPIES TO:	

J. LAURI
81 MAYS LANE
EARLEY
BERKSHIRE RG6 1JX

TEL: 0118 9665790
23 NOV 2000

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
COUNCIL OFFICE
SHUTE END, WOKINGHAM
BERKSHIRE RG40-1WR

2700

ADDITIONAL PLAN

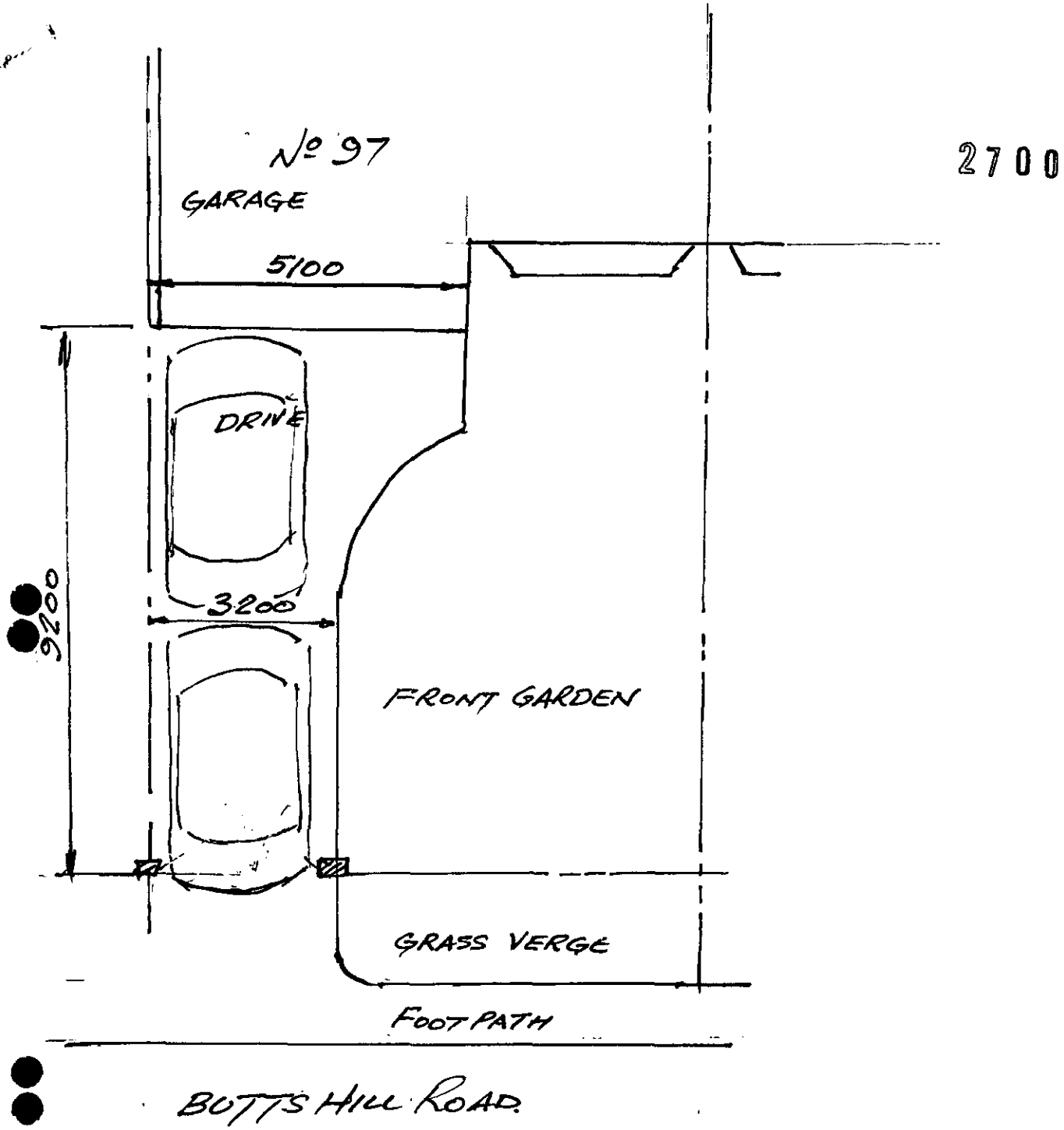
For the attention of JOHN MITCHEL

RE: PLANNING APPLICATION: F/2000/2700.

With reference to you're recent phone call regarding parking for three cars (including one in the garage).
Please find attached scaled drawing showing the proposed arrangement.

Sincerely yours,

J Lauri



CAR PARKING FOR 97 BOTTS HILL ROAD
WOODLEY

SCALE 1:100.

ADDITIONAL PLAN

FROM: Andrew Thorley

DATE: 08 November 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PGL	
DC	ENF
APP	
CS	
12 DEC 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/2700

Proposal: Proposed first floor side extension to dwelling..

Site Address: 97, Butts Hill Road, Woodley, Reading.

Applicant: Mr M Lee C/O Mr J Lauri.

Your observations are required in respect of this application **by 02/12/2000** .

The committee had no comment to make on this application but particularly asked that any neighbours comments be taken into account.

SIGNED: [signature] DATE: 7.12.00.

Clerk To Woodley Parish/Town Council.

Date: 29 November 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2700

Location: 97, Butts Hill Road, Woodley, Reading.

Proposal: Proposed first floor side extension to dwelling.

Applicant: Mr M Lee C/O Mr J Lauri.

Case Officer: Andrew Thorley

The new plans show the following: Parking plan.

Comments are required by 09/12/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

F/2000/

App No. 2700 (Planaps) / (Ludhouse) Date Rec. 27/11/2000

Location: 97, Butts Hill Road,

Parish Woodley

Applicant: ~~Mr. & Mrs. Reddish~~ Mr. M. Lee

Description of attached plans Parking Plan

Drawing No's: —

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

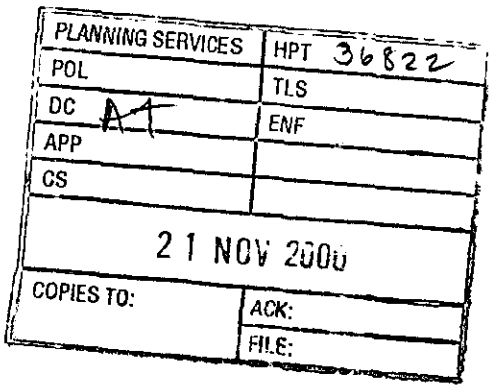
New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 29.11.PS.

Yellow - Part One Copy
Green - Officer's Copy

Andrew Thorley



J. LAURI
81 MAYS LANE
EARLEY
BERKSHIRE RG6 1JX

TEL: 0118 9665790
16 NOV 2000

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
COUNCIL OFFICE
SHUTE END, WOKINGHAM
BERKSHIRE RG40-1WR

For the attention of JOHN MITCHEL

RE: PLANNING APPLICATION: F/2000/2700.

With reference to your letter of the8/11/2000 regarding the development at 97Butts Hill Road, I would like to confirm that neither the foundations or the roof over hang into the adjacent property.

Sincerely yours,

J Lauri

1789/a

SECTION 66 CERTIFICATE

Application No. F/2000/2700

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) *Insert description of steps* taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of MR. M. LEE

Date 17 Nov 2000

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* 97 BUTTS HILL ROAD WOODLEY

I give notice that *(b)* MR MIKE LEE

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* FIRST FLOOR SIDE EXTENSION 4TH BEDROOM & ENSUIT

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* [redacted] SHUTE END WOKINGHAM BERKS during

all reasonable hours until *(f)*

Anyone who wishes to make representations about this application should write to the Council at *(g)* SHUTE END WOKINGHAM BERKS RG40-1WR by *(f)* 6TH DEC 2000

Signed

† On behalf of MR. M. LEE

Date 16/11/2000

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

1913 *la*

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 97 BUTTS HILL ROAD WOODLEY BERKS

I give notice that *(b)* MR. MIKE LEE

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* FIRST FLOOR SIDE EXTENSION 4TH BEDROOM & ENSUIT

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* SHUTE END WOKINGHAM BERKS

by *(f)* .....

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of .....

Date .....

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

PC 23158 097

ADDRESS 97 BUTTS HILL ROAD PARISH WOODLEY

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

BUILDER Messrs P. H Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr & Mrs Pither	use of land for excavation of sand & ballast	No Decision	
275/55	Mr J & Mr T Pither	Outline	24-6-55	N/A Refu
951/55	Mr J Pither	"	10-1-56	N/A C/
172/56	Messrs Taylor Woodrow Ltd	"	11-5-56	N/A Refu
340/56	Messrs P.H. Smith (Reading)	"	12-6-56	N/A C/
562/56	"	Layout - Sewers etc	3-8-56	APP C/
746/56	"	Semi/det House	9-10-56	APP C/
PD/75/58	Mr J Hill	Garage	8-4-58	APP N/
44253	MR & MRS L.L.L.	S/St. EXTENSION	13.6.95	CLA
95/60342/F				
APP/35/96A			13.7.95 - 26.7.95	Ref APP

DATE OF COMPLETION "September 1957

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 30.OCT.2000* 2700

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. M. LEE
	Address and postcode	97 BUTTSHILL RD WOODLEY BERKS (0976) 205836 RG5-4AT
	Phone number	01189628149
2	Agent's Name	MR. J. LAURI
	Address and postcode	81 MAYS LANE EARLEY BERKS RG6-1JX
	Phone number	01189665790
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.	97 BUTTSHILL RD. WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	1ST FLOOR EXTENSION OVER GARAGE

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 BROWN BRICK TO MATCH EX. DARK BROWN TILES TO MATCH EX.	
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: J Lee

on behalf of MR. M. LEE

Date 12 OCT 2000

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



Site Plan, Scale: 1 to 500

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Date: 11 October 2000

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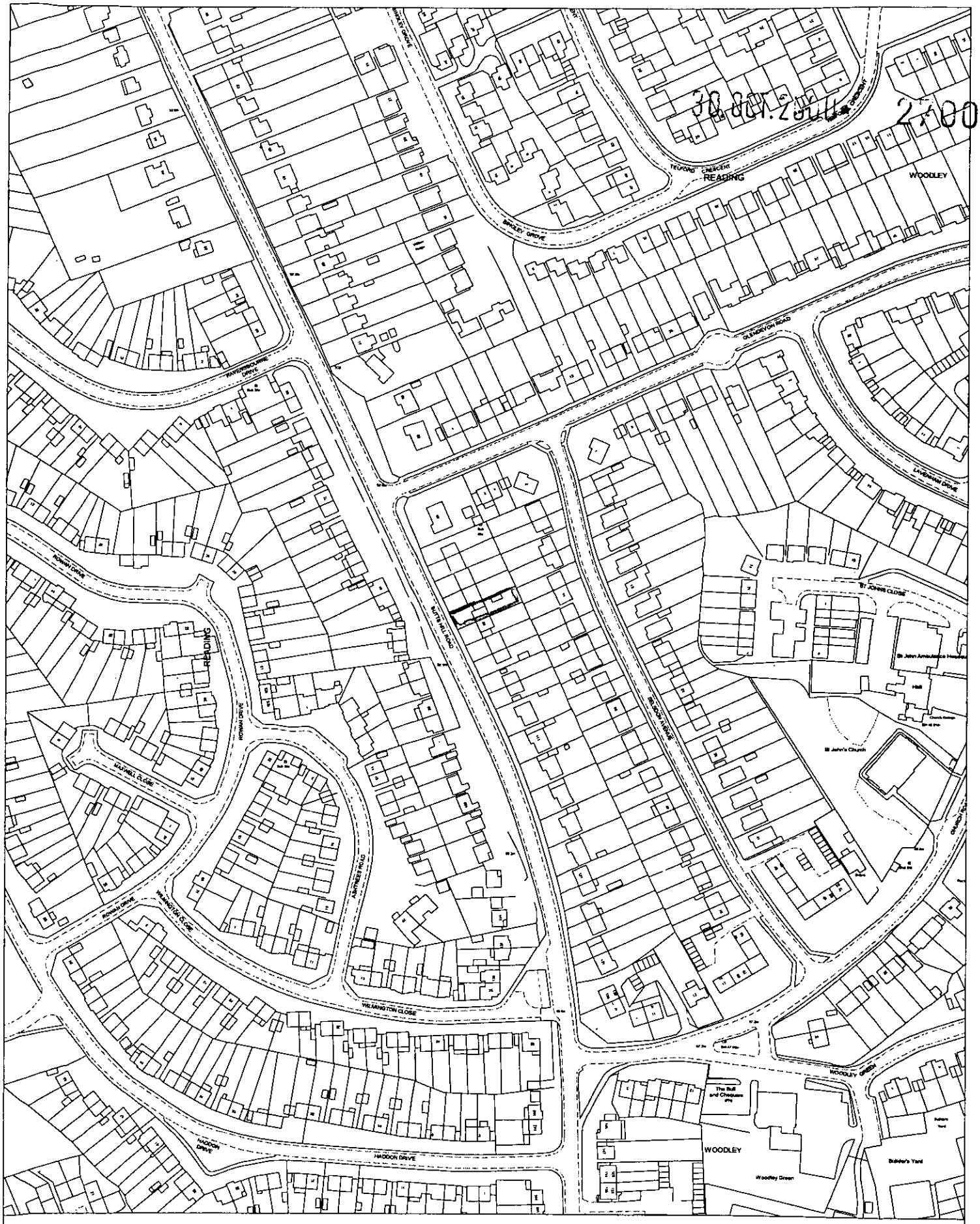
Development Control Section, Environmental Services, Wokingham District Council.

6 November 2000

Scale: 1 : 1250



Site Plan, Scale: 1 to 2500

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Date: 11 October 2000

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