RAILEX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

JN 588

APPLICATION NO:
F/2002/6096

LOCATION:
23 Anthian Close, Woodley Reading.

APPLICANT:
Mr/Mrs Higham C/O Mr D Burgess

PROPOSAL:
Proposed formation of rooms in loft space with velux windows and new window in side elevation.

EARLIEST DATE FOR DECISION: **13/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: ~~**Richard Kelly**~~

APPROVED

47

D(

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Higham
C/O Mr D Burgess
26 Elmdale Drive
Kidderminster
Worcs
DY10 3XE

Application Number: F/2002/6096

Parish: **WOODLEY**

Location: **23, Anthian Close, Woodley, Reading.**

Proposal: **Proposed formation of rooms in loft space with velux windows and new window in side elevation.**

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:

Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 23/04/2002

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.

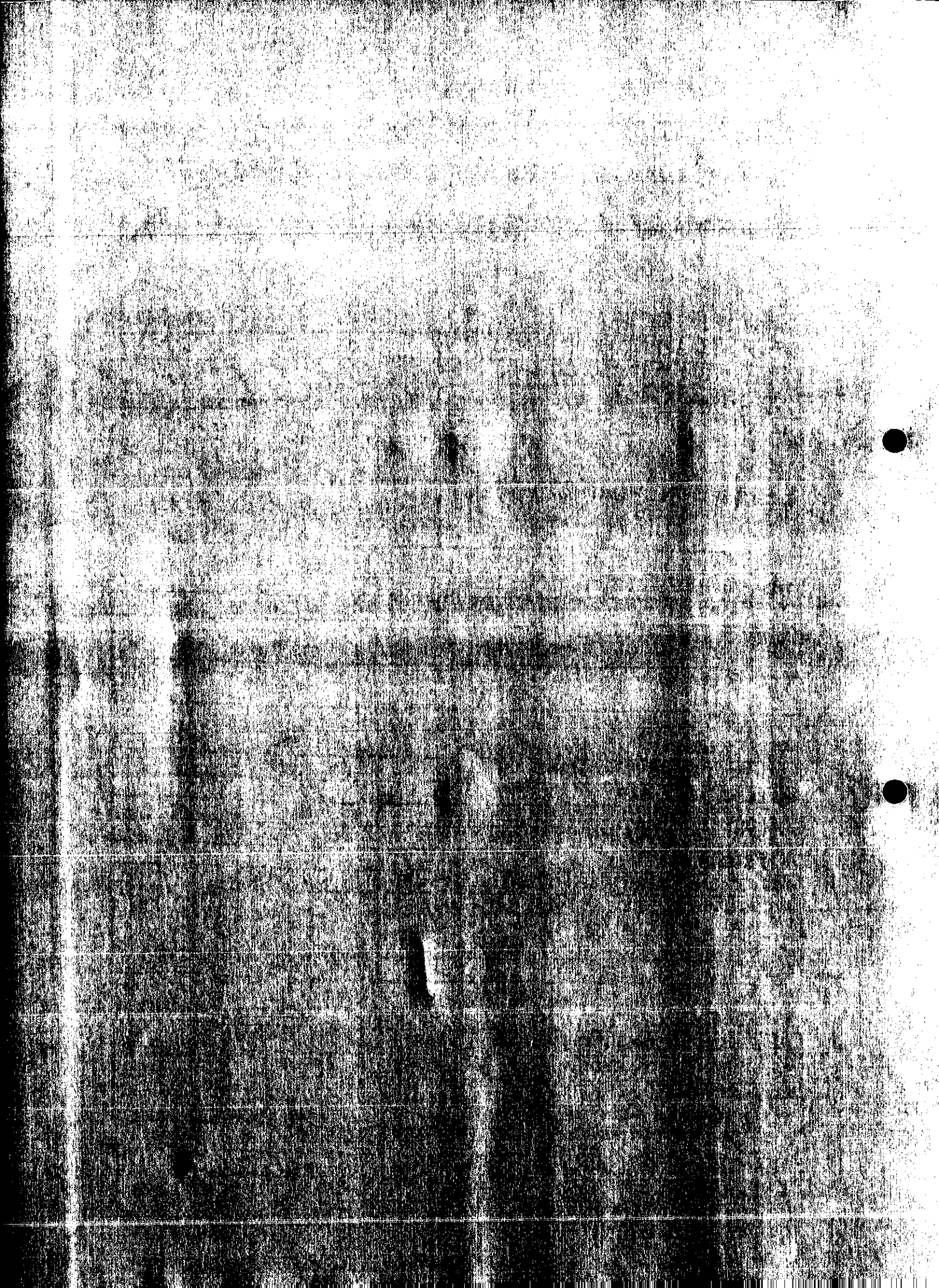
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6096	RK
BUILDING CONTROL NUMBER.	FX 2002/2850 North	
~~APPLICANT~~/AGENT	Mr D. Burgess.	
ADDRESS OF SITE	23 Anthian Close WOODLEY	
DESCRIPTION OF PROPOSED WORK	6/4 conversion with side velux window + window in side elevation	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	G1654 A	G1654
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/5/02	

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/2002/6096

Applicant : Mr/Mrs Higham C/O Mr D Burgess.

Location : 23, Anthian Close, Woodley, Reading.
Proposal : Proposed formation of rooms in loft space with velux windows and new window in side elevation.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/03/2002

Earliest Date for Decision : 13/04/2002

Latest Consultation Date/Site Notice Expiry Date : 13/04/2002

This application will have expired on: 06/05/2002. 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 p.c. no objections

Planning Issues :

RECORD OF SITE VISIT

SITE ADDRESS: 23 Anthian Close
Woodley Reading.

APPLICATION NUMBER: F/2002/6096

OFFICER: Richard Kelly

DATE OF SITE VISIT: 12/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Woodley airfield - medium density detached houses.

3. DESCRIPTION OF SITE/BUILDING To Detached house on wide (but shallow) plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES Staggered with neighbours - end of road.

Properties to rear 0.5m higher but quite close

Quiet to E.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING 4 spaces.

LEVELS Houses to rear spaces slightly higher.

BOUNDARY TREATMENT To face to rear. 1.8m to E + W.

OTHERS

Application Number: F/2002/6096 – 23 Anthian Close, Woodley, Reading

Appraisal:

This application is for the formation of rooms in the loft space and a new window in the side elevation. Permitted development rights were removed from this house on its original consent. This application raises three issues:

Impact on adjoining properties: LBE1, WBE1

The nearest properties to the rear are 25m from the proposed skylights. The boundary treatment here is a 2m fence. Given this distance and the fact that the properties to the rear are approximately 0.5m higher than the application site, it is not considered that this proposal would cause sufficient overlooking to warrant refusal. The new window in the side elevation is 6m from the boundary, and would look over the adjoining quarry to the east.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

No alterations will be visible from the street.

Impact on highway safety (parking provision): LT5, WT6

The property has four off street parking spaces, which is sufficient for a five bedroom house.

Approve ~~**Refuse**~~

FROM: Richard Kelly

DATE: 20 March 2002

RECEIVED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6096

Proposal: Proposed formation of rooms in loft space with velux windows and new window in side elevation..

Site Address: 23, Anthian Close, Woodley, Reading.

Applicant: Mr/Mrs Higham C/O Mr D Burgess.

WOODLEY TOWN COUNCIL
22 MAR 2002
ACTION: TLS ENF
04 APR 2002
COPIES TO ACK:

Your observations are required in respect of this application **by 13/04/2002**.

The committee made no comment on the proposal but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

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

Tel: (0118) 974 6229

Date: 20 March 2002

My ref: F/2002/6096

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/2002/6096
23, Anthian Close, Woodley, Reading.
Proposed formation of rooms in loft space with velux windows and new window in side elevation.

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/2002/6096**
23, Anthian Close, Woodley, Reading.
Proposed formation of rooms in loft space with velux windows and new window in side elevation.
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**********

Application Number: F/2002/6096

Appraisal :

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

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

Tel: (0118) 974 6229

Date: 20 March 2002

My ref: F/2002/6096

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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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Richard Kelly** Application Number: **F/2002/6096**
23, Anthian Close, Woodley, Reading.
Proposed formation of rooms in loft space with velux windows and new window in side elevation.
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_____

_____

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: 20 March 2002

My ref: F/2002/6096

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6096**
23, Anthian Close, Woodley, Reading.
Proposed formation of rooms in loft space with velux windows and new window in side elevation.
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**********

Organisation_Name	Building_Name	address1	Postcode
		15ANTHIAN CLOSEREADING	RG5 4XA
		16ANTHIAN CLOSEREADING	RG5 4XA
		19ANTHIAN CLOSEREADING	RG5 4XA
		22ANTHIAN CLOSEREADING	RG5 4XA
		~~23ANTHIAN CLOSEREADING~~	~~RG5 4XA~~
		24ANTHIAN CLOSEREADING	RG5 4XA

Neighbour consultation list

F/2002/6096

Received by Wokingham District Council

Application No: F/2002/6096

Proposal:
Proposed formation of rooms in loft space with velux windows and new window in side elevation.

Location:
23, Anthian Close, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6096 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 13/04/2002. 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

20 March 2002

Application Number : F/2002/6096	Map No : 42
Case Officer : RK	Site Area : 0.07
Valid Date : 11/03/02	Received Date: 11/03/2002

Level : Delegated Application

Description : Proposed formation of rooms in loft space with velux windows and new window in side elevation.

Location : 23, Anthian Close, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Mr/Mrs Higham C/O Mr D Burgess.

Fee Required: £0 Fee Received: £0 PD rights removed.

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

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

No pre-app

NEIGHBOURS

S/N + see map

11 MAR2002 6096

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS HIGHAM
	ADDRESS	23 ANTHIAN CLOSE
		WOODLEY
		READING 01189
	POST CODE	Tel. No699274
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MR.D.BURGESS
	ADDRESS	26 ELMDALE DRIVE
		KIDDERMINSTER
		WORCS 01562
	POST CODE	DY10 3XE Tel. No. 748992
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	23 ANTHIAN CLOSE
		WOODLEY, READING
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	FORMATION OF ROOM IN ROOF SPACE

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — ROOFLIGHTS ONLY EXTERNALLY PLUS GABLE WINDOW

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

PLANNING REQUIRED DUE TO PERMITTED DEVELOPMENT RIGHTS BEING REMOVED

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED D. Burgess ON BEHALF OF MR & MRS HIGHAM

DATE 7th March 2002

1933

ADDRESS 23 ARTHUR CLOSE PARISH WOODLEY

PLOT No. 18 WOODLEY ARMED 5th ORD. SHEET No. SU 777342

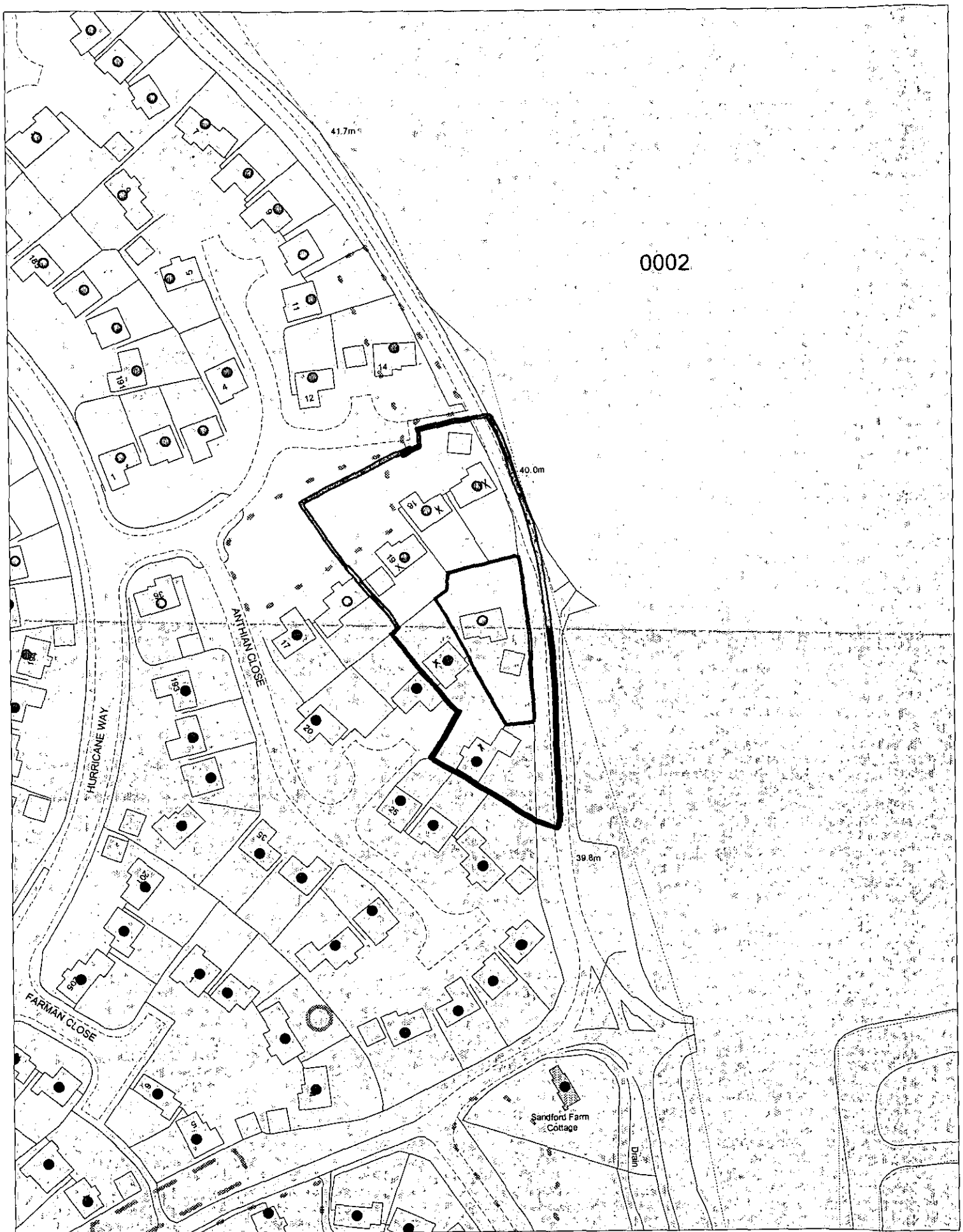
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08508	WOODLEY ARMED PLAN		30.10.78	CIA
23796	MOWST/BRYANT	O/L PHASE 5	25.3.85	CIA
39590	BRYANT	DET HOUSE & GARAGE	29.7.92	CIA
EP/92/0733	"	"	26.8.92	S/APP

MINISTRY DECISION

SPECIAL ORDERS REMOVAL PD RIGHTS - COND. 5 - 39590

11.MAR2002* 6096



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Development Control Section, Environmental Services, Wokingham District Council.
18 March 2002

Scale: 1 : 1250

N W E S