APPLICATION NO:
F/2002/6015

LOCATION:
12 Bingley Grove, Woodley Reading.

APPLICANT:
Mr S Williams

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **30/03/2002**
Members listing date: 4/4/02
APPLICATION WILL HAVE EXPIRED ON:
25/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

1132

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Williams
12, Bingley Grove
Woodley
Reading
RG5 4TT

Application Number: F/2002/6015

Parish: **WOODLEY**

Location: **12, Bingley Grove, Woodley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling.**

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

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

Condition
2. All new 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. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

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	6015	RK
BUILDING CONTROL NUMBER.	W 2002/3194	North
~~APPLICANT~~/AGENT	W. Longstaff.	
ADDRESS OF SITE	12 Bingley Grove WOODLEY	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS		rec'd 18/3/02
FLOOR PLANS		✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	DC - floor plans do not show window/door	
DATE	18/6/02.	

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 Kelly

Application Number : F/2002/6015

Applicant : Mr S Williams .

Location : 12, Bingley Grove, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		5/4/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application <u>will have expired on</u>: <u>25/04/2002.</u> 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 :

Parish Council: no comment.

Planning Issues :

Application Number: F/2002/6015

Appraisal :

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

INFORMATIVES

- Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

- No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

- Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Application Number F/2002/6015
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 12 Bingley Grove Woodley Reading.

APPLICATION NUMBER: F/2002/6015

OFFICER: Richard Kelly

DATE OF SITE VISIT: 5/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Detached house. Fairly high density.

3. DESCRIPTION OF SITE/BUILDING Detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES 14 to N, is in line with flat proposal would come no further to the front

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING unaffected

LEVELS N/A.

BOUNDARY TREATMENT 1.8m fence + shed for first 5m then 1m chain link fence to N. 1.8m fence all round elsewhere.

OTHERS

Application Number: F/2002/6015 – 12 Bingley Grove, Woodley, Reading

Appraisal:

This application is for a two storey rear extension to a dwelling. This raises two issues:

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

From the road, a small increase in the ridge height of the side roof will be visible. However, it will remain subordinate to the main roof of the house. It is not considered that this will cause undue harm. There is also one new skylight to the front, which is not out of character with the style of house or the area.

Impact on adjoining properties: LBE1, WBE1

The proposal will not project any further to the rear than either the existing house or the neighbouring property of 14 Bingley Grove. It is not considered that this will cause harm.

Approve ~~**Refuse**~~

FROM: Richard Kelly

DATE: 07 March 2002

RECEIVED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6015

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 12, Bingley Grove, Woodley, Reading.

Applicant: Mr S Williams .

Your observations are required in respect of this application **by 30/03/2002** .

HPT
TLS
ENF
04 APR 2002
COPIES TO
ACK:
FILE:

The committee made no comment on this application.

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

Date: 22 March 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6015

Location: 12, Bingley Grove, Woodley, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr S Williams.

Case Officer: Richard Kelly

The new plans show the following: New drawings showing positioning of new doors and windows.

Comments are required by 29/03/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

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

App No. F / 2002 (Planaps) / 6015 (Ludhouse) Date Rec. 18/3/02

Location: 12 Bingley Grove

Parish Woodley

Applicant: Mr. S. Williams

Description of attached plans New drawings showing positioning of new doors and windows

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 7 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 RK

Consultations Sent by Admin. on 22.03.05

Yellow - Part One Copy
Green - Officer's Copy

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

Tel: (0118) 974 6229

Date: 07 March 2002

My ref: F/2002/6015

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2002/6015
12, Bingley Grove, Woodley, Reading.
Proposed two storey rear 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 Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6015**
12, Bingley Grove, Woodley, Reading.
Proposed two storey rear 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 Dredge

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

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

Tel: (0118) 974 6229

Date: 07 March 2002

My ref: F/2002/6015

WOKINGHAM UNITARY
Aiming for Excellence

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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12, Bingley Grove, Woodley, Reading.
Proposed two storey rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6015**
12, Bingley Grove, Woodley, Reading.
Proposed two storey rear 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 McCann

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

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

Tel: (0118) 974 6229

Date: 07 March 2002

My ref: F/2002/6015

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6015
12, Bingley Grove, Woodley, Reading.
Proposed two storey rear 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 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.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6015**
12, Bingley Grove, Woodley, Reading.
Proposed two storey rear 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 Lennard

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

Received by Wokingham District Council

Application No: F/2002/6015

Proposal:
Proposed two storey rear extension to dwelling.

Location:
12, Bingley Grove, 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/2002/6015 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 Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2002. 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.

Head Planning and Transportation

07 March 2002

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 FEB 2002
Officer: RK	Application No. F 2002 6015

Map No. 37 Site 0103
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 12 BINGLEY GROVE

Parish: WOODLEY Ward: CORONATION

Applicant: MR S WILLIAMS

Fee (L) 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	CLEARLY SHOW PROPOSED DOORS AND WINDOWS ON ELEVATIONS AND FLOOR PLANS. ✓	1/03	
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 : 7/03 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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

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:

(Note to Officer: Site is in a Groundwater Protection Zone. See guidance note from Conrad Moore re. planning information.)

No pre-apps

NEIGHBOURS:

S/N + see map

6015

Environmental Services

For office use only.
Application number: 28.FEB.2002* 6015

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 S. WILLIAMS 12 BINGLEY GROVE WOODLEY READING BERKSHIRE RG5 4TT 01189-440571
2	Agent's Name Address and postcode Phone number	N/A
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.	PLANS ENCLOSED – AS (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR CORNER EXTENSION TO DWELLING
	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.	ALL MATERIALS (BRICK / ROOFTILES + DARK STAINED TIMBER) TO MATCH EXISTING AS CLOSE AS POSSIBLE
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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

Date 23/02/02

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

ADDRESS 12 Bi[illegible]ey Grove PARISH Woodley

PLOT No. 11 ORD. SHEET No. SU-7674 3[illegible]

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
141/48	HAM RIVER GRIT CO.	GRAVEL EXTRACTION	23.4.48	N/A C[illegible]
426/48	THAMES GRIT & AGGREGATES LTD	"	8.2.49	N/A C[illegible]
630/54	HAM RIVER GRIT CO.	"	9.10.54	N/A C[illegible]
O/216/65	MR. R. PIANCIA	O/APP. RES. DEV.	29.10.68	N/A RE[illegible]
1806/72	R.M.C PROPERTIES LTD.	"	21.12.72	N/A RE[illegible]
1744/73	"	"	8.2.74	N/A RE[illegible]
00771	HALL AGGREGATES (T.V.) LTD.	"	23.1.75	N/A C[illegible]
04768	SIR LINDSAY PARKINSON & CO. LTD	DETACHED HOUSE & GARAGE	5.8.76	N/A C[illegible]
BR 5050	"	" "	29.7.76	APP. N[illegible]
06769	"	CHANGE OF HOUSE TYPE	4.8.77	N/A C[illegible]
F/2002/6015	Mr. S. Williams	2 SH/R Ext.		

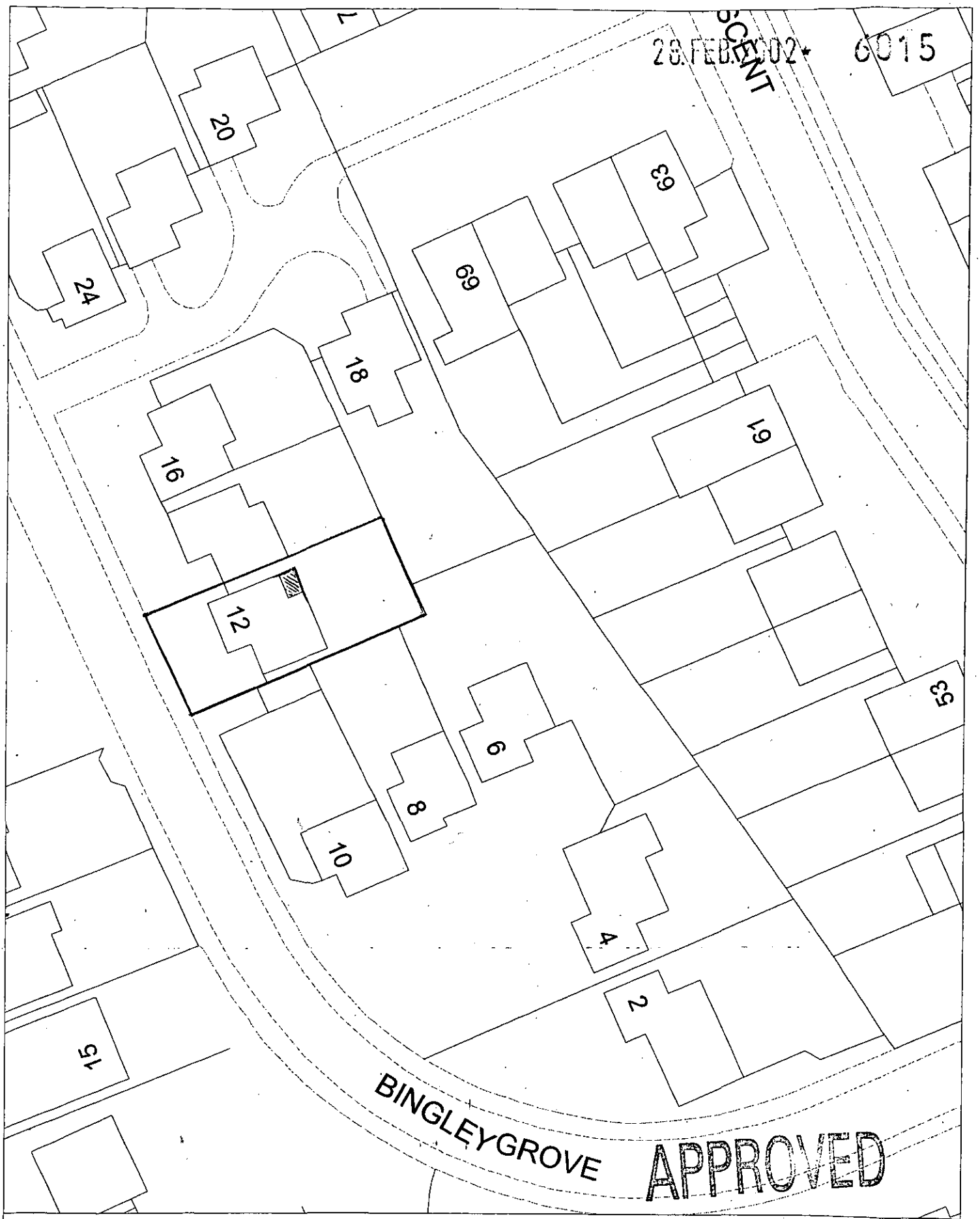
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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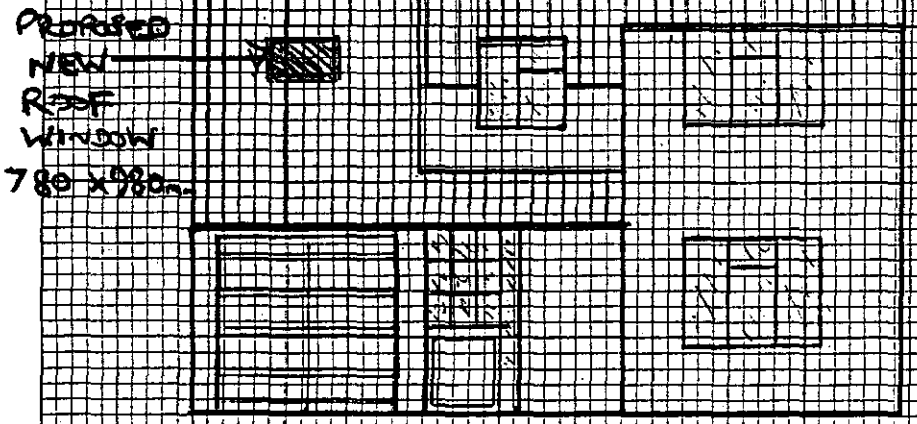
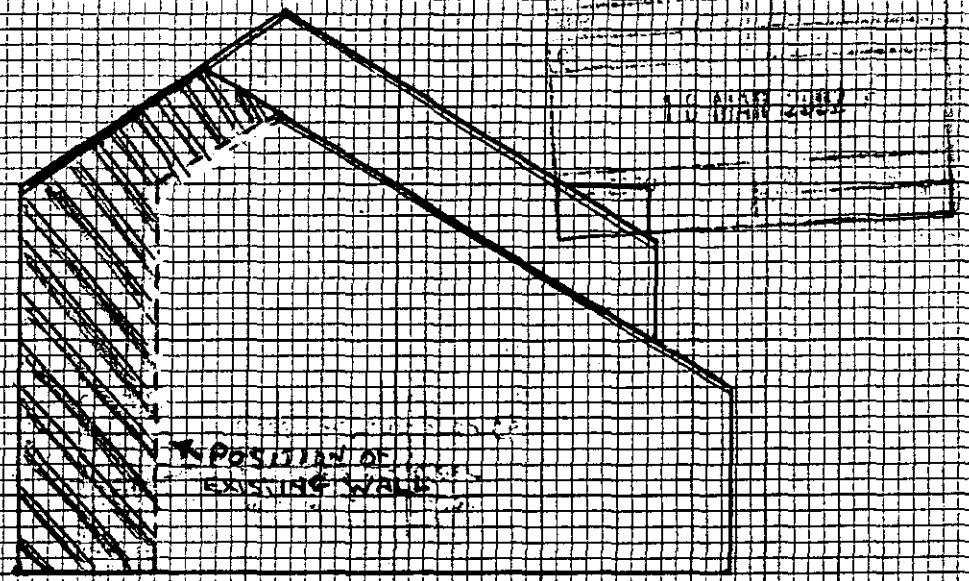
Date: 23 January 2002

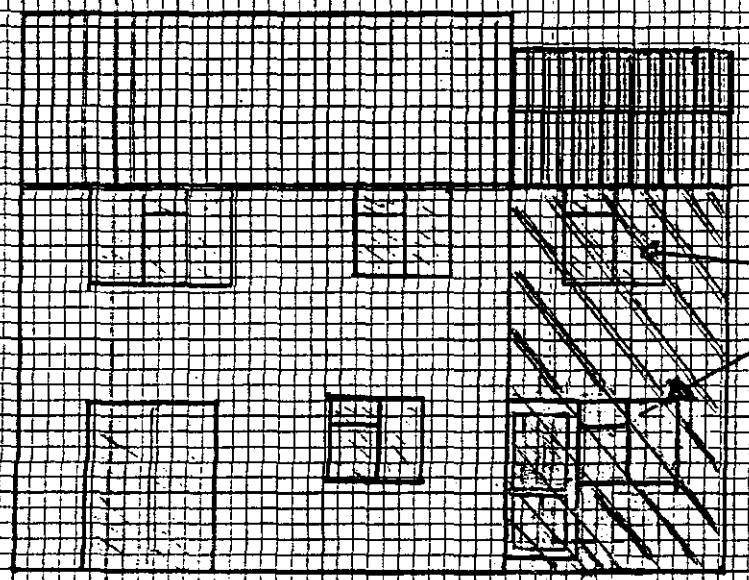
N
W E
S



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

PROPOSED NEW EXTENSION
(DOUBLE STOREY) IN RED

12 BINGLEY GROVE
WOODLEY RG54TT

SCALE 1:100

ADDITIONAL PLANS

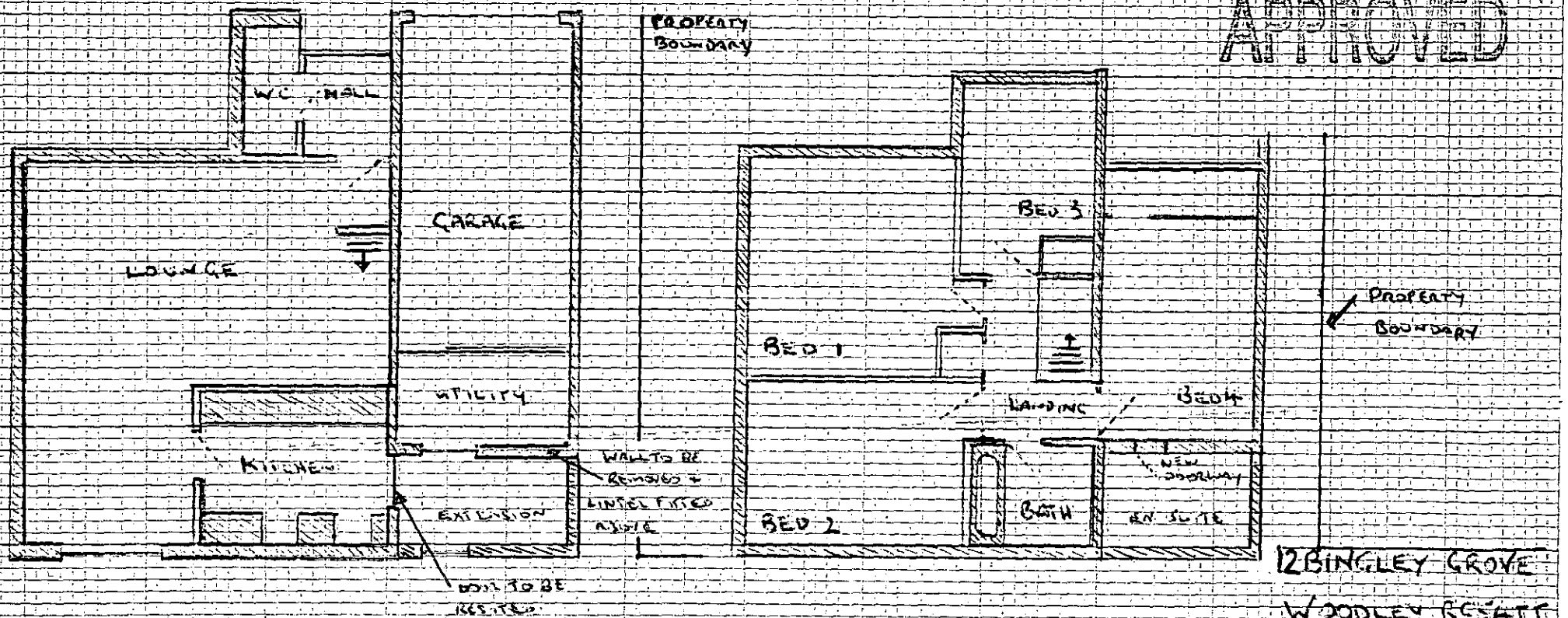
6015

18/662

28 FEB 2002 * 6015

PROPOSED NEW EXTENSION
(DOUBLE STOREY) IN RED

APPROVED



GROUND FLOOR PLAN

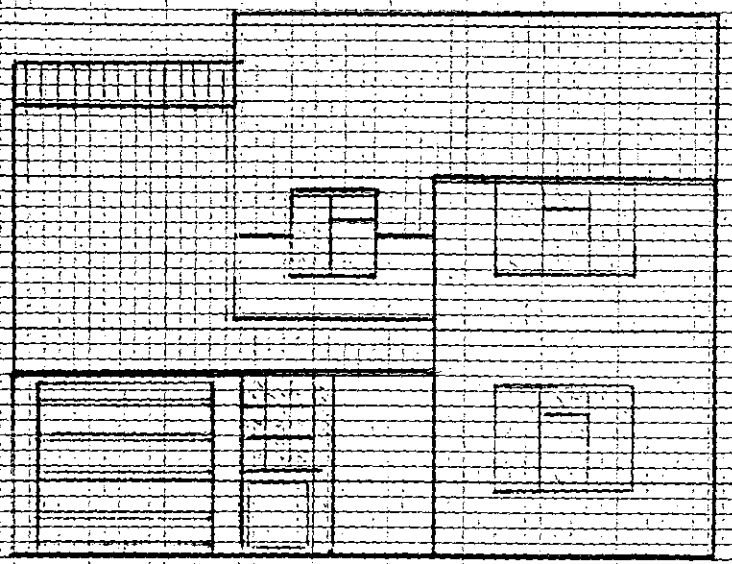
1ST FLOOR PLAN

12 BINGLEY GROVE
WOODLEY BG54TT

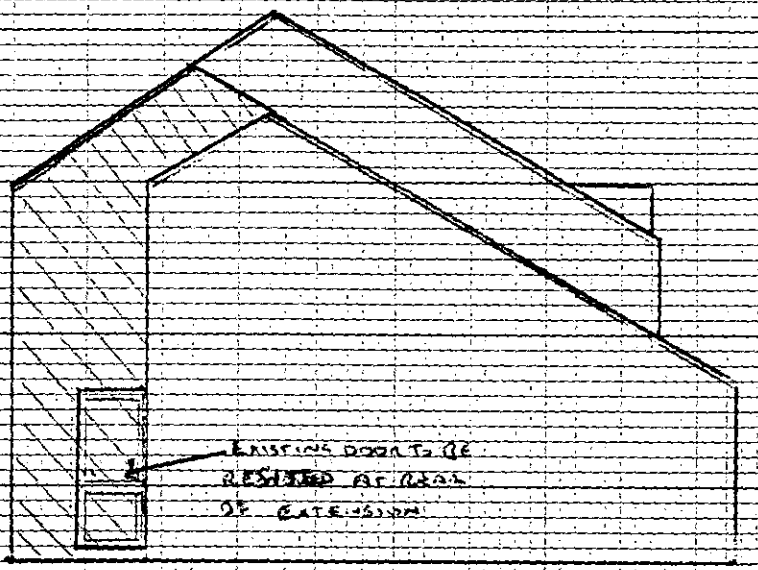
SCALE 1:100

18/6/02

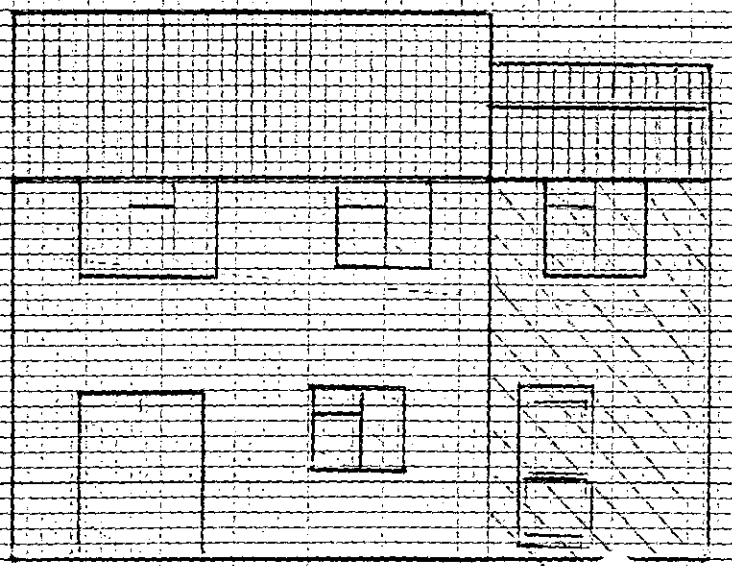
28.FEB.2002* 6015



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

PROPOSED NEW EXTENSION
(DOUBLE STOREY) IN RED

APPROVED

12 BINGLEY GROVE
WOODLEY RG54TT

SCALE 1:100

26 FEB 2002 6015



Site Plan, Scale: 1 to 2500

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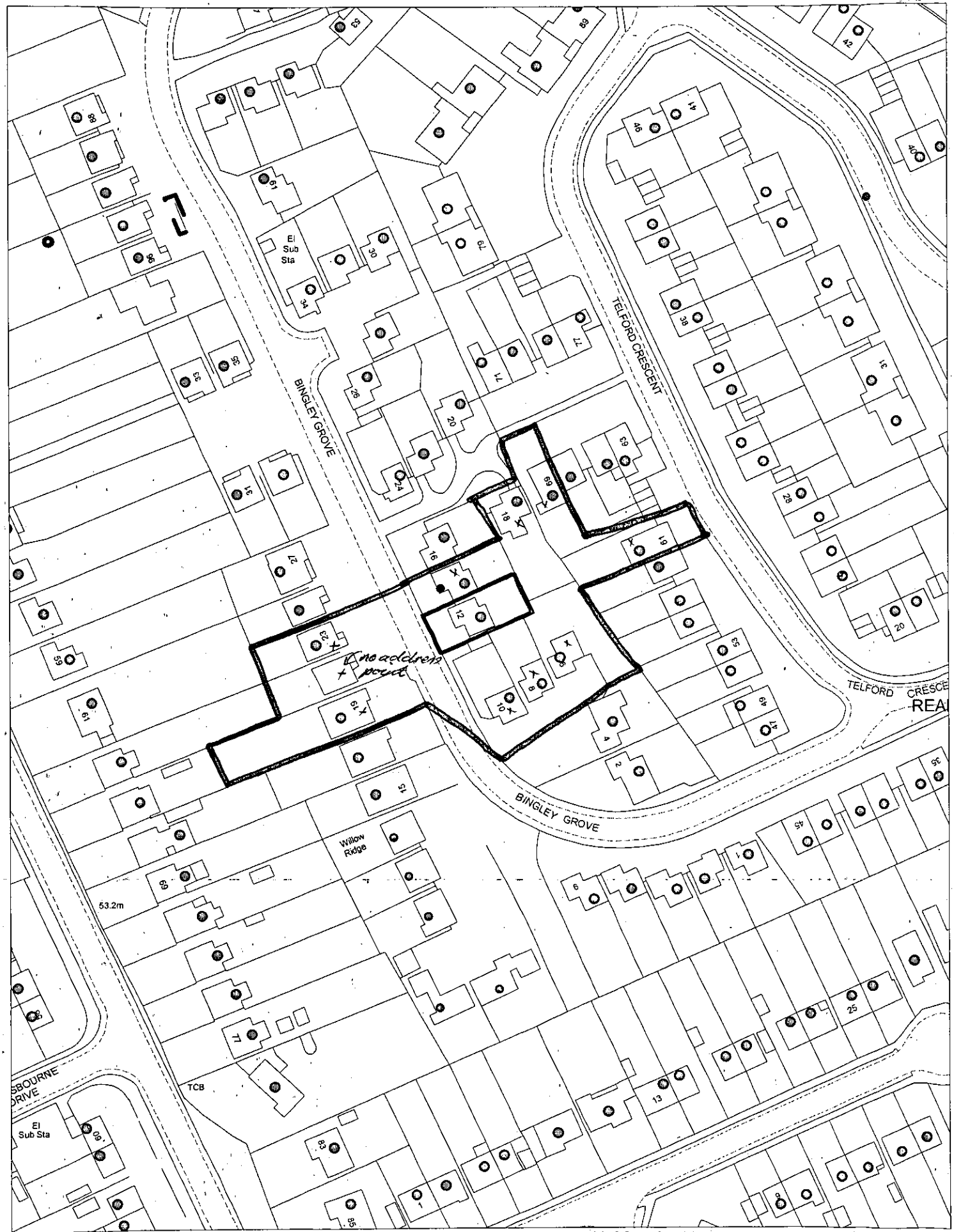

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Development Control Section, Environmental Services, Wokingham District Council.

5 March 2002

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