SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
**F/2001/3396**

LOCATION:
**29 Larch Drive, Woodley Reading.**

APPLICANT:
**Mrs D Hedges**

PROPOSAL:
**Proposed single storey rear extension to dwelling to form conservatory.**

EARLIEST DATE FOR DECISION: **23/03/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**16/04/2001**

CASE OFFICER: **Patrick Haran**

(PH)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mrs D Hedges**
**29, Larch Drive**
**Woodley**
**Reading**
**RG5 3LW**

**Application Number: F/2001/3396**

**Parish:** **WOODLEY**

**Location:** **29, Larch Drive, Woodley, Reading.**

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

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.

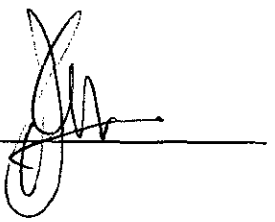
**Condition**
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

***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 LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 12/04/2001

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 :** Patrick Haran

**Application Number :** F/2001/3396

**Applicant :** Mrs D Hedges .

**Location :** 29, Larch Drive, Woodley, Reading.
**Proposal :** Proposed single storey rear extension to dwelling to form conservatory.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 02/03/01 |

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

**Date of Site Visit :** .....12/04/01.....

**Date Registered : 19/02/2001**

**Earliest Date for Decision : 23/03/2001**

**Latest Consultation Date/Site Notice Expiry Date : 23/03/2001**

**This application will have expired on: 16/04/2001. 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 :**

WOODLEY TOWN COUNCIL - NO COMMENT

NEIGHBOUR RESPONSES - NONE

**Planning Issues :**

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

2/ IMPACT ON STREET SCENE

3/ DEVELOPMENT PLAN CONTEXT

4/ HIGHWAYS

APPROVED

**Application Number: F/2001/3396**

**Appraisal:**
The proposal under consideration is for a single storey extension to the rear of a 2 storey terraced property to form a conservatory. The application site is the ground floor of a maisonette property.
The proposal would project approx. 3m from the rear building line of the existing dwelling and would be approx. 5m wide.
The proposal would incorporate a sloping roof design, standing at approx. 2.5metres to the ridge and falling to approx. 2.1metres at the eves.

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES
The application site is bounded by a 1.5m Close Board fence to the sides, and 1.8m C/B fence with a line of mature vegetation to the rear. Being single storey with a clear glazed roof, it is not considered that the proposed development would have a significant impact on light to adjoining properties.
There are windows above the proposal site, in the first floor maisonette, however it is not considered that this would be reason for refusal.
The proposal would be sited approx. 3m from the boundary with No.27 and 28. This is not considered to be significantly overbearing and, on balance, the impact of the proposal on the amenity of neighbouring properties is not considered to be significant.

2/ IMPACT ON STREET SCENE
Proposal would be visible from the adjoining car park and from Larch Drive, however, this is not considered to create a significant impact on the streetscene.

3/ DEVELOPMENT PLAN CONTEXT
The proposal is within identified settlement.

4/ HIGHWAYS
There are no extra bedrooms as part of the proposal, as such there are no requirements for extra parking spaces.

APPROVED

**Recommendation: Approval:** ✓ **Refusal:**

**Application Number F/2001/3396**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | STMS to be developed |
| | | | |
| | | | |
| | | |

# RECORD OF SITE VISIT

SITE ADDRESS: 29 Larch Drive
Woodley Reading.

APPLICATION NUMBER: F/2001/3396

OFFICER: Patrick Haran

DATE OF SITE VISIT: 12/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Block of terraced maisonettes.
Pub to rear. open to side onto Larch Drive

3. DESCRIPTION OF SITE/BUILDING Rear garden of and terrace

4. RELATIONSHIP TO ADJOINING PROPERTIES terraced - ground floor of
Maisonnette

5. SITE CONSTRAINTS

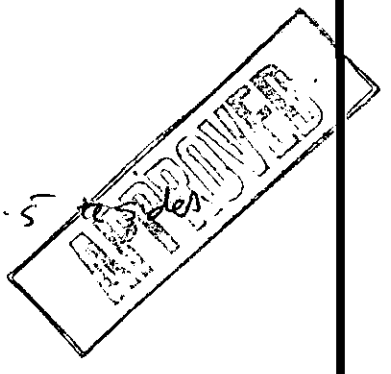
TREES Mature vegetation to rear

ACCESS/PARKING —

LEVELS Level

BOUNDARY TREATMENT - 1.8 C/B to rear 1.5 to sides

OTHERS



FROM: Patrick Haran

DATE: 27 February 2001

DELEGATED

## WOODLEY TOWN CONSULTATION SHEET

**Application Number:** F/2001/3396

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

**Site Address:** 29, Larch Drive, Woodley, Reading.

**Applicant:** Mrs D Hedges .

Your observations are required in respect of this application **by 23/03/2001** .

---

The committee agreed to make no comment on this application

SIGNED: _____ DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2001/3396**
**CASE OFFICER: Patrick Haran**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
| | | |
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**********FILE COPY**********

Tel: 0118 974 6482

Date: **27 February 2001**

My ref: F/2001/3396

**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/2001/3396**
**29, Larch Drive, Woodley, Reading.**
**Proposed single storey rear extension to dwelling to form conservatory.**

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 **Patrick Haran** on **0118 974 6482.**

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Patrick Haran** Application Number: **F/2001/3396**
**29, Larch Drive, Woodley, Reading.**
**Proposed single storey rear extension to dwelling to form conservatory.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: 0118 974 6482

Date: **27 February 2001**

My ref: F/2001/3396

**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
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*John Mitchell*

John Mitchell
Development Control Manager

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**29, Larch Drive, Woodley, Reading.**
**Proposed single storey rear extension to dwelling to form conservatory.**
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 6482

Date: **27 February 2001**

My ref: F/2001/3396

**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
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*John Mitchell*

John Mitchell
Development Control Manager

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**Proposed single storey rear extension to dwelling to form conservatory.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

**Received by Wokingham District Council**

# Application No: F/2001/3396

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

**Location:**
29, Larch 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 Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/03/2001. 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**

**27 February 2001**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

| | |
|---|---|
| Start date: ~~23 JAN 2001~~ 19 FEB 2001 | Map No. 46/47 ..... Site 0.03 |
| Officer: PH | Application No. F/2001/3396 |

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 29 LARCH DRIVE

Parish: WOODLEY Ward: South lake 27.2.01 B.

Applicant: MRS D HEDGES

Fee Received 95-00 (DH) 19/2 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 | | | 19 FEB 2001 |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | 29/1 | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | are side elevations adequate? No | 29/1 | |
| 6 | Floor plans | Show position of doors on floor plan | 29/1 | |
| 7 | Metric scale disclaimer | Not drawn properly to scale of 1:50 | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | (why are they saying +1 bedroom on Q9??) | 29/1 | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 27.2.01 B  Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ T.P.O.
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

ADDRESS 29/30 LARCH DRIVE PARISH WOODLEY

PLOT No. 147/148 (Stage 7A) O.S. SHEET No. SU 46 47 7572-7672

BUILDER Cooks of Reading Ltd

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/32/61 | J. T. Cook & Son Ltd | Outline - Deferred 40 BCPC. No decision | | |
| 0/278/65 | " | Outline {Residential Development} | 30.12.65 | N/A. Refuse |
| 0/76/66 | " | " " | 11. 3.66 | N/A. Refuse |
| 94/66 | " | Layout | 1. 9.66 | N/A. C/A. |
| PD/685/66 | " | Road & Sewers etc. | 22.12.66 | App. N/A |
| 25/40 | Cooks of Reading Ltd | Maisonette | 19. 3.40 | App. N/A. |
| " | " | " | 14. 5.40 | N/A. C/A. |
| 48/40 | " Revision of 25/40 | " | 9. 7.40 | App. C/A. |
| | | | | |
| | | | | |

DATE OF COMPLETION PD enq - conservatory - 21/12/00 - D.V. Hedges. (Y)

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

Rec'd PM 16.2.01

Byhand 22/1/01

# Environmental Services

For office use only.
Application number 19.FEB.2001* 3396

## 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<br>Address and postcode<br><br><br>Phone number | MRS D HEDGES<br>29 LARCH DRIVE<br>WOODLEY<br>READING<br>RG5 3LW<br>0118 954 0690 |
| 2 | Agent's Name<br>Address and postcode<br><br><br>Phone number | |
| 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. | 29, LARCH DRIVE<br>WOODLEY BERKS<br>RG5 3LW |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | LEAN-TO CONSERVATORY |

| | | |
|---|---|---|
| 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. | DWARF BRICK WALL MATCHING EXISTING BRICKWORK AND WHITE UPVC |
| 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

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: 2 | Proposed: / |
| **10** | Does a public right of way touch the site?<br>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).<br>If you do not have to pay a fee, please say why below. | | |
| | | | |
| | c Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | | |
| | • 1:500 scale site layout plan. | | |
| | • 1:100 or 1:200 scale floor plans and elevations. | | |

**12** Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

**Certificate A**

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

**Certificate B**

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

| Owner's name | Address at which the notice was served | Date on which the notice was served |
|---|---|---|
| | | |

None of the land forms part of an agricultural holding.

Your signature: D. V Hodgson

on behalf of

Date 22/1/01

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

# CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3396**
CASE OFFICER: **Patrick Haran**
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 | | | | |

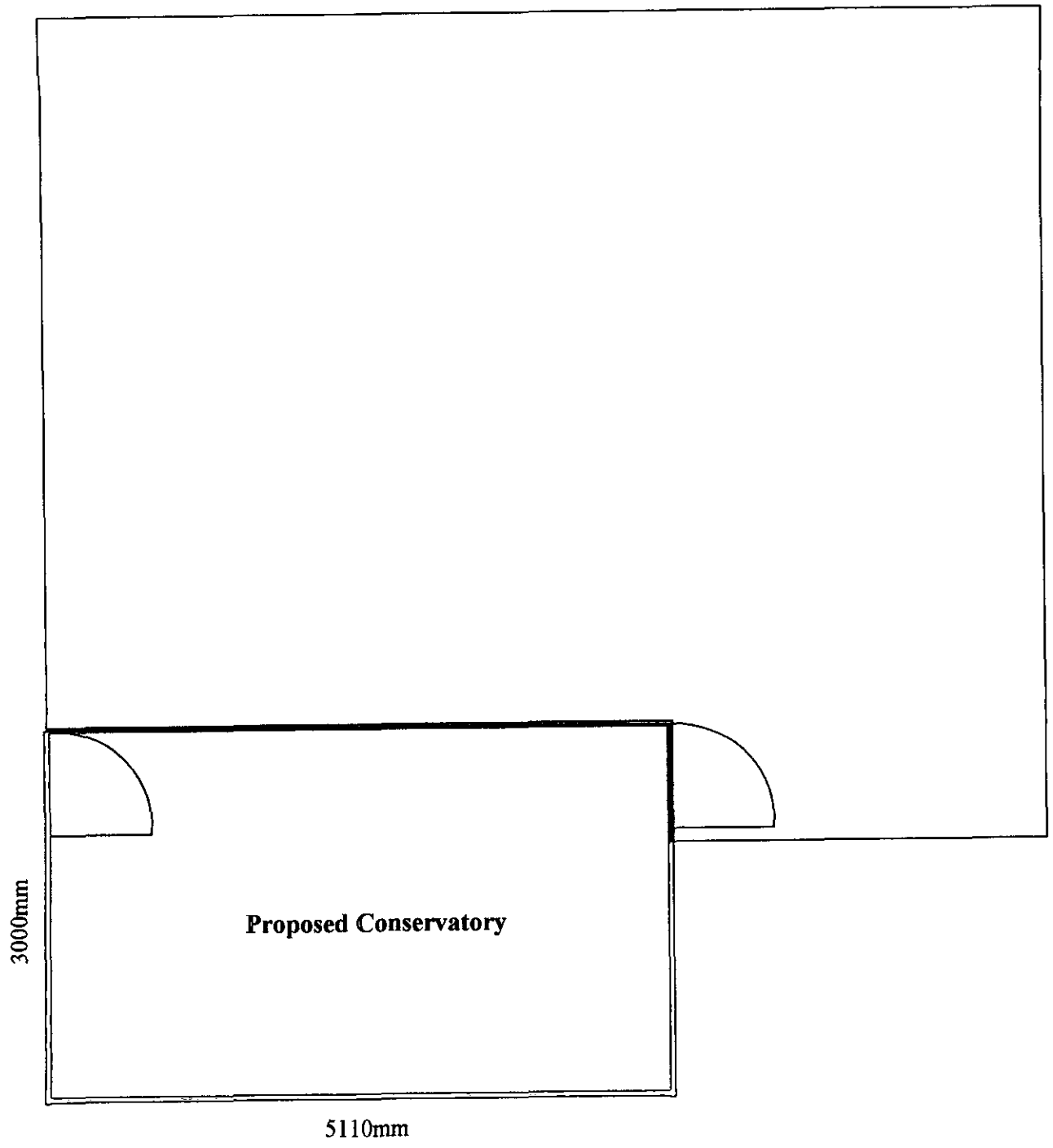
19.FEB.2001* 3396

PLAN

Mrs. D Hedges
29 Larch Drive
Woodley
RG5 3LW

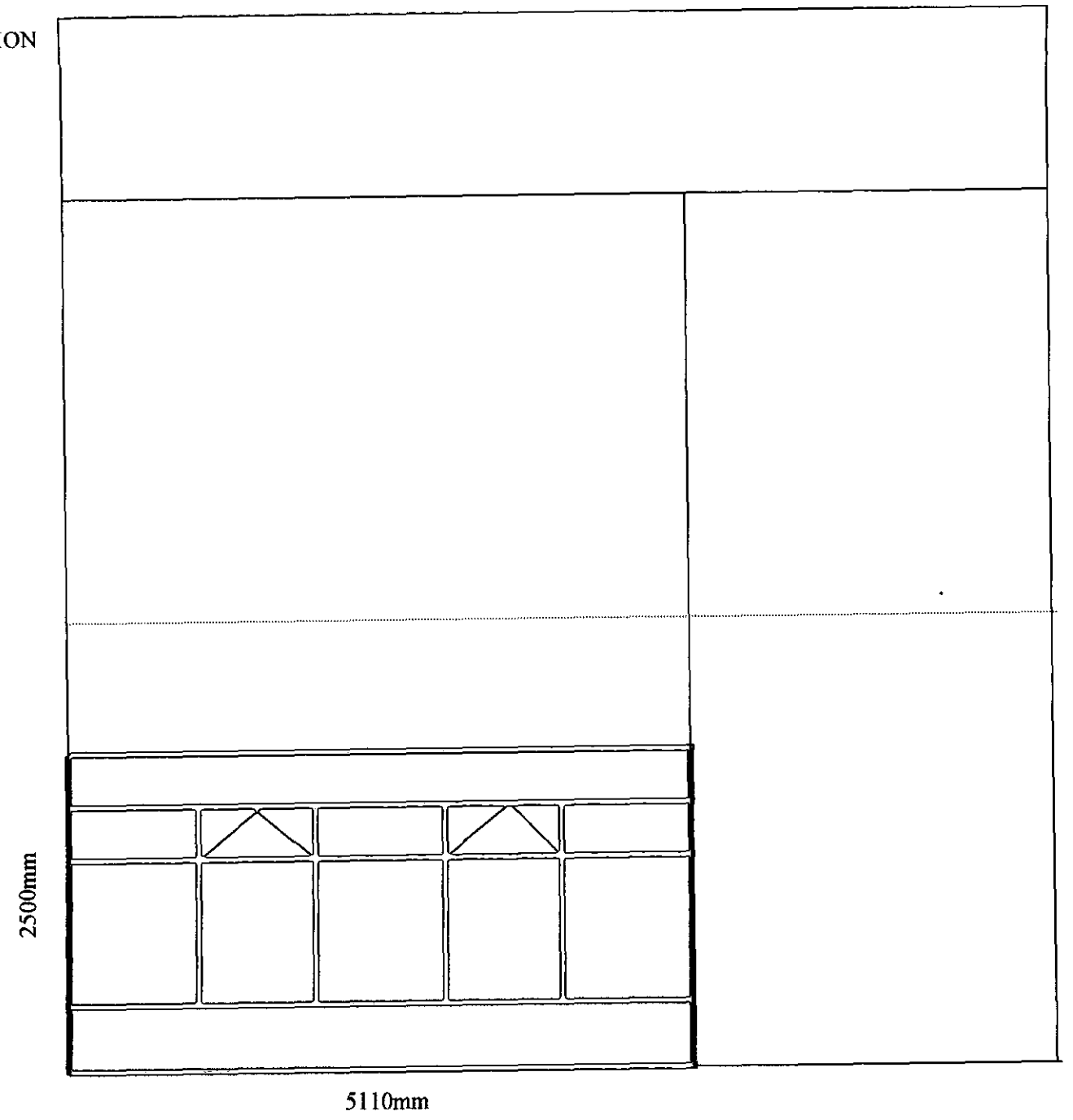
Scale: 1:50

APPROVED



REAR
ELEVATION

19.FEB.2001 * 3396




Mrs. D Hedges
29 Larch Drive
Woodley
RG5 4LW

Scale: 1:50

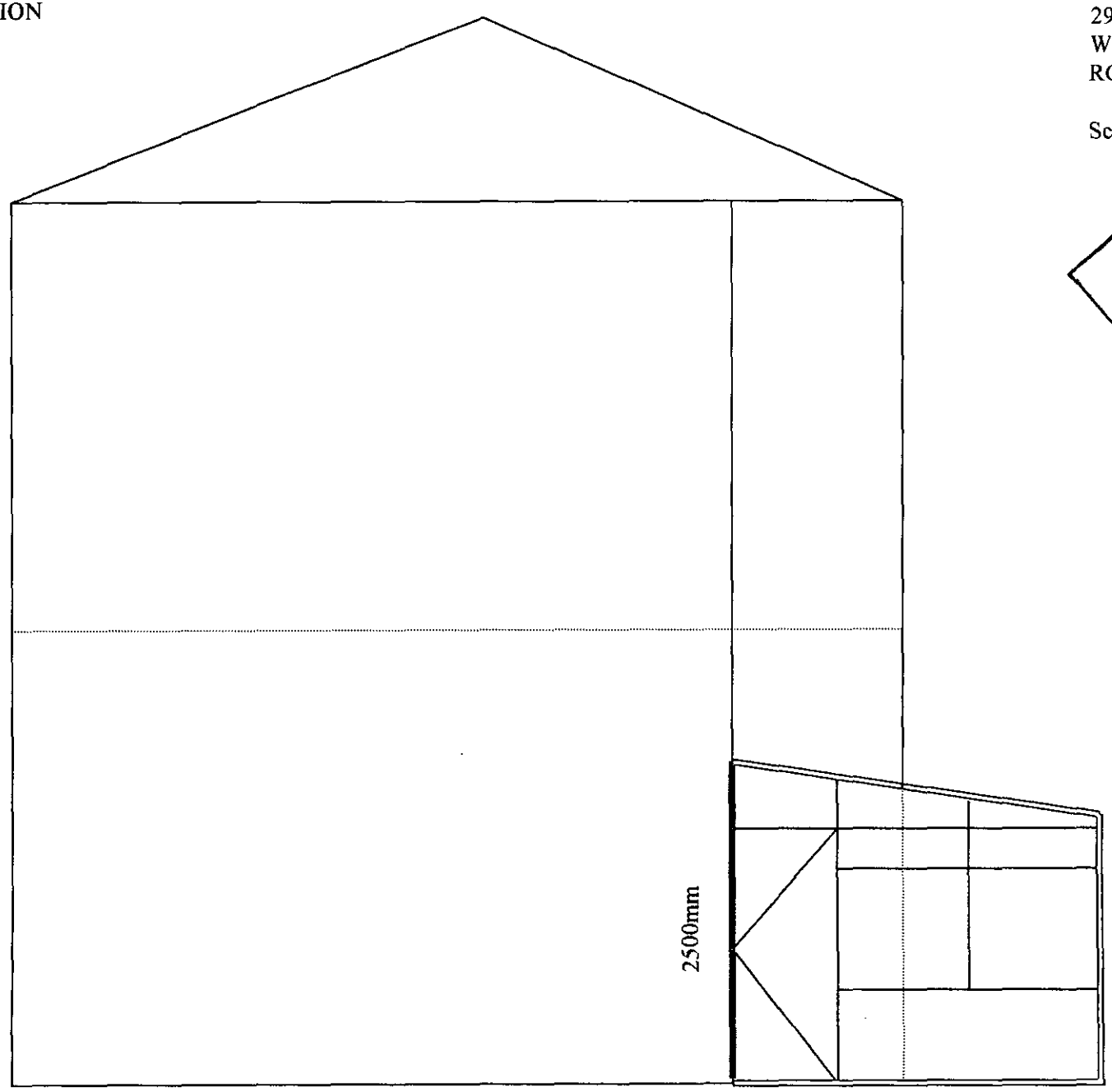
BUILDING

SOUTH SIDE ELEVATION

19.FEB.2001* 3396

Mrs. D Hedges
29 Larch Drive
Woodley
RG5 3LW

Scale: 1:50

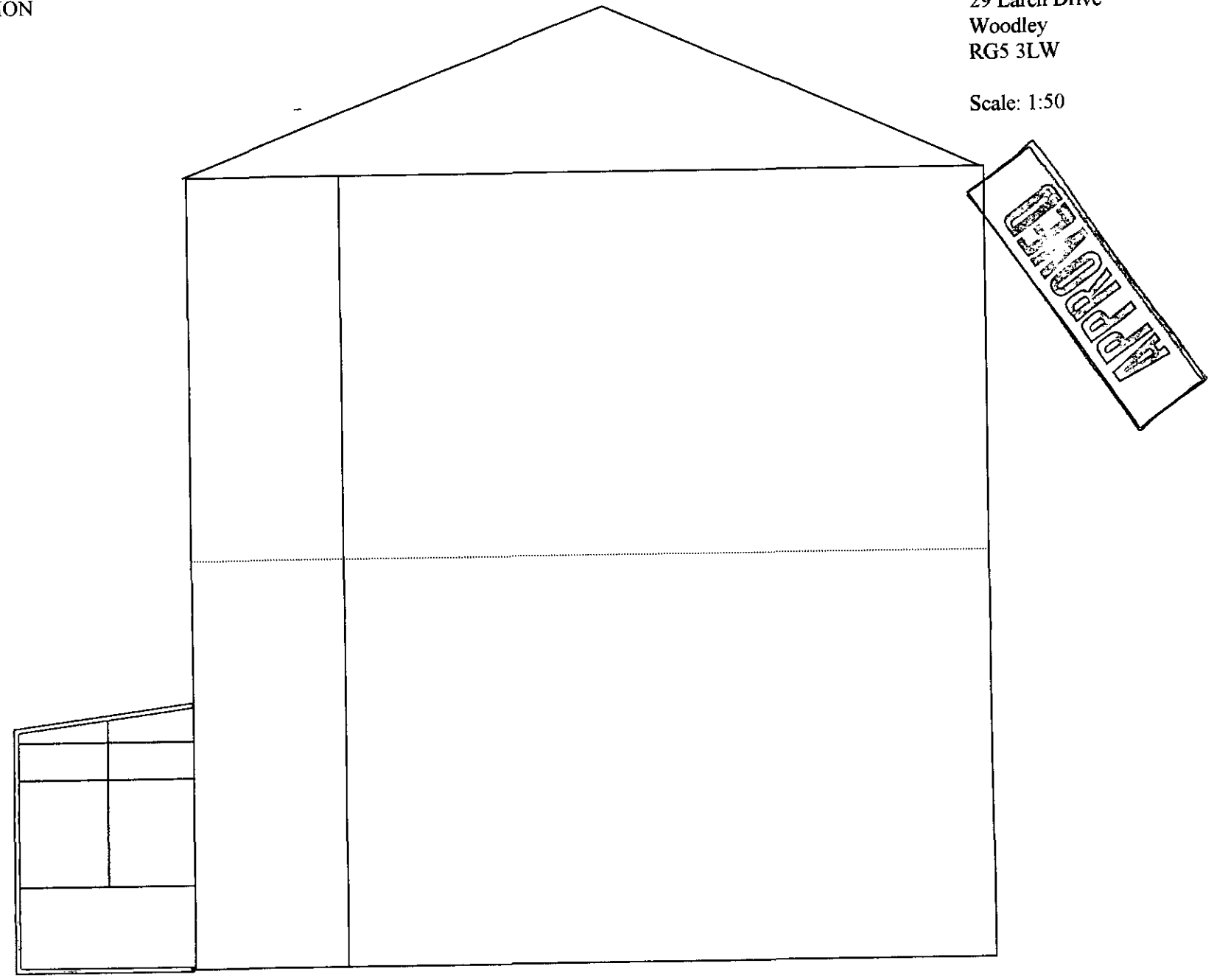


NORTH SIDE ELEVATION

19.FEB.2001* 3396

Mrs. D Hedges
29 Larch Drive
Woodley
RG5 3LW

Scale: 1:50

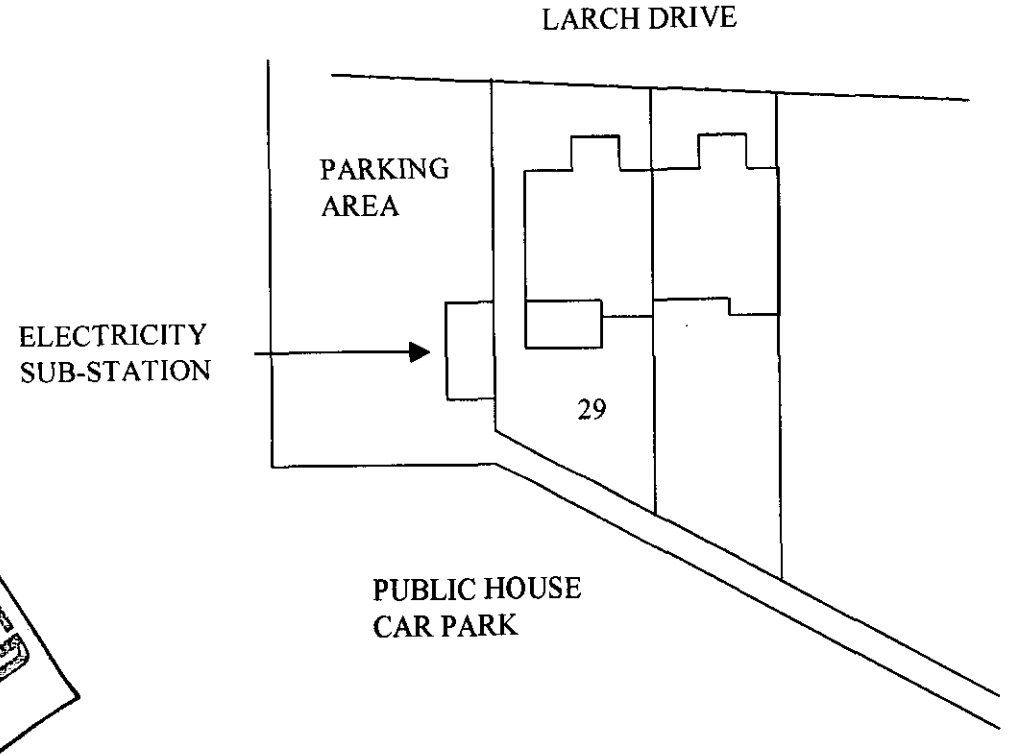


BLOCK PLAN

19.FEB.2001* 3396

Mrs. D Hedges
29 Larch Drive
Woodley
RG5 3LW

Scale: 1:500




APPROVED

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Development Control Section, Environmental Services, Wokingham District Council.

25 January 2001

Scale: 1 : 1250

N W E S