APPLICATION NO:
F/2002/6212

LOCATION:
55 Mitchell Way, Woodley Reading.

APPLICANT:
Mr B Wilson C/O Mr D Browne

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **02/05/2002**
28 day exp date 6/5/02
APPLICATION WILL HAVE EXPIRED ON:
20/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

183

D1

Application No: F/2002/6212 FL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Wilson
C/O Mr D Browne
21 Broomfield Road
Tilehurst
Reading
Berks
RG30 6AJ

Application Number: F/2002/6212

Parish: **WOODLEY**

Location: **55, Mitchell Way, 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. 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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6212	FL
BUILDING CONTROL NUMBER	BP2002/2854 North	
~~APPLICANT~~/AGENT	Mr D Browne.	
ADDRESS OF SITE	55 Mitchell Way WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Wilson-Bernard 001	Wilson-Bernard 001
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		17/5/02
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		/
DATE	18/3/02	23/5/02 £95 fee

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	18/3/02	25/3/02	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2002/6212
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: 55 Mitchell Way
Woodley Reading.

APPLICATION NUMBER: F/2002/6212

OFFICER: Francis Leo

DATE OF SITE VISIT: 14/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS 2 Storey detached integral garage open frnt

3. DESCRIPTION OF SITE/BUILDING
2 storey, integral garage detached open frnt
Single storey rear ext -

4. RELATIONSHIP TO ADJOINING PROPERTIES
private pathway bet site and No 22 Mitchell Way
No effect, Main Road at rear Miles Way

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m hg Timber fence

OTHERS

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6212

Applicant : Mr B Wilson C/O Mr D Browne.

Location : 55, Mitchell Way, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 14/5/02

Date Registered : 25/03/2002

Earliest Date for Decision : 02/05/2002

Latest Consultation Date/Site Notice Expiry Date : 02/05/2002

This application will have expired on: 20/05/2002. 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 : no comment'

Planning Issues : I'd Sett.

LBE1, LBE2 .

WOS3, WBE1 .

ENI.

Application Number: F/2002/6212 **Officer : Francis Leo**
55 Mitchell Way, Woodley, Reading

Appraisal :

Development
Proposed single storey rear extension to dwelling.

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

Impact upon neighbouring properties
The proposal would have no adverse impact on the neighbouring property no 22 Mitchell Way because it is located some 15m away and there is a path separating the two sites.

Impact upon the character of the area
The proposal is a single storey extension located at the rear with a pitched roof. Its appearance is in keeping with the main house. Hence it would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

FROM: Francis Leo

DATE: 08 April 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6212

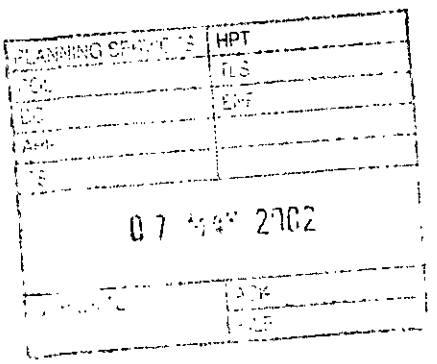
Proposal: Proposed single storey rear extension to dwelling..

Site Address: 55, Mitchell Way, Woodley, Reading.

Applicant: Mr B Wilson C/O Mr D Browne.

Your observations are required in respect of this application **by 02/05/2002** .

Members had no comment to make on this application.



SIGNED: _____ DATE: 2.5.02.

Clerk To Woodley Parish/Town Council.

Application Number : F/2002/6212	Map No : 42
Case Officer : FL	Site Area : 0 04
Valid Date : 25.3.02.	Received Date: 25/03/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 55, Mitchell Way, Woodley, Reading.

Parish : WY Ward : LOD 8.4.02 TB.

Applicant : Mr B Wilson C/O Mr D Browne.

Fee Required: £95 Fee Received: £95 (1)

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			
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 8.4.02 - B.

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map.

.....

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		18MITCHELL WAYREADING	RG5 4NQ
		20MITCHELL WAYREADING	RG5 4NQ
		22MITCHELL WAYREADING	RG5 4NQ
		41MITCHELL WAYREADING	RG5 4NQ
	F/2002/6212.	43MITCHELL WAYREADING	RG5 4NQ
		45MITCHELL WAYREADING	RG5 4NQ
		53MITCHELL WAYREADING	RG5 4NQ
		55MITCHELL WAYREADING	RG5 4NQ
		4VICKERS CLOSEREADING	RG5 4PA
		5VICKERS CLOSEREADING	RG5 4PA

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6212

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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/2002/6212
55, Mitchell Way, Woodley, Reading.
Proposed single 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** *Application Number*: **F/2002/6212**
55, Mitchell Way, Woodley, Reading.
Proposed single 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 D Thair

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

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6212

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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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Development Control Manager

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_____

_____

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Signed: _____ Date: _____

Councillor A Clifford

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

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6212

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6212**
55, Mitchell Way, Woodley, Reading.
Proposed single 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 C E Clacey

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

Received by Wokingham District Council

Application No: F/2002/6212

Proposal:
Proposed single storey rear extension to dwelling.

Location:
55, Mitchell Way, 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/2002/6212 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 02/05/2002. 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.

Trevor Watson
Development Control Manager

08 April 2002

6212

Environmental Services

For office use only.
Application number:

25 MAR 04 6212

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR B WILSON 55 MICHELL WAY WOODLEY BERKS RG5 4NG
2	Agent's Name Address and postcode Phone number	MR D. BROWNE 21 BROOMFIELD RD TILEHURST READING BERKS RG30 6AJ 0118 3778549
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.	55 MICHELL WAY WOODLEY BERKS RG5 4NG
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY REAR 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.	FACING BRICK TO MATCH EXISTING ROOFING 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

ADDRESS 55 Mitchell Way PARISH Woodley

PLOT No. 308 Woodley Hurford Rd. E ORD. SHEET No. SU 77 D 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
16670	Reeves / Bryant	Subst. of House Type	17.12.81	N/A	Ref
16941	"	Detached House & Garage	11.3.82	N/A	CIA
CA 18449	"	"	15.4.82	App	N/A
F/2002/6212	Mr B Wilson	S/St R. Ext			

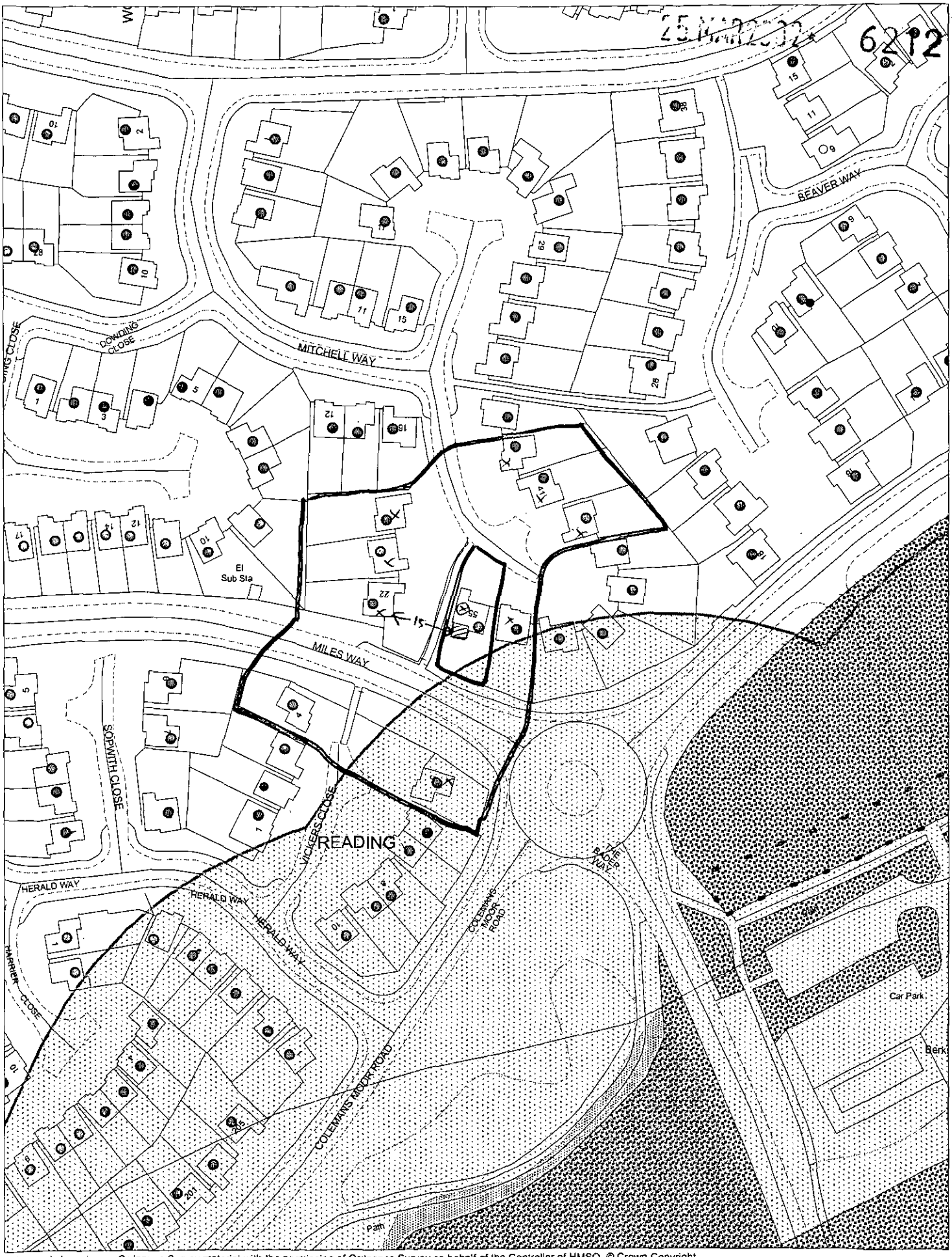
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

2 April 2002

Scale: 1 : 1250

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