APPLICATION NO:
F/2001/3126

LOCATION:
33 Cartmel Drive, Woodley Reading.

APPLICANT:
Mr S Hill

PROPOSAL:
Proposed first floor side extension to dwelling,single storey rear extension and front porch extension (amendment to consent 2000/0490).

EARLIEST DATE FOR DECISION: **04/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/03/2001

CASE OFFICER: **Jackie Emmett**

APPROVED

RAILEX
Marbleboard

(JE)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Hill
33, Cartmel Drive
Woodley
Reading
Berkshire
RG5 3NG

Application Number: F/2001/3126

Parish: **WOODLEY**

Location: **33, Cartmel Drive, Woodley, Reading.**

Proposal: **Proposed first floor side extension to dwelling, single storey rear extension and front porch extension (amendment to consent 2000/0490).**

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 external works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the first floor side elevation of the extension.

Condition
4. No development shall take place until full details of a car parking scheme have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full, as approved, prior to the start of construction works on the hereby approved two-storey extension. The details of the parking scheme shall include two parking spaces measuring 2.4m x 4.8m, any alterations to the access way or widening of the dropped kerbs and hard surfacing materials.

Condition
5. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/03/2001

Notice checked by: C Hunter

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	3126	JE
BUILDING CONTROL NUMBER	P/2000/0625	Paul
APPLICANT/AGENT	S.J. Simpson	
ADDRESS OF SITE	33 Cartmel Drive Woodley.	
DESCRIPTION OF PROPOSED WORK	first floor side ext. + s/s rear ext (+ front porch - DC only) (Amendment to consent P/2000/0490)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	100	100 C
ELEVATIONS	--	--
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	As above	
IF YES, WHAT ARE THE DIFFERENCES ?	DC - front porch	
DATE	22/3/01	

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 : Jackie Emmett

Application Number : F/2001/3126

Applicant : Mr S Hill .

Location : 33, Cartmel Drive, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling,single storey rear extension and front porch extension (amendment to consent 2000/0490).

Site Notice Displayed ? :	YES	NO	DATE
		✓	7.03.01

the Site Notice has been displayed but was removed before my site visit.

Date of Neighbour Notifications : .....

Date of Site Visit : 7.03.01

Date Registered : 05/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 02/03/2001. 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 councillors : concerned over boundary with 31, Cartmel Drive.
- letters from neighbours : concerns (as above) related to previous application
- Highways : As above.

Planning Issues :

1. Impact on neighbouring properties.
2. Impact on the street scene.
3. Impact on the highway.

Application Number: F/2001/3126

Appraisal :

For the amendment only:

1- Impact on neighbouring properties: The proposed porch is situated to the front of the dwelling facing highway. it is not considered to have an detrimental impact upon the amenity of the neighbouring properties.

2- Impact on the street scene: The proposed porch doesn't stand forward of the building line. It does stand along the same line as the previous extension that this is the amendment for.

3- Impact on highways: The proposed porch does not have a detrimental impact upon the highway.

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

Application Number F/2001/3126
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12.	Works
3	SC08	SR05	First floor side elevation.
4	-7	SR06.	No development shall take place until full details of a car parking scheme have been submitted to and approved in writing by the local planning authority. Those works shall be carried out in full as approved, prior to the start of construction works on the hereby approved two storey extension. The details of the parking scheme shall include two parking spaces measuring 2.4m by 4.8m, any alterations to the crossover, or widening of the dropped kerbs and hard surfacing materials
5	SC23.	SR06.	Parking.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 14/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 33 Cartmel Drive
Woodley Reading.

APPLICATION NUMBER: F/2001/3126

OFFICER: Jackie Emmett

DATE OF SITE VISIT: 7.03.01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Residential, Semi-detached area with off road parking. Quiet private area.

3. DESCRIPTION OF SITE/BUILDING

2 story red brick house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

neighbours (3) have extension on their boundary.
Board (wooden fences on both sides.

5. SITE CONSTRAINTS

TREES none

ACCESS/PARKING -

LEVELS -

BOUNDARY TREATMENT fencing.

OTHERS

S. J. Simpson Quantity Surveying and Design Services

Hollybush House, Part Lane, Swallowfield, Berks. RG7 1TD.
Tel / Fax. 01189885146

40922

Miss. J. Emmett.
Planning Dept.
Wokingham District Council.
P. O. Box. 157.
Shute End,
Wokingham,
Berks.
RG40 1WR.

1/3/01.

Dear Miss Emmett.

Re: 33, Cartmel Drive, Woodley. App. No. F/2001/3126.

Further to your letter of 6/2/01 I enclose 6 No. amended copies of drawing No. 2000/SH/100 c.

Should you have any further quires please do not hesitate to contact me.

Yours sincerely,

S.J.Simpson

PLANNING CONTROL
POL
DC JE
APP
CS
09 MAR 2001
COPIES TO:

Wokingham District Council
P O Box 150
Shute End, Wokingham
Berkshire, RG40 1WQ

Tel: (0118) 974 6997
Fax: (0118) 974 6015
Mobile No: 07801 664625
Email: Alan.Spratling@wokingham.gov.uk

Alan Spratling - Leader of the Liberal Democrat Group
Coling Lawley - Deputy Leader of the Liberal Democrat Group

7 March, 2001

Mr J Mitchell
Development Control Manager
Wokingham District Council

Dear John

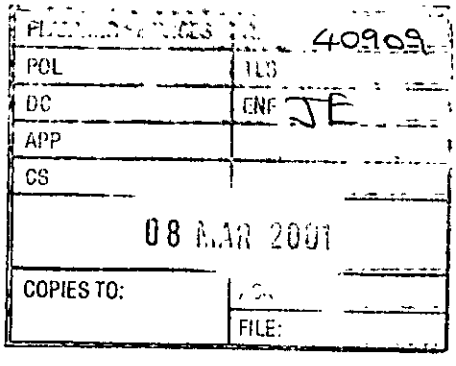
I am in receipt of a letter dated the 1st Mach 2001 from Mr. Eric Jennings. He is writing about an application at 31 Cartmel Drive, Woodley, which is at Development Control at the moment. It is awaiting the resolution of a Highways issue regarding the provision of two parking places. I would be grateful if you could respond to this letter for me.

To give you some background I am also sending the copy of a letter from Mr. Jennings dated the 7th January. In that letter the objections were in my opinion of a civil nature rather than a Development Control nature. Trying to help the process, I spoke with Jackie Emmett from the Planning Department and we agreed the letter dated the 18th February. After this letter had gone out, but before it had reached Mr. Jennings, I received a further telephone call on this issue which resulted in my sending the letter dated the 23rd February. I sent that letter after taking further advice. Last week I received the letter that I am now asking you to respond to.

I am copying in Mr. Jennings with this request to you so that he knows that we will be replying.

Yours sincerely,

Coling Lawley
Deputy Leader
Liberal Democrat Group



Encs.
cc. Mr E. Jennings; Jackie Emmett; Cllr. Keith Malvern, Chair of Dev. Control

NO COPY OF LETTER(S) ATTACHED

PLANNING SERVICES | HPT 39831
POL | TLS
DC | ENF JE
APP |
CS |
13 FEB 2001
COPIES TO: | ACK:
FILE:

Reply Req.

Wokingham District Council
P O Box 150
Shute End, Wokingham
Berkshire, RG40 1WQ

Tel: (0118) 974 6997
Fax: (0118) 974 6015
Mobile No: 07801 664625
Email: Alan.Spratling@wokingham.gov.uk

Alan Spratling - Leader of the Liberal Democrat Group
Coling Lawley - Deputy Leader of the Liberal Democrat Group

9th February 2001

Jackie Emmett
Development Control Dept
Wokingham District Council

Dear Jackie

Thank you for your assistance this afternoon.

I have spoken to a Mr. E S Jennings who is the son-in-law of the lady from 31 Cartmel Drive in Woodley, RG5 3NG.

I would be interested in seeing the correspondence dated 4th January, 2001 that he refers to in his letter dated 7th January.

He is only concerned about the three items listed in that letter. His item 1, he requires the neighbour to alter his guttering, item 2, he complains of the gas fumes over his property and item 3, refers to the water overflow coming directly out of the wall on to his property.

Unfortunately, he completely misunderstands the situation and holds us responsible as a planning authority for these problems. My understanding is that all these are civil matters and as such we cannot be held responsible. I would appreciate a helpful letter to him along the following lines, "that I have brought this matter to your attention for a clarification of the issues, and a clear indication to him that these are all civil matters not planning considerations." Would you please draft me such a letter and let me see it before it goes out.

Thanks again for all your help on this one.

Yours sincerely,

Coling Lawley
Deputy Leader
Liberal Democrat Group

Mr E S Jennings
31 Cartmel Drive
Woodley
Berkshire
RG5 3NG

Planning Department
Council Offices
Shute End
Wokingham
Berkshire

7th January 2001

Dear Sirs

Re: Development at 33, Cartmel Drive, Woodley

We acknowledge your correspondence of 4th January 2001

From our correspondence you are aware of our objections.

1. As you have allowed the walls of the building to be undertaken up to the boundary of our property the guttering etc is overhanging our property.
You do NOT have the authority to allow this and therefore permission must be refused. You ignored the information when given to you on the first planning application. Do not ignore it this time. We hold you responsible for your actions and for any costs we may have in rectifying the position if you do give permission.

2. The flue from the boiler is positioned in the flank wall facing our property. This means that the flue gases are discharged into our garden. Again you do not have the right to allow this. This can also prove to be a health hazard. We hold you responsible for any problems caused by this.

3. A water overflow is also direct out of this flank wall. Any overflow will therefore be into our garden. You do not have the authority to allow this. This can also prove to be a health hazard. We hold you responsible for any problems caused by this.

By this letter we object to the Planning Application and also hold you responsible for any damage to people and/or property and for any costs to have the position rectified.

Yours faithfully

Eric S Jennings

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Jackie.Emmett@wokingham.gov.uk
Date: February 19, 2001
My ref: JE/
Your ref:

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

Mr E S Jennings
31 Cartmel Drive
Woodley
Berkshire
RG5 3NG

Dear Mr Jennings

33 CARTMEL DRIVE, WOODLEY. APPLICATION NO. F/2000/0490.

Thank you for your letter of the 7th January which Councillor Coling Lawley has asked me to respond to. I have been asked to clarify whether the issues you have raised are valid planning considerations.

It is correct to saying that the council does not have the authority to permit development to take place on land without the consent of the landowner. Therefore planning permission would not entitle your neighbour to build on your land.

However as a planning authority we cannot arbitrate in disputes over whether or not a proposal would encroach onto a neighbouring property. We have no powers to say whether or not a development is entirely within the ownership of any individual. Neither do we have any powers to take action if development encroaches over ownership boundaries.

Neither the location of the boiler flue or water overflow are matters that can be dealt with when considering a planning application. Such details are not required to be submitted with a planning application and do not form one of the planning considerations taken into account when determining the acceptability of an individual application. They are civil matters and may require settling with your neighbour in court.

I am sorry I am unable to help you on any of the matters you raise as they are not issues which are relevant to the determination of individual planning applications.

Yours sincerely

J. Emmett
Planning Enforcement Officer

FROM: Jackie Emmett

DATE: 11 January 2001

RECEIVED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES
POL
DC
APP
COPIES TO:
ACK:
FILE:
09 FEB 2001

Application Number: F/2001/3126

Proposal: Proposed first floor side extension to dwelling, single storey rear extension and front porch extension (amendment to consent 2000/0490)..

Site Address: 33, Cartmel Drive, Woodley, Reading.

Applicant: Mr S Hill .

Your observations are required in respect of this application **by 04/02/2001** .

Having noted correspondence on behalf of the neighbour at No. 31, Members expressed concerns about the drawing and the process of the previous application. It was recommended that the local district ward councillor be requested to upgrade this application for committee consideration.

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Jackie.Emmett@wokingham.gov.uk
Date: February 6, 2001
My ref: JE/
Your ref:

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

Mr S Hill
33 Cartmel Drive
Woodley
Berks
RG5 3NG

Dear Mr Hill

33, CARTMEL DRIVE, WOODLEY. APPLICATION NO. F/2001/3126.

I am writing with reference to the above.

Drawing number 100 suggests that the extension does not reach the boundary line between the above property and no. 31. It seems that this is incorrect and that the extension does fall on the boundary line. therefore I require a corrected drawing so as I can process this application.

Yours faithfully

J. Emmett
Planning Enforcement Officer

HIGHWAYS CONSULTATION SHEET

From: Jackie Emmett **Date:** 11 January 2001

Application Number: F/2001/3126

Proposal: Proposed first floor side extension to dwelling,single storey rear extension and front porch extension (amendment to consent 2000/0490).

Parish: WOODLEY TOWN

Site Address:
33, Cartmel Drive, Woodley, Reading.

Applicant:
Mr S Hill .

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).

COMMENT

The garage is too narrow to be counted as a parking space, our standards require minimum internal dimensions of 2.5m x 5.0m for a garage.

The highway authority therefore require an additional plan showing parking for 2 vehicles in front of the garage; these spaces must be 4.8m x 2.4m (minimum) and it is anticipated that the driveway will need widening and the crossing extended.

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

17/01/01

35 Cartmel Drive

18.01.01

Ref:- Jackie Emmett
F/2001/3126

PLANNING SERVICES	HPT
POL	TLS38943
DC	ENF JF
APP	
CS	
22 JAN 2001	
COPIES TO:	ACK:
	FILE:

Lady Lee
Woodley
Reading
Berks
RG5 3NG

Dear Ms Emmett,

I am writing in response to your request following our phone call on the afternoon of 18:01:01.

I am not sure why notice was sent to me on the above applicaha because the extensions are built and occupied. I would like to draw to your attention the concerns of other residents that have had similar extensions built that this extension appears to breach the front building line by a considerable amount. If further building work is to be carried out I would ask you to let me know because the occupier at 33 Cartmel Drive does not wish to discuss the

work he wants to carry out.

Yours sincerely in confidence

K. R. HUDSON

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3126
CASE OFFICER: Jackie Emmett

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3126**
CASE OFFICER: **Jackie Emmett**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/3126

Proposal:
Proposed first floor side extension to dwelling,single storey rear extension and front porch extension (amendment to consent 2000/0490).

Location:
33, Cartmel Drive, 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 Jackie Emmett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. 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

11 January 2001

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

Tel: 0118 974 6449

Date: **11 January 2001**

My ref: F/2001/3126

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/2001/3126
33, Cartmel Drive, Woodley, Reading.
Proposed first floor side extension to dwelling,single storey rear extension and front porch extension (amendment to consent 2000/0490).

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 **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3126**
33, Cartmel Drive, Woodley, Reading.
Proposed first floor side extension to dwelling,single storey rear extension and front porch extension (amendment to consent 2000/0490).
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 6449

Date: **11 January 2001**

My ref: F/2001/3126

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3126
33, Cartmel Drive, Woodley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3126**
33, Cartmel Drive, Woodley, Reading.
Proposed first floor side extension to dwelling,single storey rear extension and front porch extension (amendment to consent 2000/0490).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: 0118 974 6449

Date: **11 January 2001**

My ref: F/2001/3126

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/2001/3126
33, Cartmel Drive, Woodley, Reading.
Proposed first floor side extension to dwelling,single storey rear extension and front porch extension (amendment to consent 2000/0490).

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If you have any questions please do not hesitate to contact **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3126**
33, Cartmel Drive, Woodley, Reading.
Proposed first floor side extension to dwelling,single storey rear extension and front porch extension (amendment to consent 2000/0490).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

S.J. Simpson
Surveying Services

Hollybush House, Part Lane, Swallowfield, Berkshire. RG7 1TD.
01189 885146

Mrs. C. Hirst.
Planning Dept.
Wokingham District Council.
P. O. Box 157,
Shute End,
Wokingham,
Berks.

05 JAN 2001 * 3126

RG40 1WR.

19/12/00

Dear Mrs. Hirst.

Re: 33, Cartmel Drive, Woodley.

Further to your letter of 19/9/00 I enclose as requested :

a) 6No. revised copies of drawing No. 2000/SH/100 B showing the car parking spaces.
b) 1No. copy of Section 66 Certificate with certificate B completed. Please note the encroachment on to No. 31 Cartmel Drive is approx. 80mm of eaves guttering.
c) A copy of the notice as served upon Mrs. A. Green of 31, Cartmel Drive.
d) The original 6 No. copies of the application forms and location plans.
e) 6No. copies of the other side elevation.

Regarding your item No. 11 the printed dimension is not 2.30m and is stated as a site dimension i.e. it was intended to be as wide as could fit on the site approx. 2.50m.

Yours sincerely

S. J. Simpson.

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)* 33 CHARTWELL DRIVE WOODHAY

I give notice that *(b)* Mr S Hill

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

for planning permission to *(d)* ERECT A TWO STOREY EXTENSION

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

Council at *(e)* COUNCIL OFFICES, SHUTE END,

by *(f)* 25/1/01 WOKINGHAM BERKS

* "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.

05 JAN 2001 * 3126

Signed .....

† On behalf of S Hill

Date 4/1/01

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).

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)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

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

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† 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

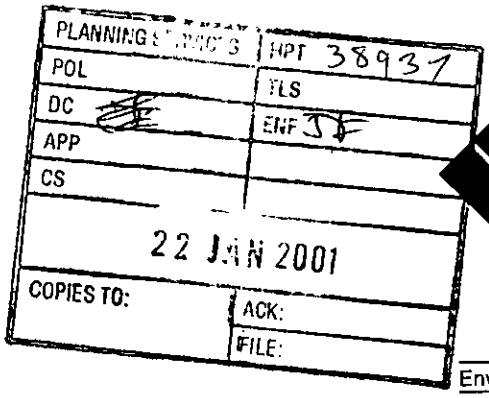
Tel [redacted]974 6449

Date: 11 January 2001

Your Ref:

My Ref: Jackie Emmett
F/2001/3126

The Owner / Occupier
34
COTTESMORE ROAD
WOODLEY
READING
RG5 3NX





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

Jackie,

I don't know if you're any idea what this is about ?

Tom

Dear Sir/Madam

Application Number: F/2001/3126

Site Address: 33, Cartmel Drive, Woodley Reading.

Proposal: Proposed first floor side extension to dwelling,single storey rear extension and front porch extension (amendment to consent 2000/0490)..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/3126** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look under Planning.

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Jackie Emmett**, on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

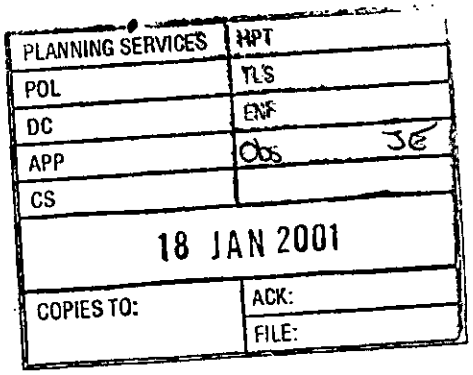
Please check
the site address
and delivery
address does
not match ?

What does this
mean

Return to Sender

Ref: Jackie Emmet
T/2001/3126

Wokingham District Council
Environmental Sus. Dept.
Planning Services
P.O Box 157
Shute End, Wokingham
RG40 1WR



Mr E S Jennings
31 Cartmel Drive
Woodley
Berkshire
RG5 3NG

Planning Department
Council Offices
Shute End
Wokingham
Berkshire

17th January 2001.

Dear Sirs

Re: Development at 33, Cartmel Drive, Woodley F/2001/3126

We acknowledge your correspondence of 4th January 2001.

From our correspondence you are aware of our objections.

1. As you have allowed the walls of the building to be undertaken up to the boundary of our property the guttering etc is overhanging our property.
   You do NOT have the authority to allow this and therefore permission must be refused. You ignored the information when given to you on the first planning application. Do not ignore it this time. We hold you responsible for your actions and for any costs we may have in rectifying the position if you do give permission.

2. The flue from the boiler is positioned in the flank wall facing our property. This means that the flue gases are discharged into our garden. Again you do not have the right to allow this. This can also prove to be a health hazard. We hold you responsible for any problems caused by this.

3. A water overflow is also direct out of this flank wall. Any overflow will therefore be into our garden. You do not have the authority to allow this. This can also prove to be a health hazard. We hold you responsible for any problems caused by this.

By this letter we object to the Planning Application and also hold you responsible for any damage to people and/or property and for any costs to have the position rectified.

Yours faithfully

E S Jennings

Eric S Jennings

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 JAN 2001	
Officer: JE	Application No. F/2001/3126

Map No. 46.. Site ..0.02.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING, ~~AND~~ SINGLE STOREY REAR EXTENSION AND FRONT PORCH EXTENSION (AMENDMENT TO CONSENT 2000/0490)

Location: 33 CARTMEL DRIVE

Parish: WOODLEY Ward: SOUTH LAKE 11.01.01.

Applicant: MR S HILL

re Submission - amendment to 2000/0490

Fee Received 00-00 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	1/1250 - orange outline		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	other side elevation of porch + dining room		
5	Elevation plans	Front elevation does not show pitching ground floor roof extending beyond wall.	11.01.01	
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 : 11:01:01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees TPO .....
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:

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

NEIGHBOURS:

..... Site notice and see map ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: [illegible] 3126

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 S HILL
	Address and postcode	33 CARTMEL DRIVE WOODLEY BERKS RG5 3NG
	Phone number	01189 696654
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	33 CARTMEL DRIVE WOODLEY BERKS RG5 3NG
4	Give brief details of the proposal for example, two storey side extension. About the application	1ST FLOOR SIDE + GROUND FLOOR REAR EXTENSIONS PLUS STORM PORCH
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.	BROWN BRICK TO MATCH BROWN SINGLE LAP INTERLOCKING CONCRETE TILES TO MATCH
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: 2	Proposed: 3 (1)
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.		
	RETROSPECTIVE APPLICATION RW APP NO F/2000/0490		
	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 S Hill

Date 1/9/00

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

1789/a

SECTION 66 CERTIFICATE

Application No. 05 JAN 01 * 3126

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
MRS A. GREEN	31, CARTMEL DRIVE WOODLEY	4/1/01

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.

START

● 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 . . . S. Wilkin . . . . . .

Date . 4 | 1 | 01 . . . . . .

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

PC 23240 033

ADDRESS 33 CARTMEL DRIVE PARISH WOODLEY

PLOT No. 518 ORD. SHEET No. SU. 7572 (46)

BUILDER J.T. Cook & Son Limited.

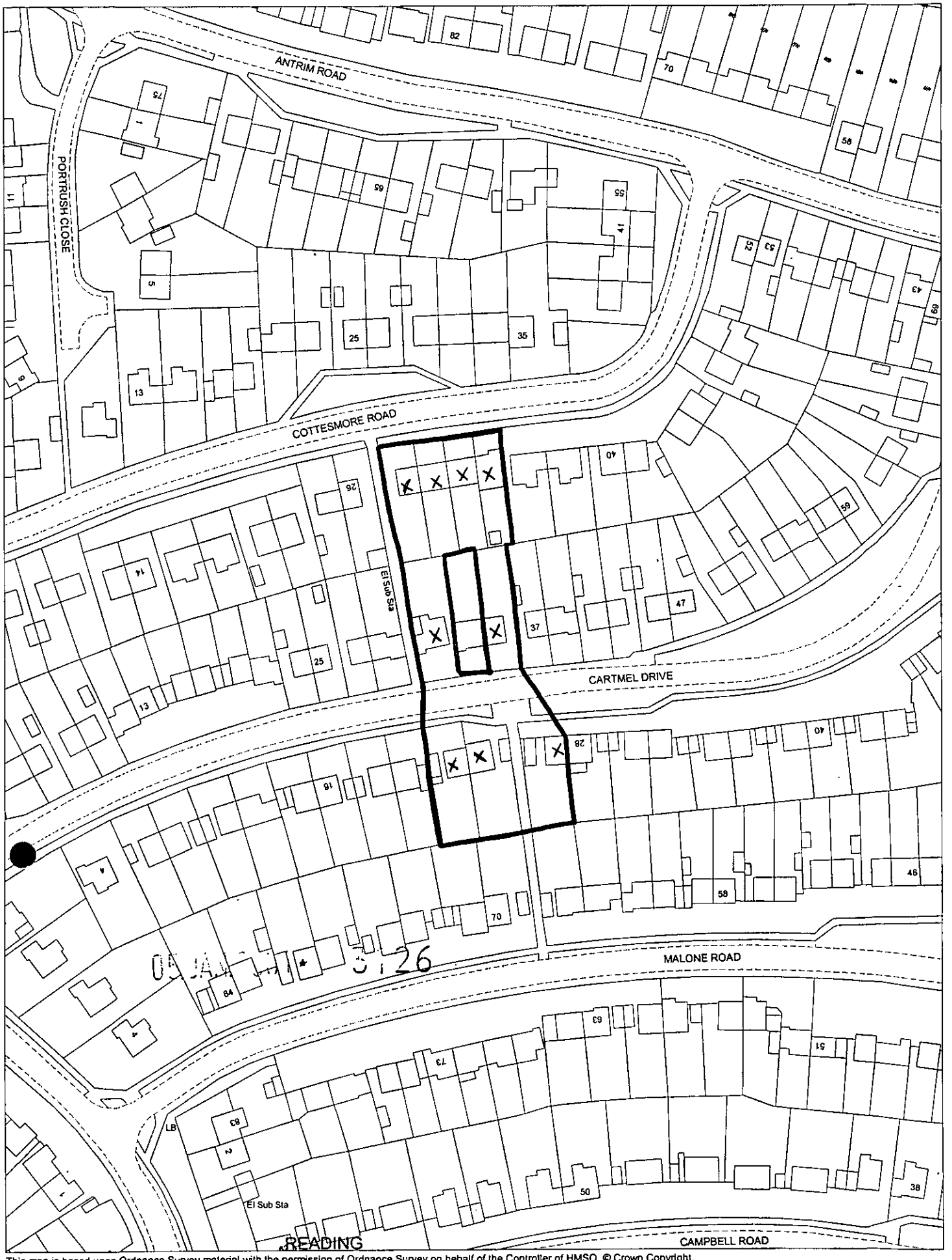
Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12/4/55	N/A. C/A.
466/57	Messrs. Wells Estates Ltd	"	9/7/57	N/A. Refused
O/247/58	Mr. & Mrs. Ben. S. Clark	"	17/4/59	N/A. C/A.
R/102/62	J.T. Cook & Son Ltd	Layout of Rds. & Sewers	12/7/62	App. C/A.
106/63	"	Semi/Det. House	8/8/63	App. C/A.
179/61	" /Part-Foul	sewer plans & Sections	5/10/61	App. C/A.
PD/433/69	Mr. C. F. Nicholls	Garage	2/10/69	App. N/A.
F/2000/0490	Mr S Hill	1st floor side ext + s/st rear extension	13.04.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE



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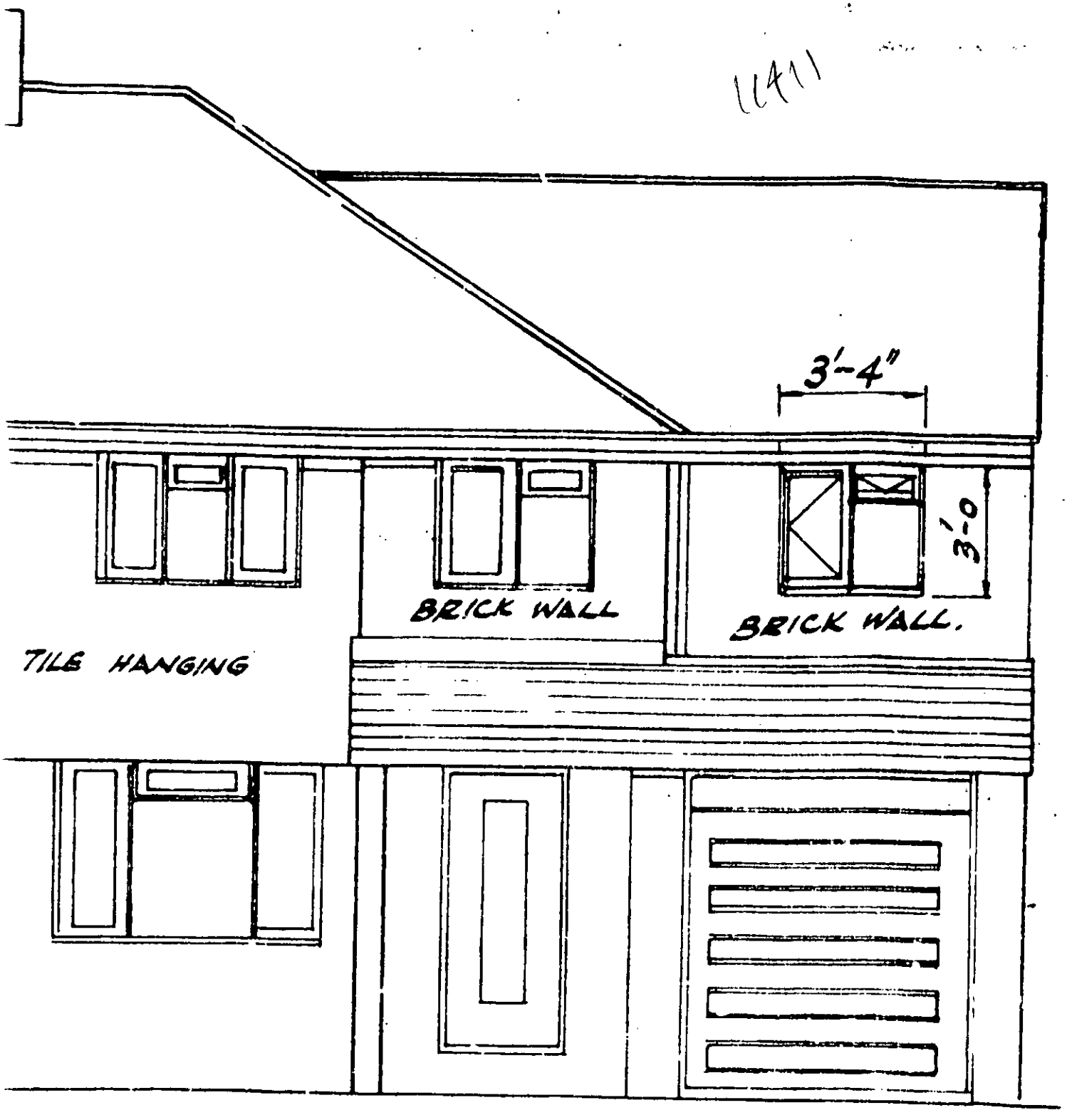
Development Control Section, Environmental Services, Wokingham District Council.

5 January 2001

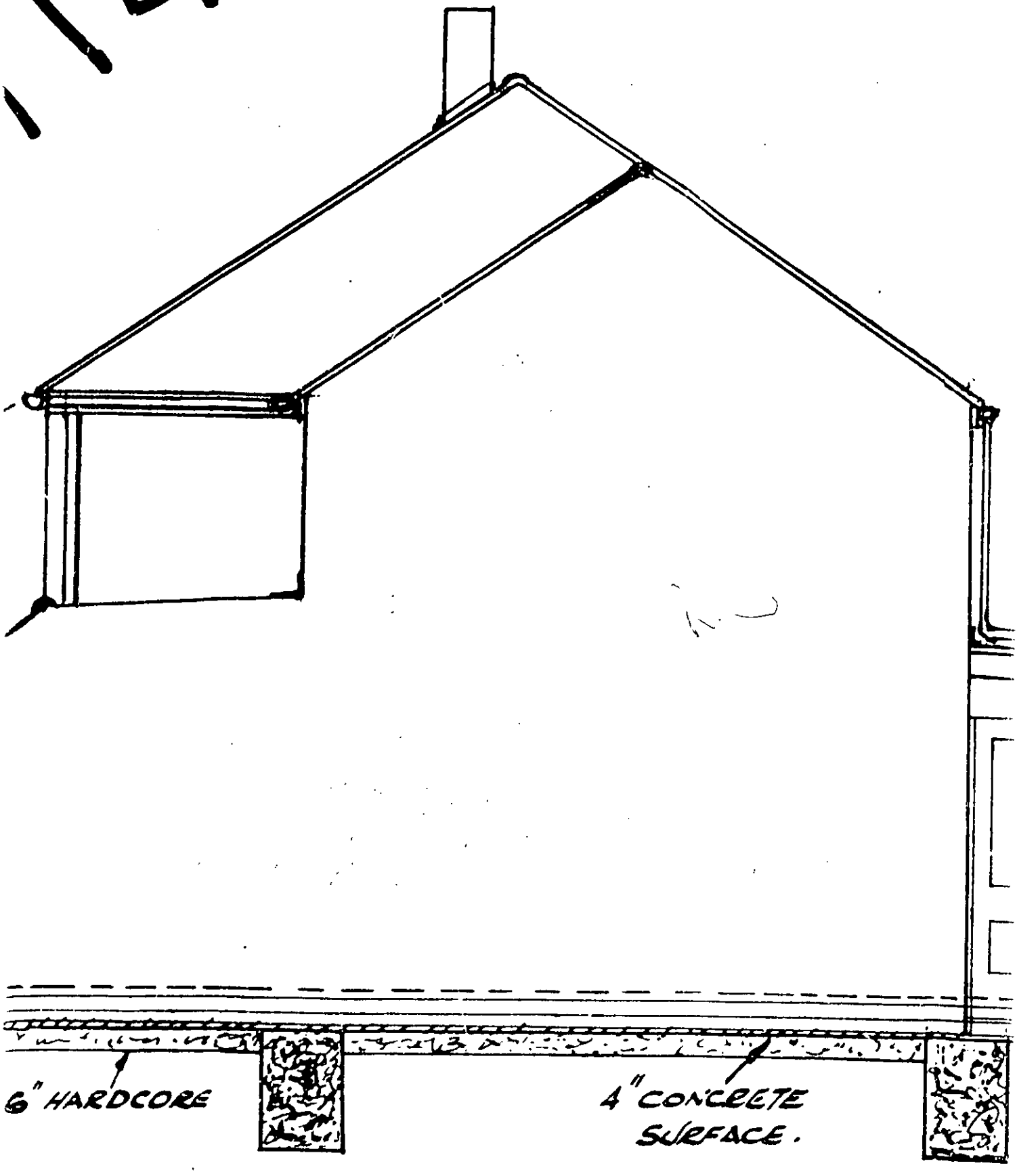
Scale: 1 : 1250

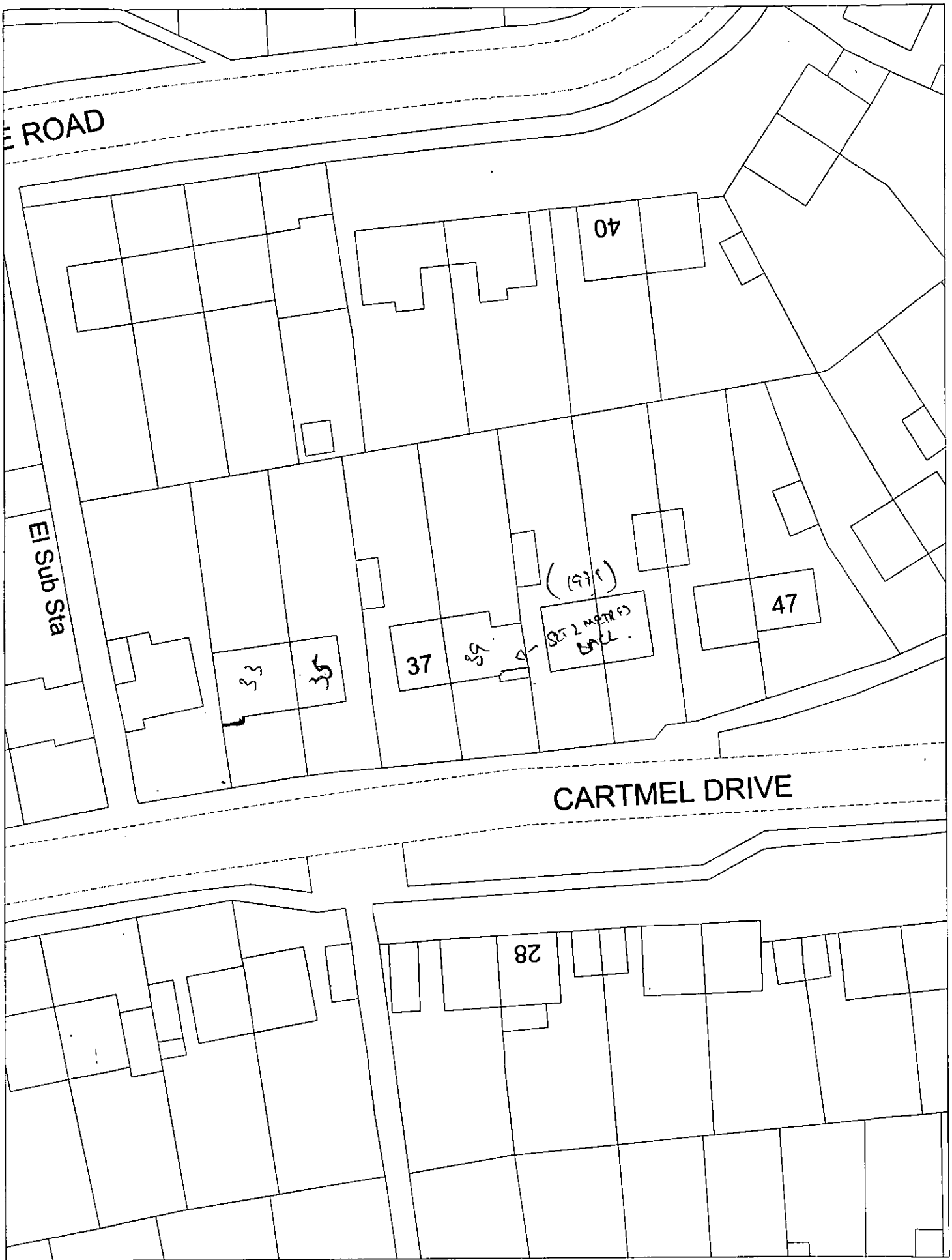
N
W E
S



FRONT ELEVATION

1411





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Development Control Section, Environmental Services, Wokingham District Council.

22 March 2001

Scale: 1 : 500

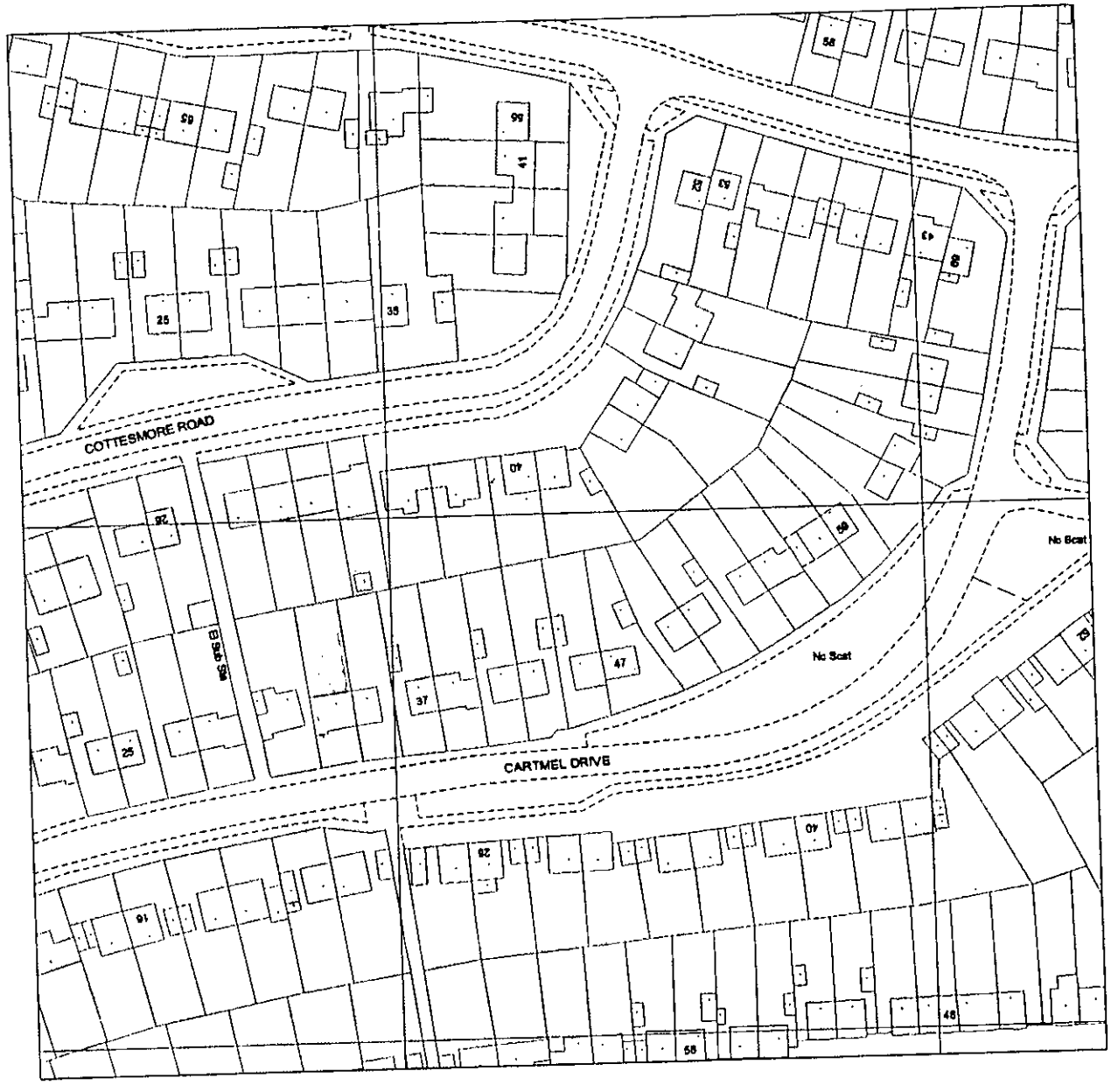
N
W E
S

Ordnance Survey

05.JAN.2001 * 3126

Siteplan

1:1250 Scale



20 0 20 40 60 80

Metres

Produced 25 Jan 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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1 - 61 CARTMEL DRIVE, WOODLEY, READING
RG5 3NG

Centre coordinates : 475831mE 172694mN

National Grid sheet reference at centre of this Siteplan: SU7572NE.

Supplied by : Blackwell's Reading
Serial Number : 560

Ordnance Survey

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