APPLICATION NO:
**F/2002/5941**

LOCATION:
**4 Penrose Avenue, Woodley Reading.**

APPLICANT:
**Mr/Mrs A Roppa C/O Andesign**

PROPOSAL:
**Proposed single storey rear extension to dwelling**

EARLIEST DATE FOR DECISION: **24/03/2002**
28 day expiry 28/3/02
**APPLICATION WILL HAVE EXPIRED ON:**
**15/04/2002**

CASE OFFICER: **Francis Leo**

APPROVED

1058

D1

RAILEX

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs A Roppa**
**C/O Andesign**
**9 Perkins Way**
**Wokingham**
**Berks**
**RG41 2TN**

**Application Number: F/2002/5941**

**Parish:** **WOODLEY**

**Location:** **4, Penrose Avenue, Woodley, Reading.**

**Proposal:** **Proposed single 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**
1. 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:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 12/04/2002

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.**

**WORK SHEET FOR :** Francis Leo

**Application Number :** F/2002/5941

**Applicant :** Mr/Mrs A Roppa C/O Andesign.

**Location :** 4, Penrose Avenue, Woodley, Reading.
**Proposal :** Proposed single storey rear extension to dwelling

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 28/2/02 |

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

**Date of Site Visit :** 26/3/02

**Date Registered : 18/02/2002**

**Earliest Date for Decision : 24/03/2002**

**Latest Consultation Date/Site Notice Expiry Date : 24/03/2002**

**This application will have expired on: 15/04/2002. 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 :**

Woodley Parish - would prefer pitched roof

Ground Water Protection Zone - to be included in informative

**Planning Issues :** Infill

LBE1, LBE2

WOS3, WBE1

ENV.

**Application Number: F/2002/5941** **Officer : Francis Leo**
4 Penrose Avenue, Woodley, Reading

**Appraisal :**

**Development**
Proposed single storey rear extension to dwelling.

The site is a detached dwelling located in the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Local Plan.

**Impact upon neighbouring properties**
No 4 adjoining property to the east is located forward of application site. No 6 adjoining property to the west has a single storey rear extension on the boundary with application site. In view of this, it is felt the proposal would have no adverse impact upon neighbouring properties.

**Impact upon the character of the area**
The proposal is single storey located at the rear and no 6 has a similar rear extension, hence the proposal would have no adverse impact upon the character of the area.

**Recommendation : approval** ☑ **Refusal** ☐

**Application Number: F/2002/5941**

**Appraisal :**

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

## Application Number F/2002/5941
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
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| | | | (1) Ground water protection Zone, Conrad Moore notes to be included |
| | | | |
| | | | |

| Informative for approvals | |
|---|---|
| N16 | |
| LODDON AREA LOCAL PLAN POLICIES: | LBE1. LBE2 |
| ~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~ | |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: | WOS3 WBE1 |
| ~~GREEN BELT LOCAL PLAN POLICIES:~~ | |
| BERKSHIRE STRUCTURE PLAN POLICIES: | ENV1 |
| ~~MINERALS LOCAL PLAN POLICIES:~~ | |

(2)

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. A Crowin
(Development Control Manager)

Date: 12.4.2002

# RECORD OF SITE VISIT

SITE ADDRESS: 4 Penrose Avenue
Woodley Reading.

APPLICATION NUMBER: F/2002/5941

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Large detached houses with garage on the side open plan - Red brick, Slip top boarding

3. DESCRIPTION OF SITE/BUILDING 2 storey, detached dwelling, garage on side. Single storey rear extn ~~adjoining~~

4. RELATIONSHIP TO ADJOINING PROPERTIES ~~Abbey not available to assess.~~ No 6 has a single storey rear extn ~~adj~~.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Bushes / hedge along both boundaries (assuming from front)

OTHERS

## DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

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

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 5941 | Francisco |
| BUILDING CONTROL NUMBER. | FP 2002/2752 North | |
| ~~APPLICANT~~/AGENT | R design | |
| ADDRESS OF SITE | 4 Penrose Avenue Woodley | |
| DESCRIPTION OF PROPOSED WORK | S/S rear ext | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | AH/E/3309A | AH/E/3309A |
| ELEVATIONS | — " — | — " — |
| FLOOR PLANS | — " — | — " — |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 12/4/02 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 18/4/02 | |

| 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 | |

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES 54005
POL | TLS
DC FL | BNF
APP
CS
08 MAR 2002
COPIES TO | ACK | FILE

ref:4209

Mr Francis Leo
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

7th March 2002

Dear Mr Leo,

re: Application No. F/2002/5941 - 4. Penrose Avenue, Woodley

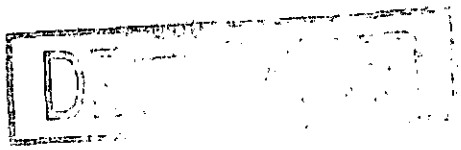
As requested, please find enclosed 6 copies of a south elevation to be read in conjunction with the above application, which I understand from your office is essential for the processing of the application. If you have any further queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester

FROM: Francis Leo

DATE: 28 February 2002



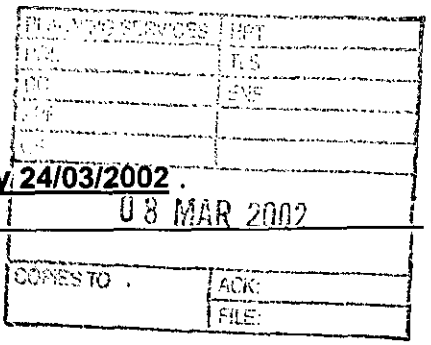
## WOODLEY TOWN CONSULTATION SHEET

**Application Number:** F/2002/5941

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

**Site Address:** 4, Penrose Avenue, Woodley, Reading.

**Applicant:** Mr/Mrs A Roppa C/O Andesign.




Your observations are required in respect of this application **by 24/03/2002**.

The committee considered that the design would be better with a pitched roof.

SIGNED: _____ DATE: 6.3.02

Clerk To Woodley Parish/Town Council.

**Received by Wokingham District Council**

# Application No: F/2002/5941

**Proposal:**
Proposed single storey rear extension to dwelling

**Location:**
4, Penrose Avenue, 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/2002/5941 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2002. 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**

**28 February 2002**

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5941

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**CONFIDENTIAL**

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH


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/2002/5941**
**4, Penrose Avenue, Woodley, Reading.**
**Proposed single storey rear 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 **Francis Leo** on **0118 974 6502.**

Yours faithfully,

*Francis Leo*

Development Control Officer

---

**LISTING FORM**

Case officer: **Francis Leo** Application Number: **F/2002/5941**
**4, Penrose Avenue, Woodley, Reading.**
**Proposed single storey rear extension to dwelling**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5941

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**CONFIDENTIAL**

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD


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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*Francis Leo*

Development Control Officer

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**Proposed single storey rear extension to dwelling**
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5941

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**CONFIDENTIAL**

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ


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/2002/5941**
**4, Penrose Avenue, Woodley, Reading.**
**Proposed single storey rear extension to dwelling**

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If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

*Francis Leo*

Development Control Officer

---

**LISTING FORM**

Case officer: **Francis Leo** Application Number: **F/2002/5941**
**4, Penrose Avenue, Woodley, Reading.**
**Proposed single storey rear extension to dwelling**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

| Application Number : F/2002/5941 | Map No : 47. |
|---|---|
| Case Officer : FL | Site Area : 0.06 |
| Valid Date : 18 FEB 2002 | Received Date: 18/02/2002 |

**Level : Delegated Application**

**Description : Proposed single storey rear extension to dwelling**

**Location : 4, Penrose Avenue, Woodley, Reading.**

**Parish : WY Ward : SOU**

**Applicant : Mr/Mrs A Roppa C/O Andesign.**

**Fee Required: £95 Fee Received: £95** (8)

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

**Enforcement Section to be notified** ☐ (tick if required)

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | South (front) elevation, to show roof of new extension (higher than existing flat-roofed ext) | 1/03 | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| 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

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

## NEIGHBOURS

S/N + See Map

## OTHERS

Note to officers:
Site lies within a Groundwater Protection Zone. See guidance note from Policy for Planning Informatives

No pre-apps

5941

# Environmental Services

For office use only.
Application number: 18.FEB.2002* 5941

## 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 & MRS. A. ROPPA |
| | Address and postcode | 4 PENROSE AVENUE<br>WOODLEY<br>BERKS<br>RG5 3PA |
| | Phone number | 961 8844 |
| 2 | Agent's Name | ANDESIGN |
| | Address and postcode | 4 PERKINS WAY<br>NOKINGHAM<br>BERKS<br>RG41 2TN |
| | Phone number | 9784165 |
| 3 | Site<br>We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485. | AS ABOVE |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | SINGLE STOREY<br>REAR EXTENSION |

| | | |
|---|---|---|
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☐ No ☑ |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | TO MATCH EXISTING RENDERING.<br>& FELT ROOF |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>Please show details of the existing access and any proposed changes on the plans. | Yes ☐ No ☑ |
| 8 | Will the car parking provision at the site be changed?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

ADDRESS 4 PENROSE AVENUE PARISH WOODLEY

PLOT No. 617 ORD. SHEET No. SU.7672(4

BUILDER J. T. Cook & Son Ltd

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 182/55 | Mr. Ben. S. Clark | Outline | 12/4/55 | N/A. Cl |
| 466/57 | Messrs. Wells Estates Ltd | " | 9/7/57 | N/A. Refu |
| O/247/58 | Mr & Mrs. Ben. S Clark | " | 17/4/59 | N/A. Cl |
| 179/61 | J. T. Cook & Son Ltd / Foul | sewer plans & Sections | 5/10/61 | App. Cl |
| R/8/63 | " | Landscaping Part of Rd | 24/1/63 | N/A. App |
| 164/64 | " | Detached House | 29/10/64 | App. Cl |
| F/2002/5911 | Mr. & Mrs. Roppa | S/SC/R ext. | | |
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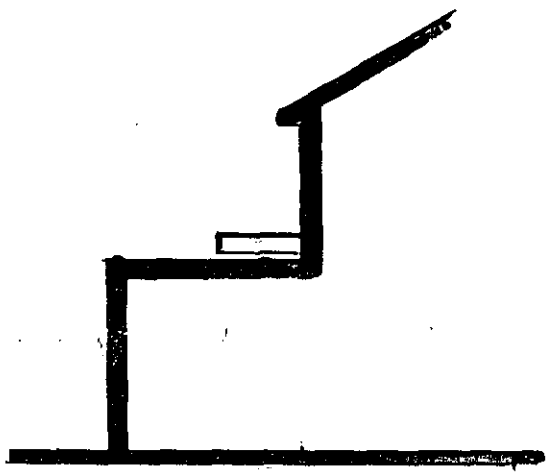
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE



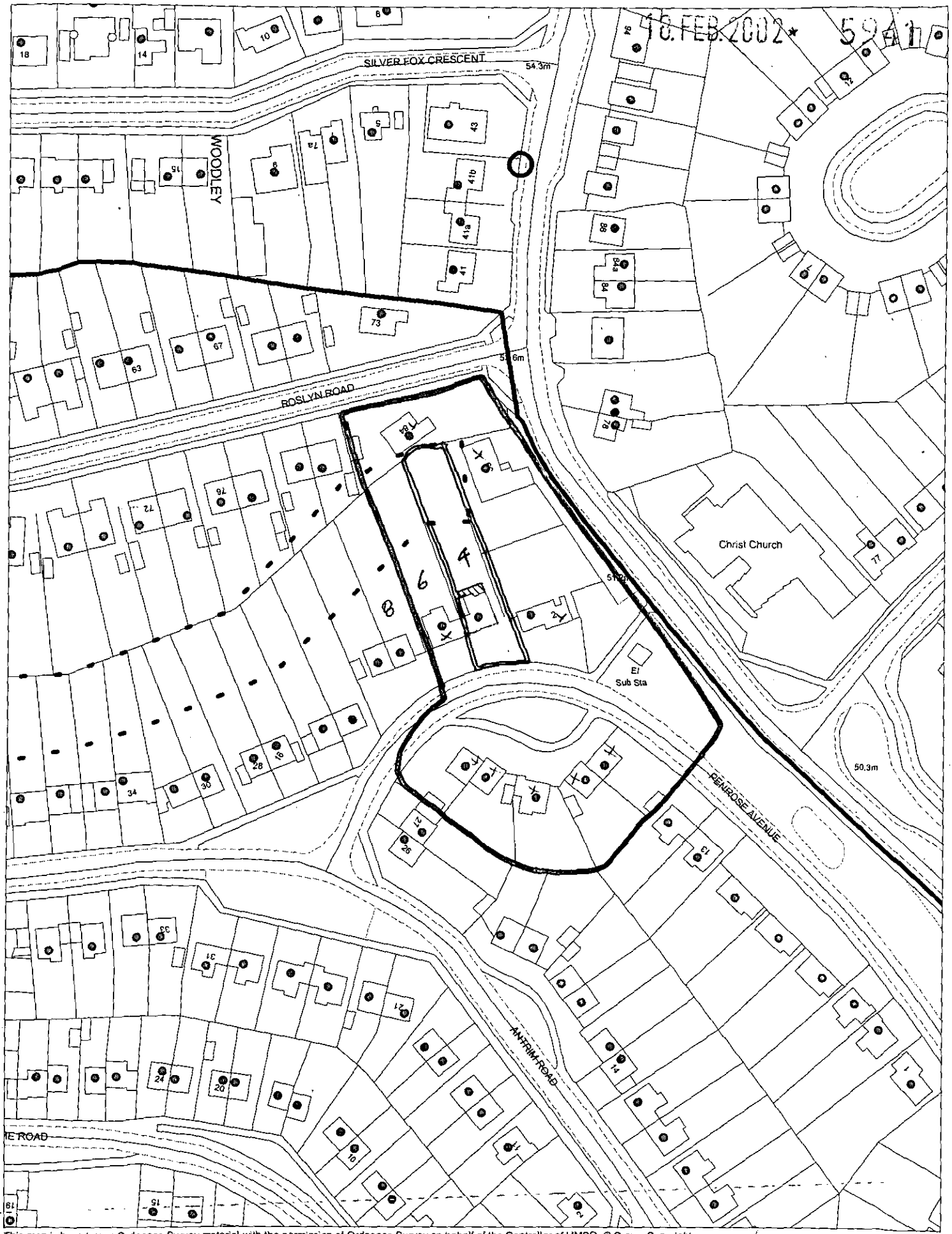
SOUTH ELEVATION

PROPOSED EXTENSION at 4 PENROSE AVENUE, WOODLEY

to be read in conjunction with drawing number AH/E/3309 A

APPROVED

| | |
|---|---|
| PLANNING SERVICES | HPT |
| POL | TUS |
| DC | ENF |
| APP | |
| CS | |
| 08 MAR 2002 | |
| COPIES TO | ACK |
| | FILE |

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Development Control Section, Environmental Services, Wokingham District Council.
20 February 2002 Scale: 1 : 1250