APPLICATION NO:
F/2001/5344

LOCATION:
7 Rivermead Road, Woodley Reading.

APPLICANT:
Mr & Mrs R Van Der Merwe C/O Studio Eight (M Clough)

PROPOSAL:
Proposed single storey side extension to dwelling plus conversion of garage to habitable room.

Ltr letter exp: 31/12/01

EARLIEST DATE FOR DECISION: **27/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/01/2002

CASE OFFICER: **Phillip Taylor**

DO 455

DAILEY

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Van Der Merwe
C/O Studio Eight (M Clough)
8 Tanglewood
Finchampstead
Berkshire
RG40 3PR

Application Number: F/2001/5344

Parish: **WOODLEY**

Location: **7, Rivermead Road, Woodley, Reading.**

Proposal: **Proposed single storey side extension to dwelling plus conversion of garage to habitable room.**

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. This permission relates to the application as amended with revised plans, drawing numbers 58/01/09/03, 58/01/09/04 and 58/01/09/10A submitted to the Local Planning Authority on 14th January 2002, showing removal of pergola and retention of original driveway and does not approve the proposals as originally submitted.

Informative

2. 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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 16/01/2002

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 by Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

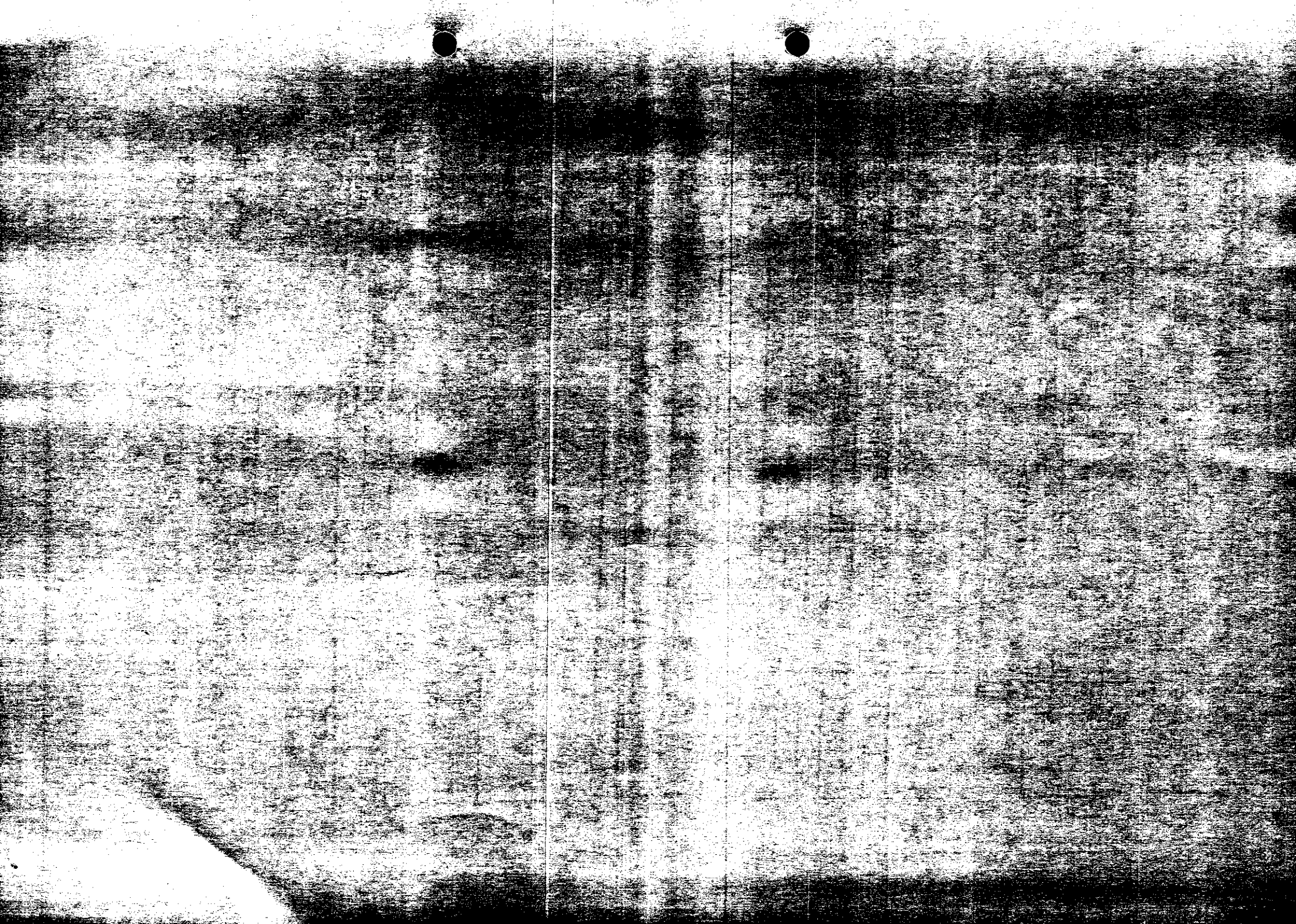
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5344	Philip Taylor.
BUILDING CONTROL NUMBER	FX 2001/2476 North	
~~APPLICANT~~/AGENT	Studio Eight	
ADDRESS OF SITE	7 Rivermead Road Woodley	
DESCRIPTION OF PROPOSED WORK	S/S side ext + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		~
ELEVATIONS	S8/01/09/04	S8/01/09/04B
FLOOR PLANS	S8/01/09/03A	S8/01/09/03B

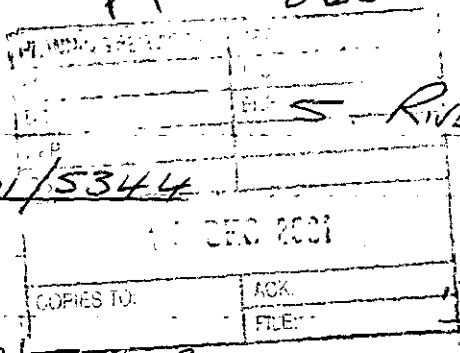
CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - pergola omitted	
DATE	24/1/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	24/1/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



PT OBS



YOUR REF F/2001/5344

5 RIVERMEAD RD
WOODLEY
RG5 4DH

7-12-01

DEAR MR TAYLOR

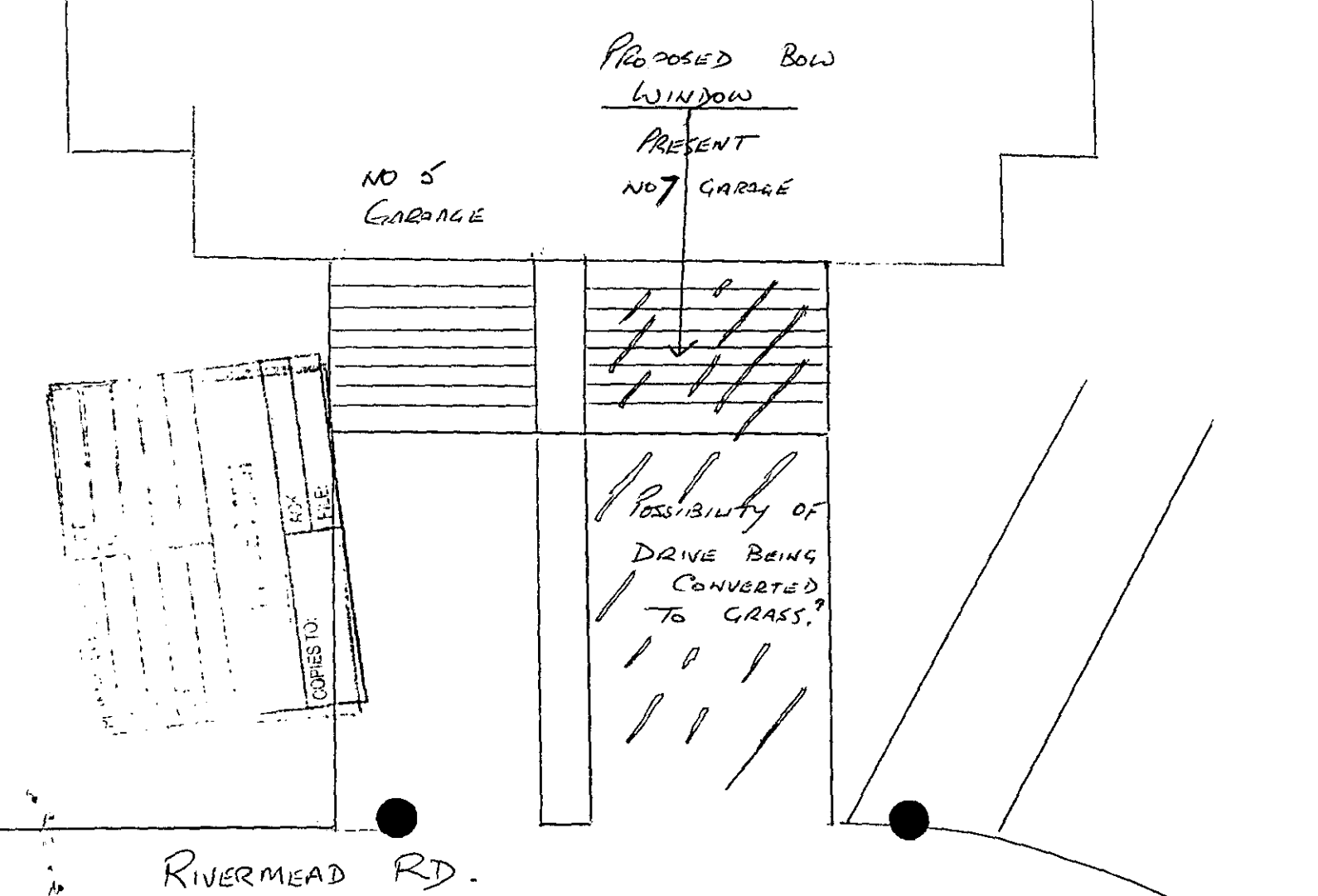
RE PROPOSED ALTERATIONS TO NO 7 RIVERMEAD RD I WOULD LIKE TO STATE A LITTLE CONCERN OVER PART OF THE SCHEME — NAMELY — THE CONVERSION OF A INTEGRAL GARAGE WILL ALTER THE APPEARANCE OF OUR PURPOSE BUILT SEMI DETATCHED BY FITTING A BOW FRONTED WINDOW. THIS I FEEL WILL GIVE THE HOUSES A DECIDED LOP SIDED APPEARANCE. I AM ALSO NOT ENTIRELY HAPPY ABOUT THE DRIVE WAY

TO A PROPOSED CAR PORT AND THE POSSIBILITY OF THE PRESENT DRIVEWAY BEING LAID TO GRASS IN THE FUTURE.

THE BUILDING OF TWO SMALL ROOMS TO THE SIDE OF THE BUILDING AND INSTALLATION OF A DOWNSTAIRS TOILET IN PART OF THE GARAGE WE HAVE NO OBJECTION TO WHATSOEVER, AND I WOULD LIKE TO CONFIRM THAT WE ARE ON PERFECTLY AMICABLE TERMS WITH OUR NEIGHBOURS. HOWEVER I MUST QUERY WHETHER THIS HAS BEEN CAREFULLY THOUGHT THROUGH.

YOURS SINCERELY

W. BROOKS


PROPOSED BOW WINDOW
PRESENT NO 7 GARAGE
NO 5 GARAGE
POSSIBILITY OF DRIVE BEING CONVERTED TO GRASS.?
BOX FILE
COPIES TO
RIVERMEAD RD.

Rec'd 3.45PM 14.1.02.

my ref; v.d.M/PA 14.01.02
your ref;
date; 14th January 2002

Studio Eight
8 Tanglewood, Wokingham, Berkshire.RG40 3PR
tel. (0118) 973 2772 fax; 0118 973 2287
mobile 07770 755523 e-mail; - studio.eight@btconnect.com

PLANNING SERVICES	HPT 51816
POL	TLS
DC PT	ENF
APP	
CS	
14 JAN 2002	
COPIES TO:	ACK:
	FILE:

Planning Services
Wokingham District Council
Shute End
Wokingham
RG40 1WR

FAO Phillip Taylor

Dear Sir/Madam,

Re;- **Alteration and Additions to the home of**
Mr and Mrs van der Merwe at
7 Rivermead Road, Woodley, Reading. RG5 4DH

Further to our telephone conversation of 11th inst, please find attached a 6 No sets of the revised drawings S8/01/09/,03B,04B and10. The pergola and driveway have been omitted.

I note your comments regarding altering the geometry of the roof. The configuration submitted was arrived at after careful consideration. With the rooflights it allows better natural light at the back of the rooms. It also reduces the need for gutter maintenance from the adjoining property.

I hope the amendments now meet with your approval.

Yours faithfully

Michael Clough MaPS, AIMBM

c.c to R. v.d. Merwe

C:\MJC\StudioEight\House vdMerwe\Planning\vdM letterWDCplan14.01.02.doc

Consultant Surveyor in Building Design and Maintenance. Planning Supervisor.

Rec[illegible] PM 7.12.01

StudioEightStudioEightStudi

my ref; v.d.M/PA 07.12.01

your ref; Phillip Taylor/2001/5344

date; 7th December 2001

Studio Eight

8 Tanglewood, Wokingham, Berkshire.RG40 3PR
tel. (0118) 973 2772 fax; 0118 973 2287
mobile 07770 755523 e-mail; - studioeight@barclays.net

PLANNING SERVICES	50770
POL	
DC PT	ENF
APP	
CS	
1[illegible] DEC 2001	
COPIES TO:	

Planning Services
Wokingham District Council
Shute End
Wokingham
RG40 1WR

FAO Phillip Taylor

Dear Sir/Madam, **F/2001/5344**

Re;- **Alteration and Additions to the home of**
Mr and Mrs van der Merwe at
7 Rivermead Road, Woodley, Reading. RG5 4DH

Thank you for the acknowledgement, dated 3rd December 2001, for receipt of the above application. It is anticipated that the 'Notice' will be displayed this weekend.

I note you request for details of a further elevation. Please find attached a 6 No sets of drawings S8/01/09/04 Rev A. The pergola is set against a mixed stand of deciduous shrubs and evergreen trees, which I have tried to indicate on the elevation. I hope this meets your requirement.

Should you have any further issues that need clarification, please do not hesitate to contact me.

Yours faithfully

Michael Clough MaPS, AIMBM

Consultant Surveyor in Building Design and Maintenance. Planning Supervisor.

Received by Wokingham District Council

Application No: F/2001/5344

Proposal:
Proposed single storey side extension to dwelling plus conversion of garage to habitable room.

Location:
7, Rivermead Road, 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/2001/5344 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

03 December 2001

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

Tel: (0118) 974 6444

Date: **03 December 2001**

My ref: F/2001/5344

CONFIDENTIAL

Councillor 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5344
7, Rivermead Road, Woodley, Reading.
Proposed single storey side extension to dwelling plus conversion of garage to habitable room.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5344**
7, Rivermead Road, Woodley, Reading.
Proposed single storey side extension to dwelling plus conversion of garage to habitable room.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: (0118) 974 6444

Date: **03 December 2001**

My ref: F/2001/5344

CONFIDENTIAL

Councillor 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

Dear Councillor

Application Number: F/2001/5344
7, Rivermead Road, Woodley, Reading.
Proposed single storey side extension to dwelling plus conversion of garage to habitable room.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5344**
7, Rivermead Road, Woodley, Reading.
Proposed single storey side extension to dwelling plus conversion of garage to habitable room.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

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

Tel: (0118) 974 6444

Date: **03 December 2001**

My ref: F/2001/5344

CONFIDENTIAL

Councillor 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/2001/5344
7, Rivermead Road, Woodley, Reading.
Proposed single storey side extension to dwelling plus conversion of garage to habitable room.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5344**
7, Rivermead Road, Woodley, Reading.
Proposed single storey side extension to dwelling plus conversion of garage to habitable room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

FROM: Phillip Taylor

DATE: 03 December 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5344

Proposal: Proposed single storey side extension to dwelling plus conversion of garage to habitable room..

Site Address: 7, Rivermead Road, Woodley, Reading.

Applicant: Mr & Mrs R Van Der Merwe C/O Studio Eight (M Clough).

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

11 JAN 2002

COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application by 27/12/2001 .

The committee made no comment on this application but particularly asked that neighbours' comments be taken into account.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 03 December 2001

Application Number: F/2001/5344

Proposal: Proposed single storey side extension to dwelling plus conversion of garage to habitable room.

Parish: WOODLEY TOWN

Site Address:
7, Rivermead Road, Woodley, Reading.

Applicant:
Mr & Mrs R Van Der Merwe C/O Studio Eight (M Clough).

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).

C122, R122.

Signed: _____ **Print name:** AC 6/12/01

Our Ref : SP/2001/004965-1/1
Your Ref : F/2001/5344

Date : 31 December 2001

PLANNING SERVICES	HPT 51445
POL	TLS
DC PT	ENF
APP	
CS	
04 JAN 2002	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Taylor

EXTENSION TO DWELLING & CONVERSION OF GARAGE TO HABITABLE ROOM AT 7 RIVERMEAD RD, WOODLEY, READING

Thank you for your letter dated 3 December 2001, received on 5 December 2001. Please quote the following reference in any correspondence: SU77SE/7/30. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU768723	70m	Loddon Bridge Rd	Low risk

In view of type of fill it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

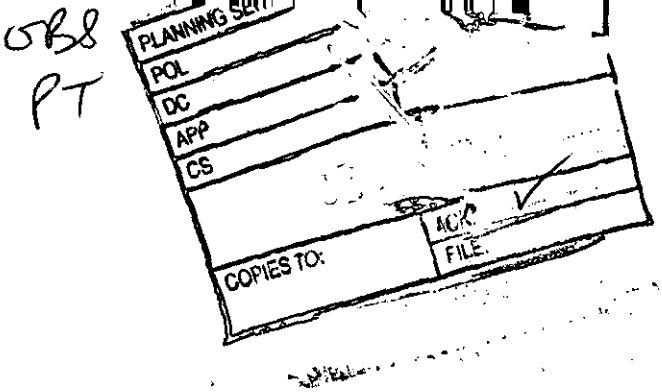
Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, on 01276 454349, quoting the reference at the beginning of this letter.

Yours sincerely

pp **MATTHEW ROSE**
Development Planning Officer

CC: M Clough

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301



Mrs. J.G. Hill.
9 Rivermead Road,
Woodley. Nr. Reading.
Berks. RG5 4DH

27TH Dce'01.

Mr. P.Taylor.
Development Control Officer.
Environmental Services Department.
Planning Services.
P.O. Box 157.
Shute End, Wokingham.
Berkshire. RG40 1WR.

Your Ref: Phillip Taylor. F/2001/5344.

Dear Mr. Taylor,

After viewing the proposed planning application for No. 7 Rivermead Road, please note my objections.

1. I think not to have a garage is a retrograde step.

2. The moving of the drive across to the right would be detrimental to our shrubs (because of the fumes from vehicles).

3. A pergola protruding from the front of the house would not be in keeping with the rest of the properties in the road.

Yours faithfully.

J. S. Hill.

Mrs. J.G. Hill.

Applicationo	Name & Address
F/2001/5344	W. Brooks 5 Rivermead Road WOODLEY RG5 4DH
F/2001/5344	Mrs J G Hill 9 Rivermead Road WOODLEY RG5 4DH

App approved
letter sent 24/01/02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5344

Applicant : Mr & Mrs R Van Der Merwe C/O Studio Eight (M Clough).

Location : 7, Rivermead Road, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling plus conversion of garage to habitable room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 22/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

This application will have expired on: 17/01/2002. 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 Town Council - No comment

Highways - condition: Parking & turning area before occupation C122

Environment Agency - No objection. (landfill no threat)

Planning Issues :

Impact on Neighbouring Properties
Impact on Character of the Area
Highways

Policy Used

WBE1, WOS3
LBE1, LBE2
LD3

Application Number: F/2001/ 5344 – 7 Rivermead Road, Woodley

Appraisal

Development

The proposal is for a garage conversion to a study and storage room and for a single storey side extension for a utility room and dining room. The concrete driveway will remain in the same position, but re-laid in new block pavers. A bow window style is proposed for the two front windows (utility & study). A glazed panel will cover the existing front door, matching the roof pitch of the side extension. The side extension (2.7m wide) is to have a pitched roof to the front and rear (2.1m to eaves and 4.2m to the ridge) with a gable end. A velux roof light is proposed on both pitches front and rear. No windows are proposed on the side elevation. The front wall will come out to the existing garage front building line. The extension also 8.5m deep.

The dwelling is a semi-detached house located within the identified settlement of Woodley.

1. Impact upon neighbouring properties

The garage conversion should have very little impact on No.5, the bow window would not allow any overlooking. The side extension runs close to the boundary (a 1.8m fence) of No. 76, Loddon Bridge Road. The levels are different with No 7 being set approximately 1.0m below No.76. However the extension is quite unobtrusive and the roof pitch is shallow. No overlooking can occur nor is the extension overbearing in any way. No objections have been received from the residents of No.76.

2. Impact upon the character of the area

The garage conversion does create an odd imbalance with the linked garage of No.5, but this factor alone does not warrant refusal of the whole scheme. No. 11 has a garage conversion, so this proposal would not drastically alter the appearance of the area.

The side extension does come out to the furthest current building line but would still be situated approximately 12.0m from the highway. The square profile of the extension compliments the straight lines of the house. It is considered the proposals create no adverse impact on the character of the area.

3. Highways

No new bedrooms are proposed, but the garage space is lost, therefore an additional parking space is required off-road. The driveway is sufficiently long enough to accommodate the space to the satisfaction of the highways department.

√ Approval □ Refusal

Application Number F/2001/5344
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	FULL PERMISSION – 5 YEARS
#2	N02		Revised Plans – Informative
			This permission relates to the application
			as amended with revised plans
			1 drawing No's S8/01/09/03
			S8/01/09/04
			S8/01/09/10A
			Submitted to the local Planning Authority on
			14 January showing removal of
			pergola and retension of original
			driveway and does not approve the
			proposals as originally submitted.
2	C014	R014	External materials to match
~~4~~	~~C022~~	~~R122~~	~~Parking and Turning Area before occupation~~

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature] T. G. Watson
(Development Control Manager)

Date: 16.01.02

RECORD OF SITE VISIT

SITE ADDRESS: 7 Rivermead Road Woodley Reading. APPLICATION NUMBER: F/2001/5344	OFFICER: Phillip Taylor DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential Semi - linked detached high-ish density - downslope to road

No 11 has garage conversion - objects about lap sided! does it apply here.

3. DESCRIPTION OF SITE/BUILDING Orange brick Semi. White Clapperboarding. White UPVC windows Single garage

Sheds in area & extension now

Conv'd garage. Front garden has room for further space.

4. RELATIONSHIP TO ADJOINING PROPERTIES Properties on Right no windows 76 overlooked angled to boundary. ext has no windows + fence. London Bridge Rd

5. SITE CONSTRAINTS next to boundary

TREES No

ACCESS/PARKING 2 + garage.

LEVELS Flat

BOUNDARY TREATMENT 1.8m fence

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 NOV 2001
Officer: PT	Application No. F/2001/5344

Map No. 53. Site ...09.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed Single Storey Side Extension to dwelling plus conversion of garage to Habitable Room

Location: 4 Rivermead Road

Parish: Woodley Ward: Loddon
3.12.01 B.

Applicant:
Mr & Mrs R Van Der Merwe

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement (2) 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	CARPORT/PERGOLA ONLY SHOWN ON NW ELEVATION NO ELEVATION FROM SOUTH EAST.	request with SW	
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 : 3.12.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
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 LANDFILL SITE 250m CONSULTATION .....

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:

S/N + see map.....

.....

.....

.....

.....

.....

.....

.....

.....

Rec'd 9.15 am 22.11.01

22.NOV.2001* 5344

Studio Eight

8 Tanglewood, Wokingham, Berkshire.RG40 3PR
tel. (0118) 973 2772 fax; 0118 973 2287
mobile 07770 755523 e-mail; - studioeight@barclays.net

my ref; v.d.M/BC 21.11.01

your ref;

date; 21st November 2001

Building Control
Wokingham District Council
Shute End
Wokingham
RG40 1WW

Dear Sir/Madam,

Re;- **Alteration and Additions to the home of**
Mr and Mrs van der Merwe at
7 Rivermead Road, Woodley, Reading. RG5 4DH

Please find attached a 2 No sets the Application Form, drawings S8/01/09/ 01,02,03,04,05, 06 and 10, together with calculations and my client's cheque in the sum of £83.13.

A Planning Application has to day been lodged under separate cover.

As agent, I would be pleased to attend to any queries that may arise.

Yours faithfully

Michael Clough MaPS, AIMBM

c.c to R. v.d. Merwe

Consultant Surveyor in Building Design and Maintenance. Planning Supervisor.

ADDRESS 7. RIVERMEAD ROAD PARISH WOODLEY.

PLOT No. Plot 14 ORD. SHEET No. S.U.7671 (53)

BUILDER Messrs Shinkers Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
120/62	Messrs Shinkers (Builders) Ltd	Semi/Det House	9.8.62	App C/A
0/338/61	Mr L Victor Smith	Outline {Resid Devel	28.12.61	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

22.NOV.2001 * 5344

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 and MRS R. van der MERWE
	Address and postcode	7 RIVERMEAD ROAD
		WOODLEY
		READING ~ BERKS
		RG5 4DH
	Phone number	0118 962 8436.
2	Agent's Name	STUDIO EIGHT (M. CLOUGH)
	Address and postcode	8 TANGLEWOOD
		FINCHAMPSTEAD
		WOKINGHAM. ~ BERKS
		RG40 3PR.
	Phone number	01189732772 FAX 0118-9732287
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.	7 RIVERMEAD ROAD. WOODLEY. READING RG5 4DH NGR 476017205
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION (DINING ROOM & UTILITY). CONVERSION OF GARAGE TO STUDY AND CLOAKROOM.
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.	RED LBC BRICKS TO MATCH EXISTING. CONCRETE TILES (BROWN) STONEWOLD II OR SIMILAR TO MATCH. uPVC DOORS & WINDOWS.
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

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.	fee £95.00	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	S8/01/09/11	
	• 1:500 scale site layout plan.	S8/01/09/10	
	• 1:100 or 1:200 scale floor plans and elevations.	~~S8/01/09/01,02,03,04~~	

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: STUDIO EIGHT M.J. CLOUGH

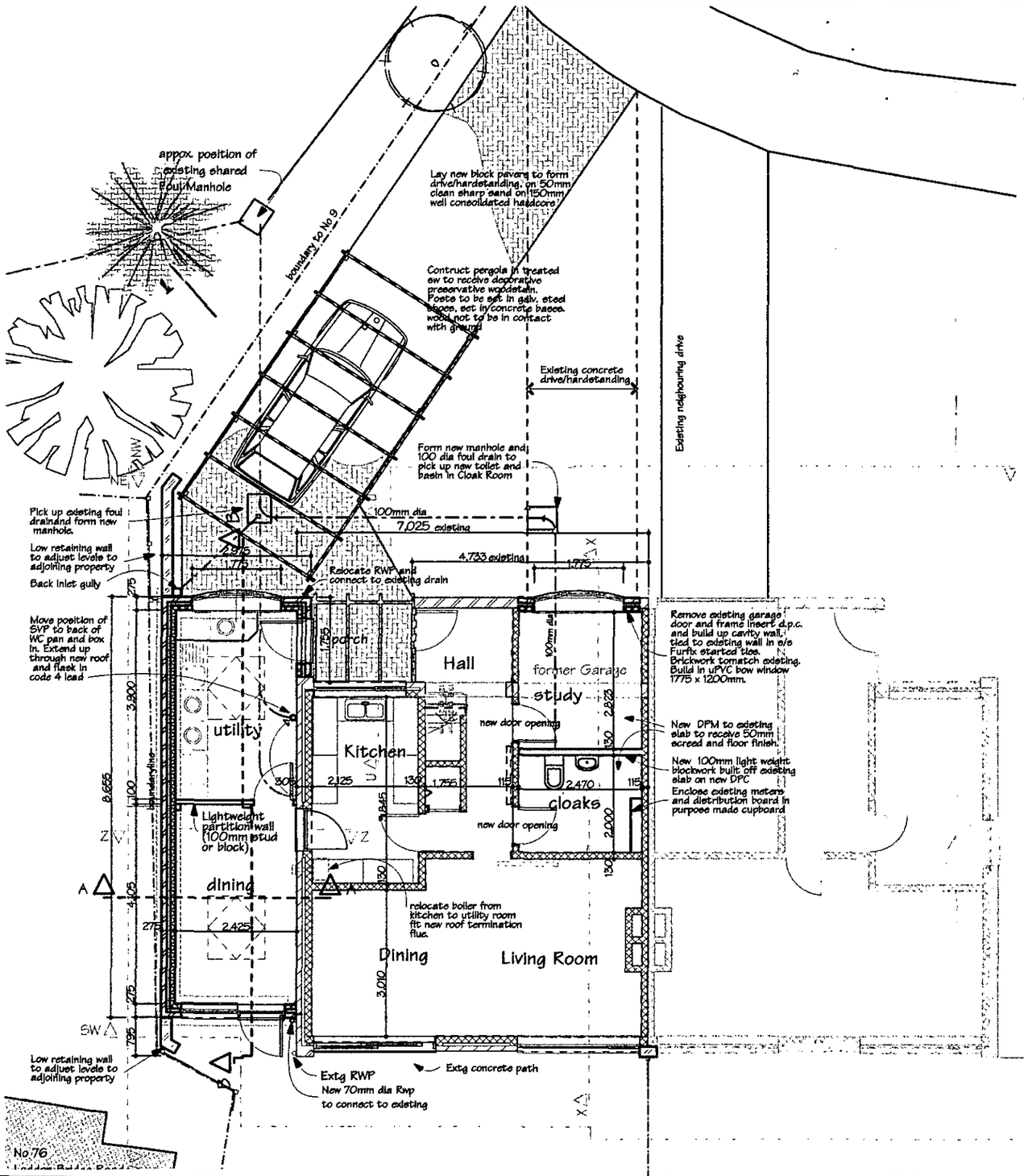
on behalf of Mr & Mrs R. van der MERWE

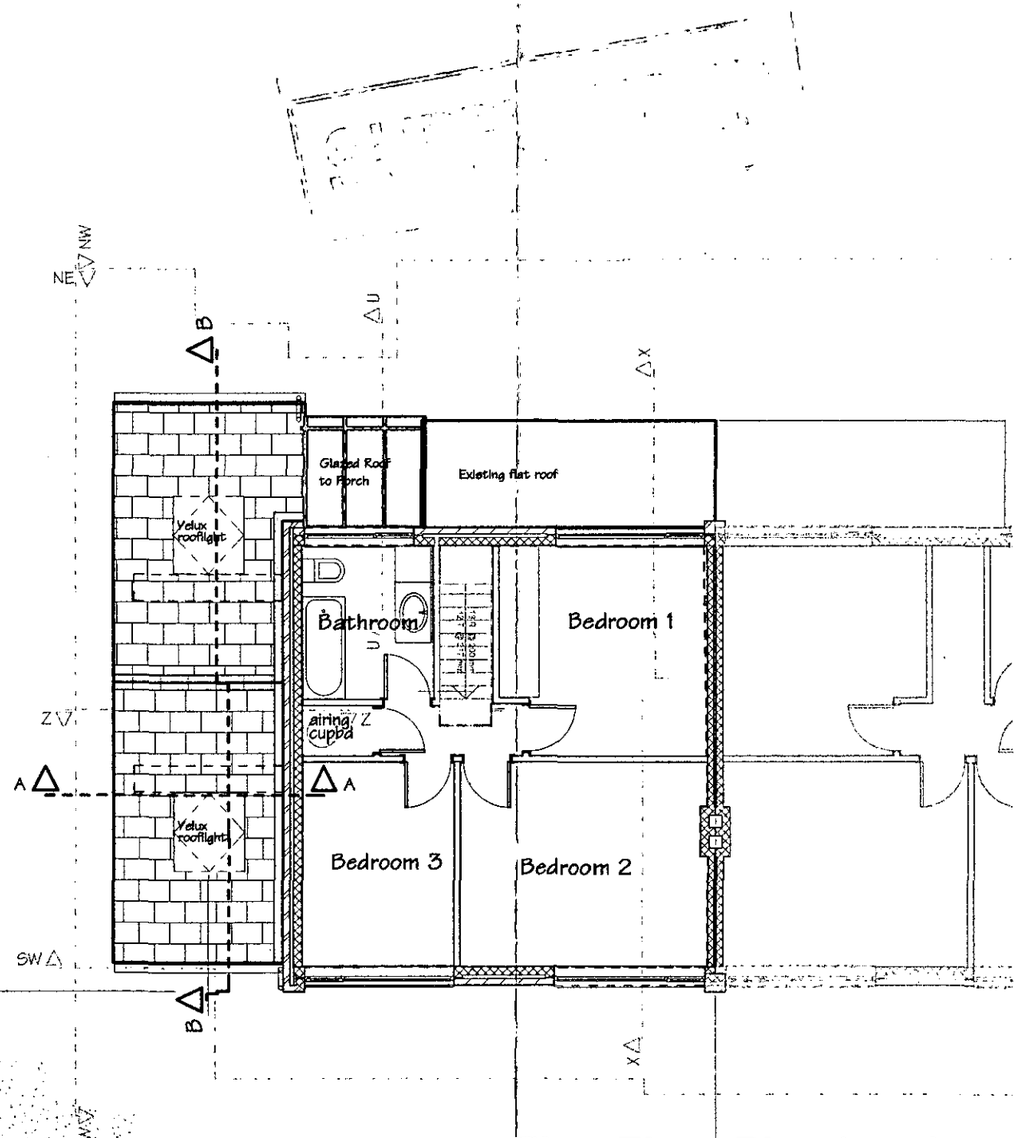
Date 21 Nov 2001.

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

Notes
1 Dimensions are to be read in preference to scaling.
2 Check all dimensions on site before putting any work in hand.

22.NOV.2001* 5344





Ground Floor Plan (new)

First Floor Plan (new)

Studio Eight
Consultant Surveyors,
Planning Supervisors and Building Designers
8 Tanglewood, Wokingham, Berkshire, RG40 3PR
tel. (0118) 973 2772 fax. (0118) 973 2287
mobile: 07770 755523 e-mail: studioeight@barclays.net

client's property
Mr and Mrs R van der Merwe
7 Rivermead Road
Woodley, Reading
RG5 4DH

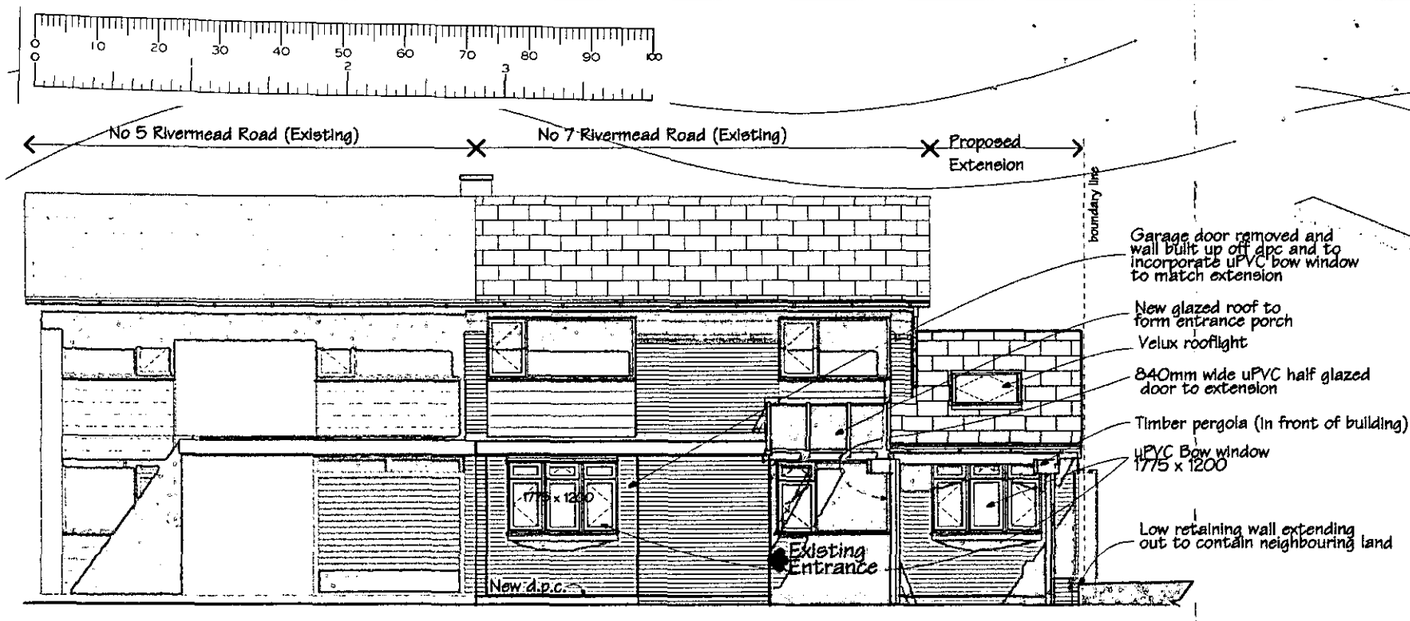
project
Proposed Alterations and Additions to Semi-detached Dwelling

drawing description
New Ground and First Floor Plans

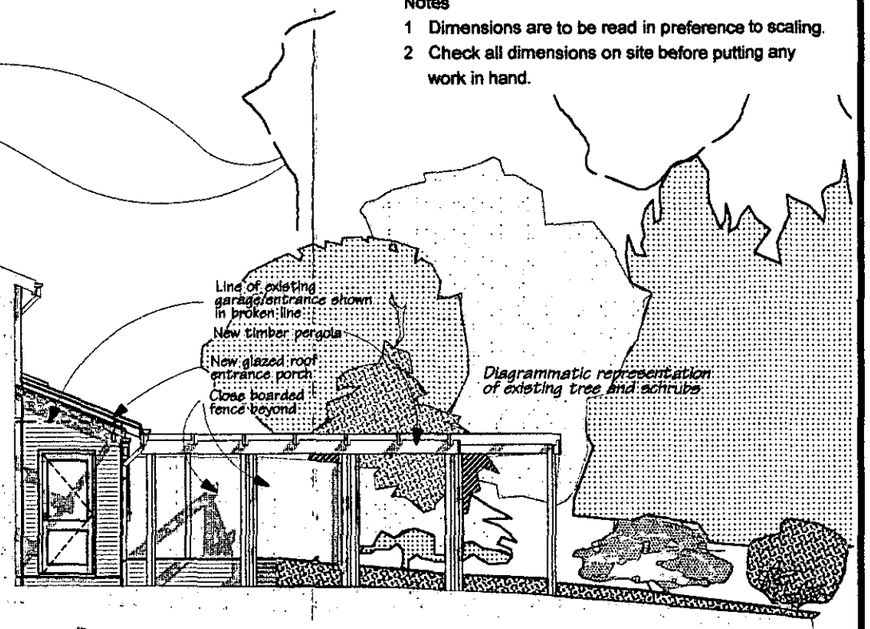
the information on this drawing is the property of Studio Eight and must not be copied, altered or reused without the author's consent.

revision	description	date
drawn by: mjc	date: Sept 2001	ref.No
scale/s: 1:100	drawing No: S8/01/09/ 03	rev.

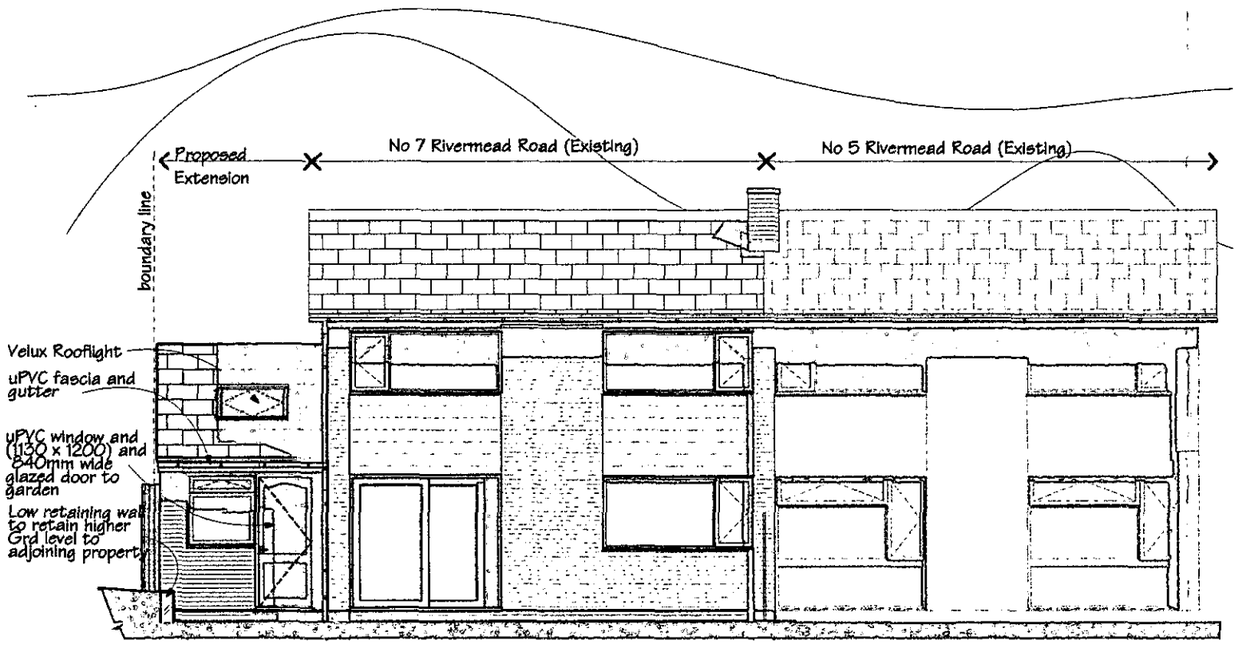
Notes
1 Dimensions are to be read in preference to scaling.
2 Check all dimensions on site before putting any work in hand.



North East Elevation



South East Elevation



South West Elevation

North West Elevation

revision	description	date
A	SE. Elevations added	6/12/01

Studio Eight
Consultant Surveyors,
Planning Supervisors and Building Designers
8 Tanglewood, Wokingham, Berkshire, RG40 3PR
tel. (0118) 973 2772 fax. (0118) 973 2287
mobile: 07770 755523 e-mail: studioeight@barclays.net

client/property
Mr and Mrs R van der Merwe
7 Rivermead Road
Woodley, Reading
RG5 4DH

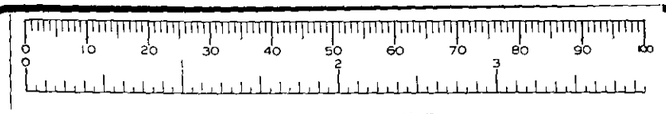
project
Proposed Alterations and Additions to Semi-detached Dwelling

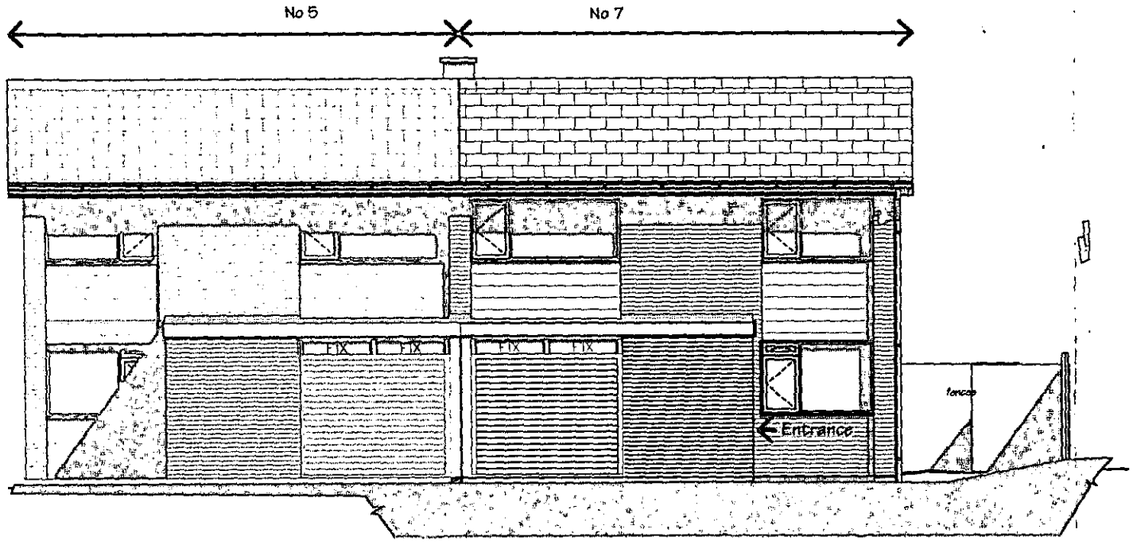
drawing description
Proposed Elevations

The information on this drawing is the property of Studio Eight and must not be copied, altered or reused without the author's consent.

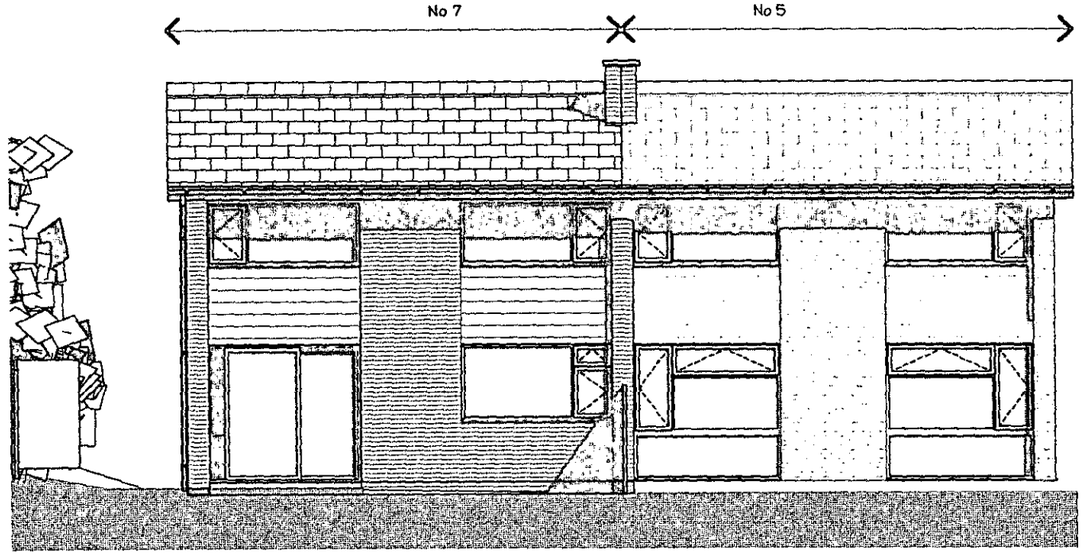
drawn by	date	ref.
mjc	Sept 2001	Bldg Regs 21.11.01 Planning 21.11.01

scale/s	drawing No	rev.
1:100	S8/01/09/ 04	A

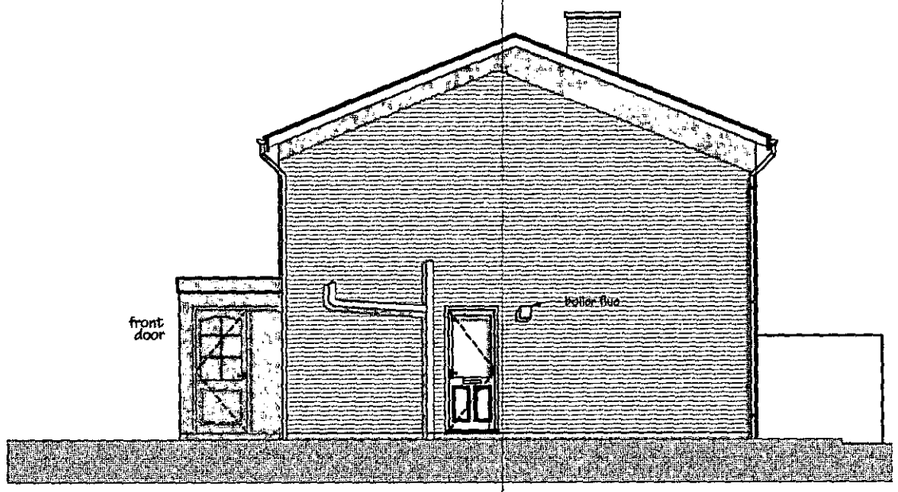




North East Elevation



South West Elevation



North West Elevation

Notes
1 Dimensions are to be read in preference to scaling.
2 Check all dimensions on site before putting any work in hand.

22.NOV.2001* 5344

SUPERSEDED

Studio Eight
Consultant Surveyors,
Planning Supervisors and Building Designers
8 Tanglewood, Wokingham, Berkshire, RG40 3PR
tel. (0118) 973 2772 fax. (0118) 973 2287
mobile: 07770 755523 e-mail: studioeight@barclays.net

client/property
Mr and Mrs R van der Merwe
7 Rivermead Road
Woodley, Reading
RG5 4DH

project
Proposed Alterations and Additions to Semi-detached Dwelling

drawing description
Existing Elevations

the information on this drawing is the property of Studio Eight and should not be copied or reused without the author's consent.

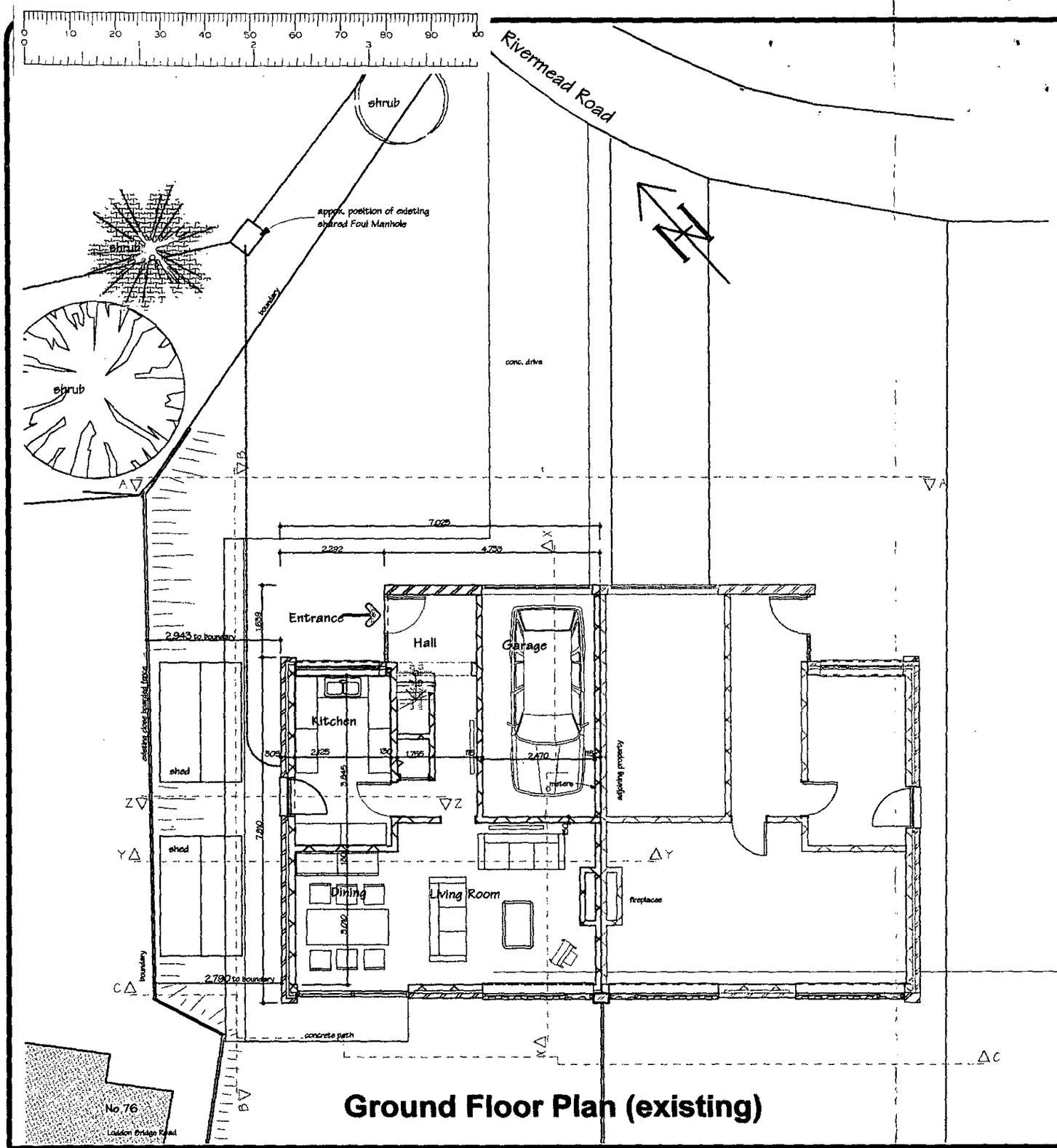
revision	description	date

drawn by	date	ref.
mjc	Sept 2001	Bldg Regs. 21.11.01 Planning 21.11.01

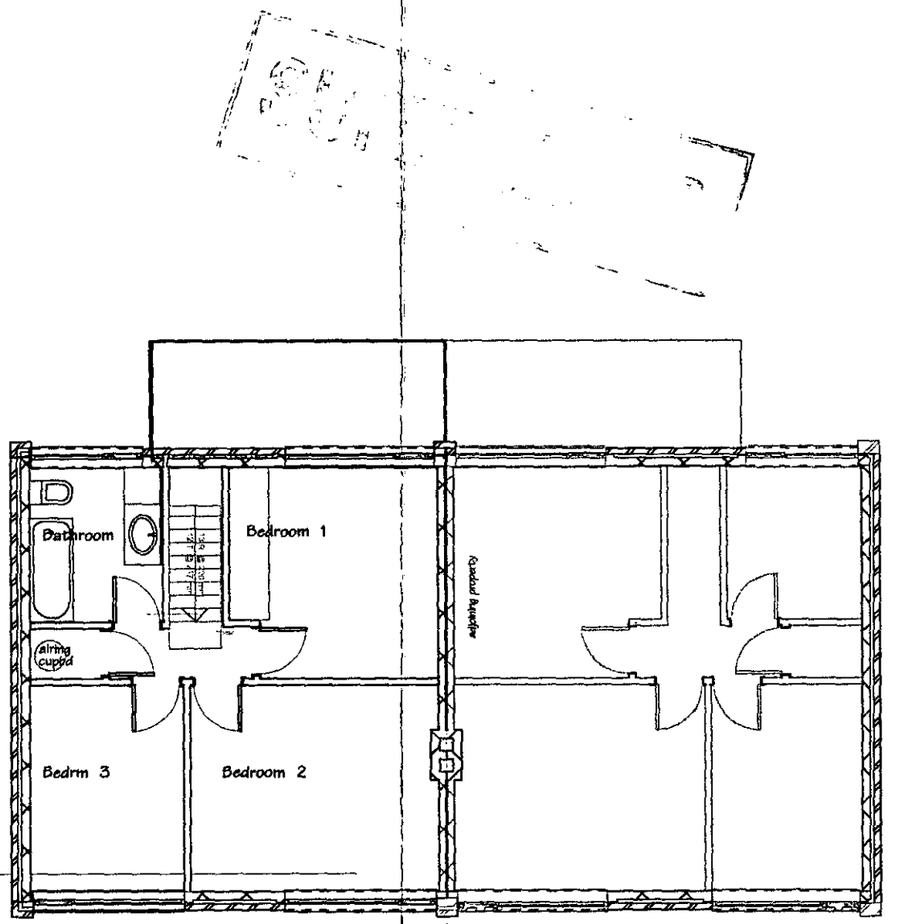
scale/s	drawing No	rev.
1:100	S8/01/09/ 02	

Notes
1 Dimensions are to be read in preference to scaling.
2 Check all dimensions on site before putting any work in hand.

22.NOV.2001 ★ 5344



Ground Floor Plan (existing)



First Floor Plan (existing)

Studio Eight
Consultant Surveyors,
Planning Supervisors and Building Designers
8 Tanglewood, Wokingham, Berkshire, RG40 3PR
tel. (0118) 973 2772 fax. (0118) 973 2287
mobile: 07770 755523 e-mail: studioeight@barclays.net

client/property
Mr and Mrs R van der Merwe
7 Rivermead Road
Woodley, Reading
RG5 4DH

project
Proposed Alterations and Additions to Semi-detached Dwelling

drawing description
Existing Ground and First Floor Plans

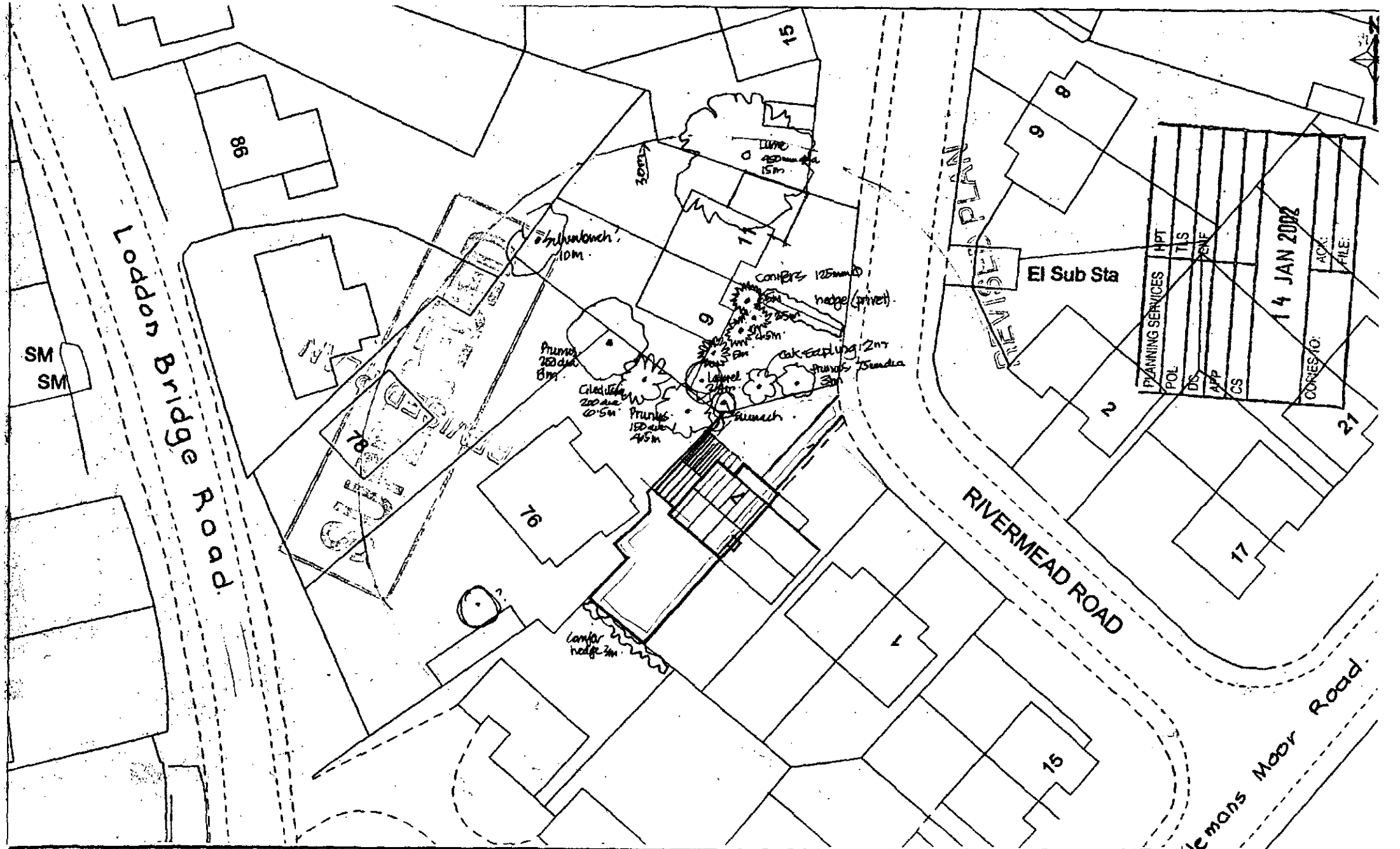
this information on this drawing is the property of Studio Eight and must not be copied, altered or reused without the author's consent

revision	description	date

drawn by	date	ref.
mjc	Sept 2001	Bldg Regs. 21.11.01 Planning 21.11.01

scale/s	drawing No	rev.
1:100	S8/01/09/ 01	

Superseded



Studio Eight Consultant Surveyors, Planning Supervisors and Building Designers 6 Tanglewood, Wokingham, Berkshire, RG40 3PR tel. (0118) 973 2772 fax. (0118) 973 2287 mobile: 07770 755523 e-mail: studioeight@barclays.net	client/property **Mr and Mrs R. van der Merwe** **7 Rivermead Rd, Woodley,** **Reading RG5 4DH**	drawing description **Proposed Extension** **Site Plan**	drawn by MdeZ scale/s **1 : 500**	date Sept 2001 drawing No **S8/01/09/10A**

O.S. data reproduced with the permission of the Controller H.M.S.O. Licence No. LA086134

Rev. Drive amended 14/01/02

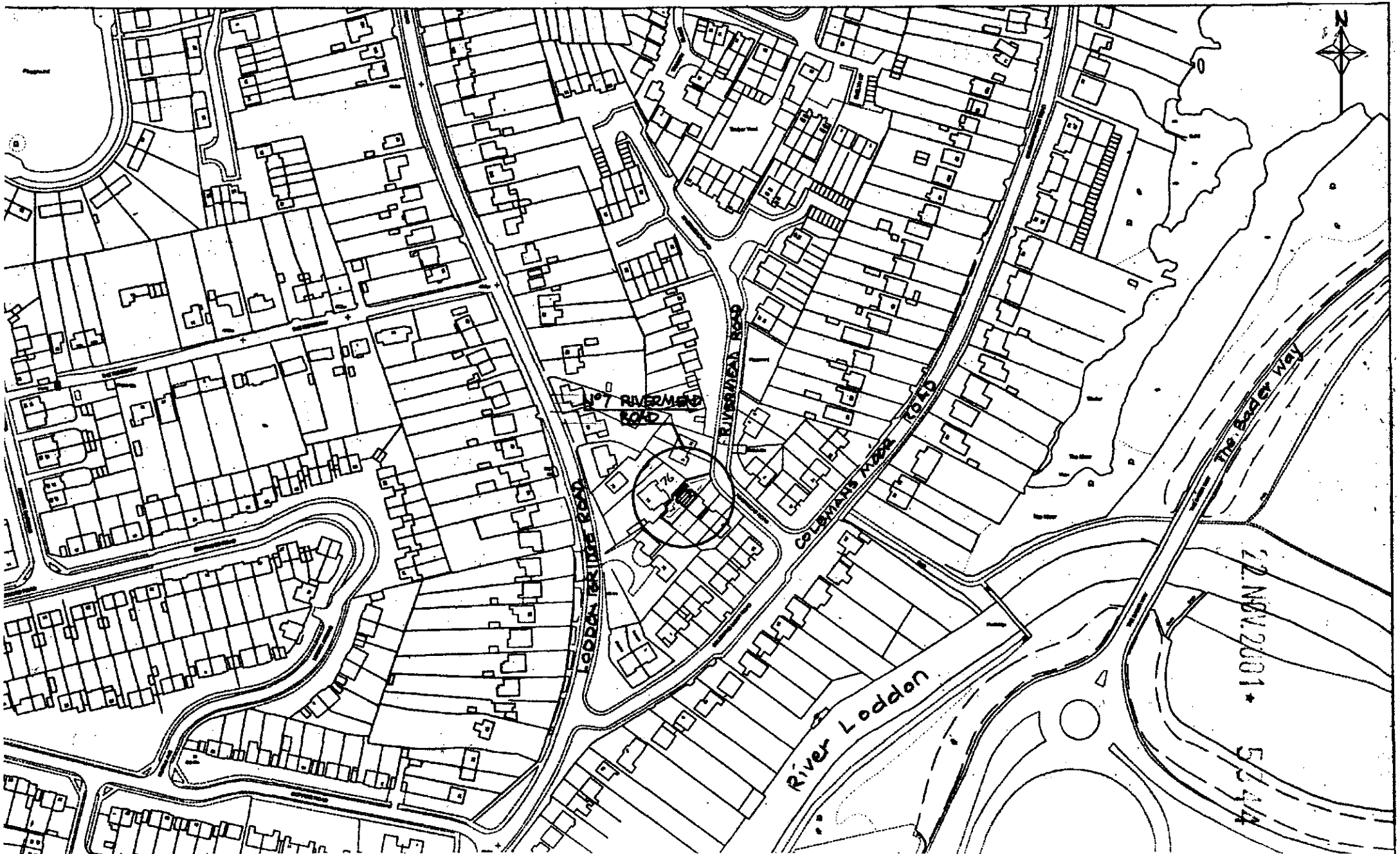
22 NOV 2001 * 5344



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
26 November 2001 Scale: 1 : 1250

N
W E
S



Studio Eight
Consultant Surveyors,
Planning Supervisors and Building Designers
8 Tanglewood, Wokingham, Berkshire, RG40 3PR
tel. (0118) 973 2772 fax. (0118) 973 2287
mobile: 07770 755823 e-mail: studioeight@barclays.net

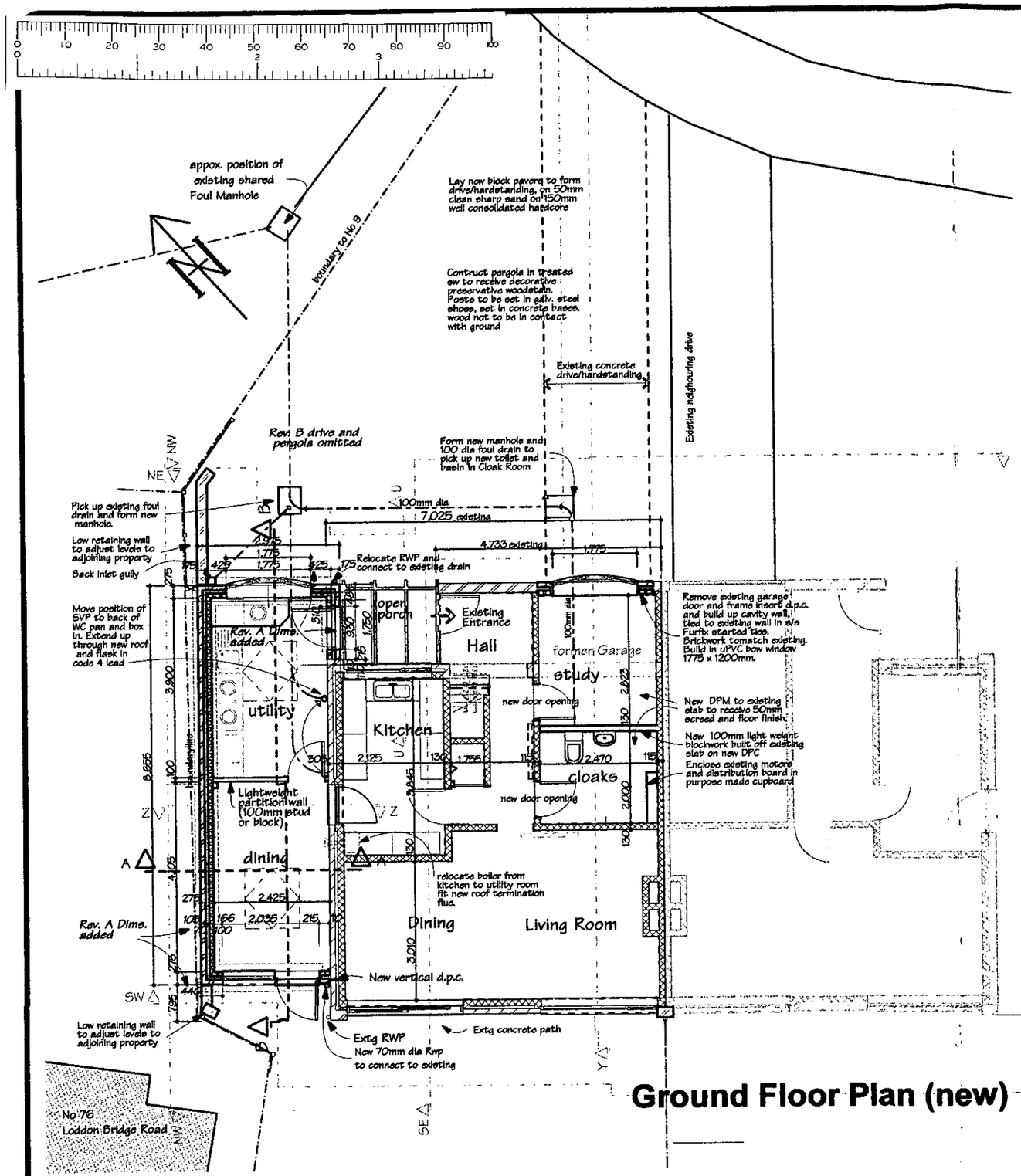
client/property
Mr and Mrs R. van der Merwe
7 Rivermead Rd, Woodley,
Reading RG5 4DH

drawing description
Proposed Extension
Location Plan

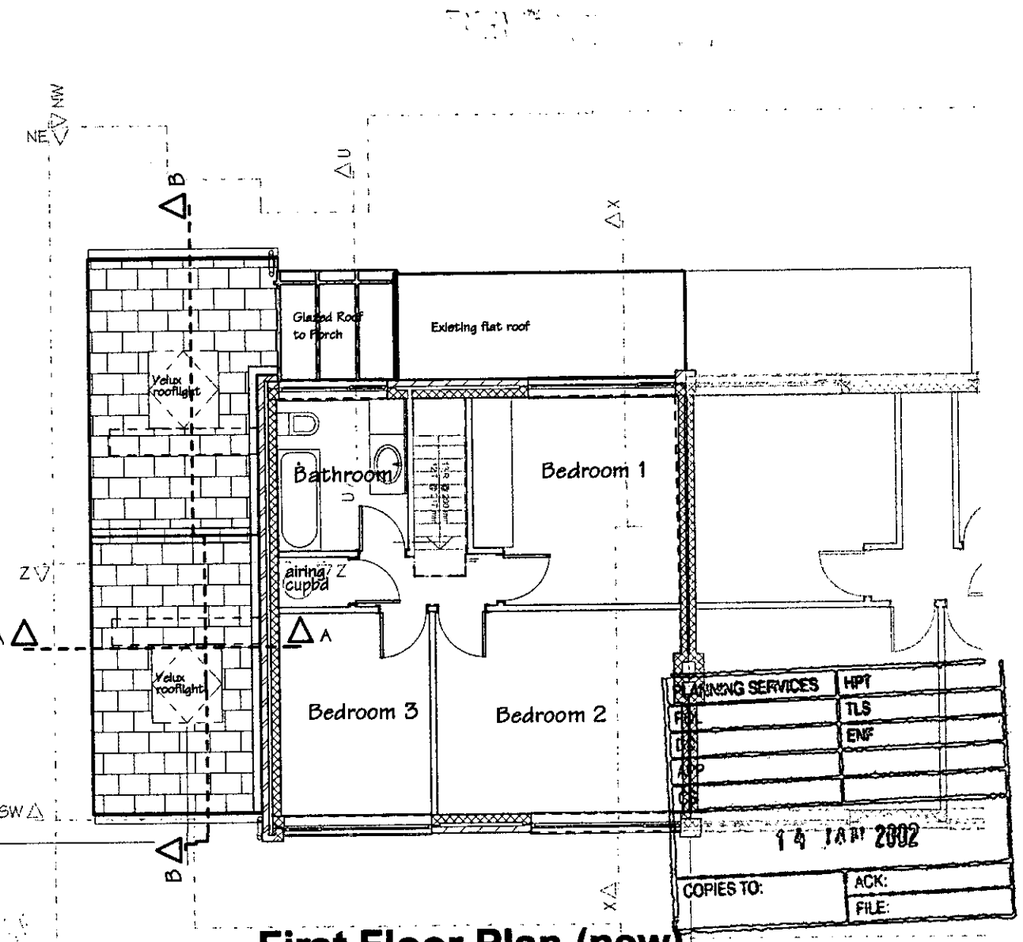
drawn by	date
MK	Sept 2001.
scale/s	drawing No
1 : 2500	S8/01/09/11

Data reproduced with the permission of the Controller H.M.S.O. Licence No. LA 086134

Notes
1 Dimensions are to be read in preference to scaling.
2 Check all dimensions on site before putting any work in hand.



Ground Floor Plan (new)



First Floor Plan (new)

revision	description	date
B	Pergola & Drive omitted	14/01/02
A	Further dimensions added	6/12/01

Studio Eight
Consultant Surveyors,
Planning Supervisors and Building Designers
8 Tanglewood, Wokingham, Berkshire, RG40 3PR
tel. (0118) 973 2772 fax. (0118) 973 2287
mobile: 07770 755523 e-mail: studioeight@barclays.net

client/property
Mr and Mrs R van der Merwe
7 Rivermead Road
Woodley, Reading
RG5 4DH

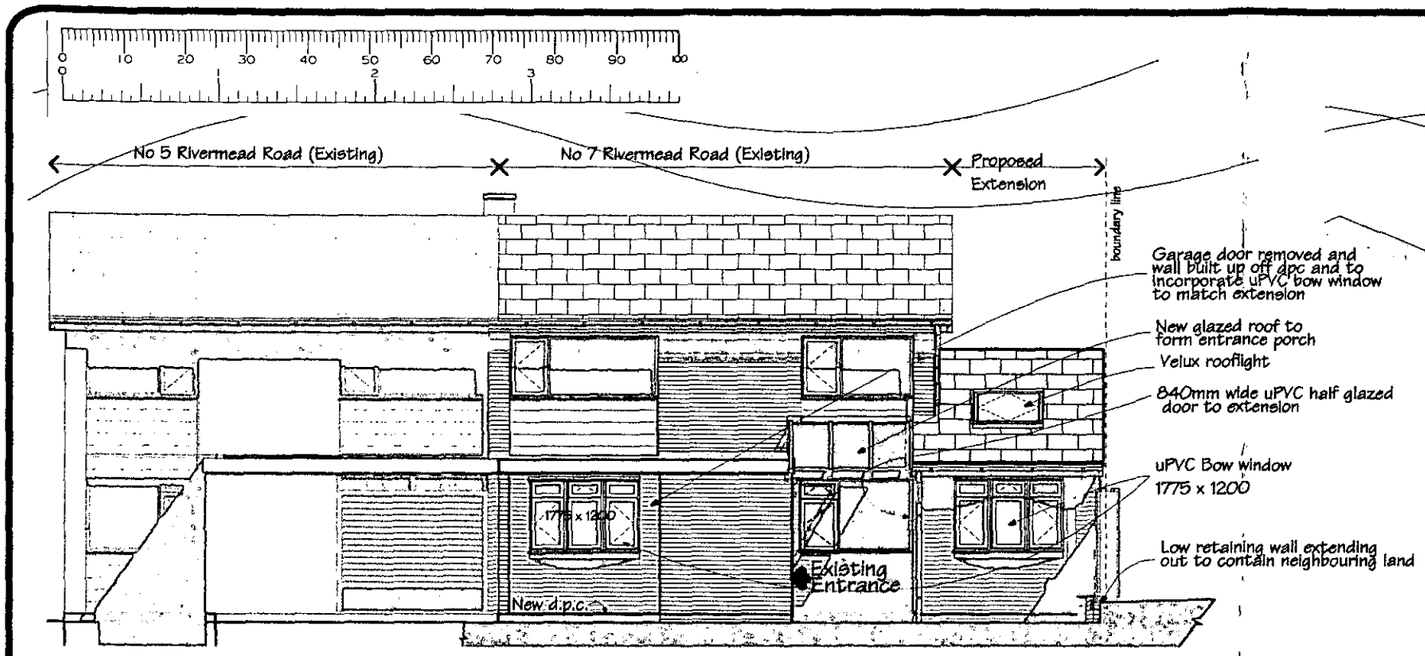
project
Proposed Alterations and Additions to Semi-detached Dwelling

drawing description
New Ground and First Floor Plans

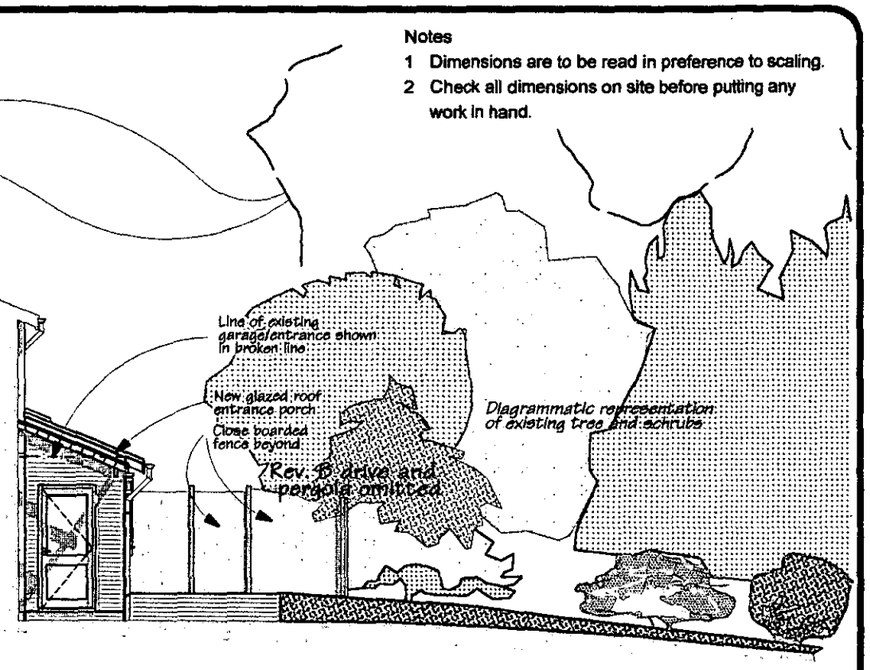
The information on this drawing is the property of Studio Eight and may not be copied, altered or reused without the author's consent.

drawn by	date	ref
mjc	Sept 2001	Bldg Regs 21.11.01 Planning 21.11.01

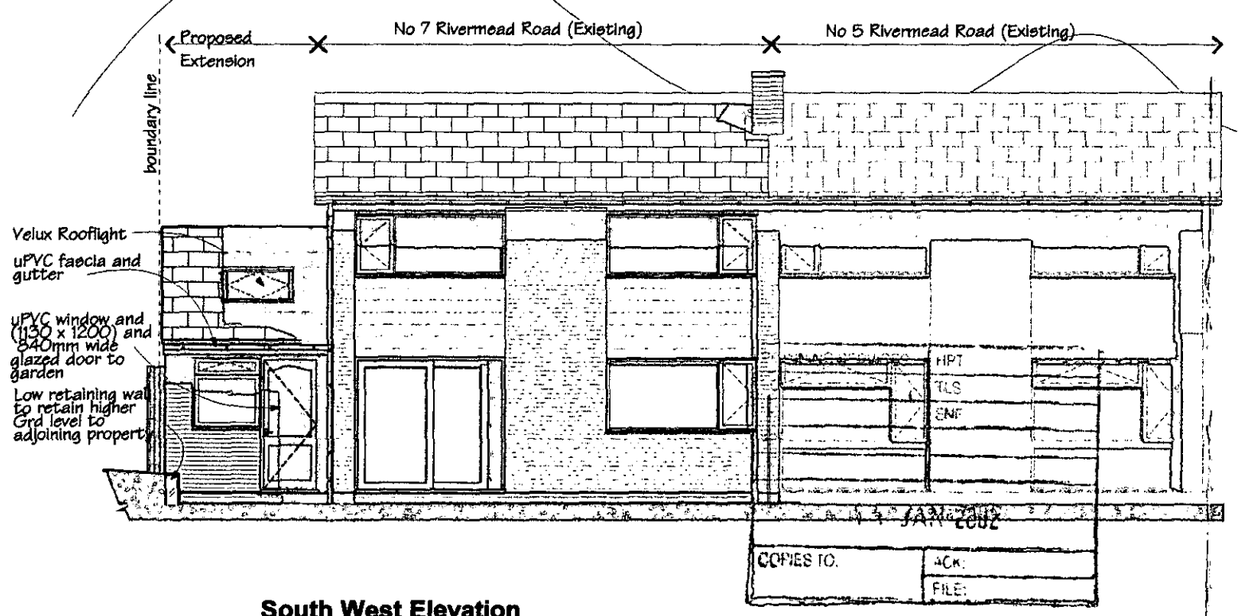
scale/s	drawing No	rev.
1:100	S8/01/09/ 03	B



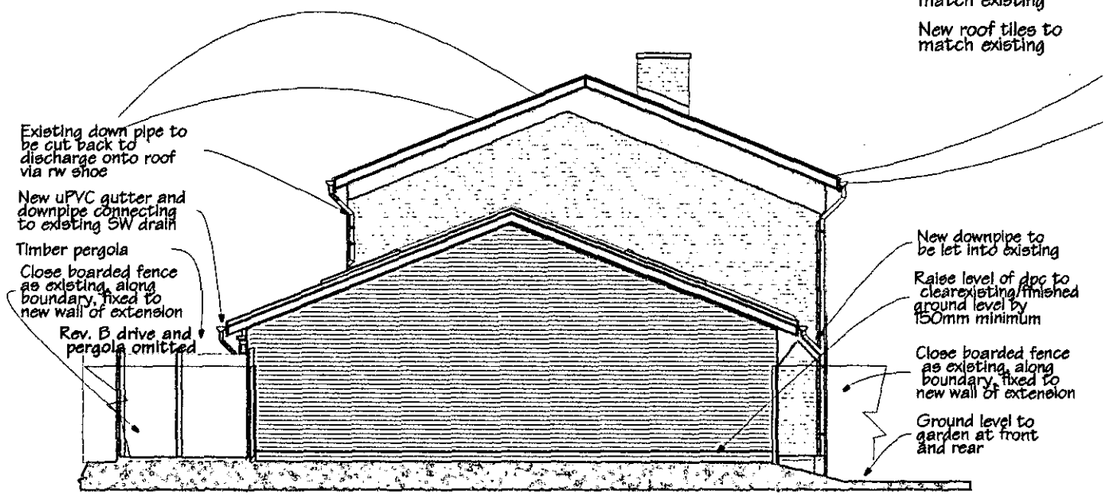
North East Elevation



South East Elevation



South West Elevation



North West Elevation

REVISED PLAN

revision	description	date
B	Pergola & Drive omitted	14/01/02
A	SE. Elevations added	6/12/01

Studio Eight
Consultant Surveyors,
Planning Supervisors and Building Designers
8 Tanglewood, Wokingham, Berkshire, RG40 3PR
tel. (0118) 973 2772 fax. (0118) 973 2287
mobile: 07770 755523 e-mail: studioeight@barclays.net

client/property
Mr and Mrs R van der Merwe
7 Rivermead Road
Woodley, Reading
RG5 4DH

project
Proposed Alterations and Additions to Semi-detached Dwelling

drawing description
Proposed Elevations

the information on this drawing is the property of Studio Eight and must not be copied, altered or reused without the author's consent

drawn by	date	ref.
mjc	Sept 2001	Bldg Regs 21.11.01 Planning 21.11.01

scale/s	drawing No	rev.
1:100	S8/01/09/ 04	B