APPLICATION NO:
F/2001/5376

LOCATION:
22 Hudson Road, Woodley Reading.

APPLICANT:
Mr Houghton C/O Peter H Watkins

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **28/12/2001**
Members Listing : 1/1 for
APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Richard Kelly**

APPROVED

485

D1

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Houghton
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Reading
Berkshire
RG30 6AL

Application Number: F/2001/5376

Parish: **WOODLEY**

Location: **22, Hudson Road, Woodley, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the *reasons for which are specified hereunder.*

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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:

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

Anna Cronin
Head of Planning & Transportation
Date: 14/01/2002

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.

Lahiaa

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	:	5376 Richard Keller
BUILDING CONTROL NUMBER	:	FX 2001/2493 North
APPLICANT/AGENT	:	Peter F Watkins
ADDRESS OF SITE	:	22 Hudson Road Cloudlands
DESCRIPTION OF PROPOSED WORK	:	SS [illegible]

DRAWING NUMBERS	BC	BC
BLOCK PLAN	Feb 24 92	Feb 24 92
ELEVATIONS		
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	29/1/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5376

Applicant : Mr Houghton C/O Peter H Watkins.

Location : 22, Hudson Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 29/11/2001

Earliest Date for Decision : 28/12/2001

Latest Consultation Date/Site Notice Expiry Date : 28/12/2001

This application will have expired on: 24/01/2002. 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 P.C. : Concerns about internal layouts

Planning Issues :

Application Number F/2001/5376
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 22 Hudson Road Woodley Reading.

APPLICATION NUMBER: F/2001/5376

OFFICER: Richard Kelly

DATE OF SITE VISIT: 5/12

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Semi detached 1960s.

3. DESCRIPTION OF SITE/BUILDING Semi with 24.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES None

ACCESS/PARKING Unaffected

LEVELS Flat.

BOUNDARY TREATMENT 1.5m fence to 24. until halfway then 1.2m. Garage on body to 20.

OTHERS 24 has single storey rear extension of about 2m (flat roof)
20 has substantial single storey flat roofed extension to approx 3/4 metres (hard to tell because of garage)

20 Has kitchen door + 2nd way large window in flank.
New study window would be almost (but not) opposite

Application Number: F/2001/5376 – 22 Hudson Road, Woodley

Appraisal:

This proposal is for the erection of a single storey rear extension to form a new kitchen. The existing kitchen is to be converted into a study and downstairs toilet. The existing garage roof is to be raised to the level of the proposed extension's roof. It is considered that this extension raises two issues:

Impact on adjoining properties: LBE 1, LBE 2, WOS 3

The proposed extension would be flat roofed in form, and would project 3.9m from the existing rear elevation. This is similar to extensions that exist at both neighbouring properties. The extension at No 24 projects 3m in a flat roofed form and that at No 20 projects 4m. It is therefore considered that this proposal would have no adverse effect on either neighbour.

Impact on streetscene: LBE 1, LBE 2, WBE 1

The raised garage roof would be visible from the street. It is not considered that this difference would have an undue impact on the streetscene.

Approval ~~**Refusal**~~

Application Number: F/2001/5376

Appraisal :

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

FROM: Richard Kelly

DATE: 04 December 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5376

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

Site Address: 22, Hudson Road, Woodley, Reading.

Applicant: Mr Houghton C/O Peter H Watkins.

Your observations are required in respect of this application by 28/12/2001

PLANNING SERVICES	HPT
BOL	TLS
DC	ENF
APP	
CS	
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

The committee expressed some concern at the location of the toilet off the kitchen.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2001	Map No. 47 Site 0.03
Officer: RK | Application No. F/2001/5376	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 22 HUDSON ROAD

Parish: WOODLEY Ward: LODDON

Applicant: MR HOUGHTON

Fee Received 95-00 joint cheque with B/control 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 4/12 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 .....

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-app.....

.....

.....

NEIGHBOURS: ✓

.....S/N + see map.....

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Environmental Services

For office use only.
Application number: 29.NOV.2001 5376

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	M L. HOUGHTON
	Address and postcode	22 HUDSON ROAD, WOODLEY
	Phone number	9540801
	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST, READING
	Phone number	9423696
3	Site	22 HUDSON ROAD
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	GREEN ROOF FELT & BRICK 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 ☑

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.	£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.	✓	
	• 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. I.E NO ENCROACHMENT
- 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: P. H. Wall

on behalf of Mr. Houghton

Date 28-11-01

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

ADDRESS 22 HUDSON ROAD PARISH WOODLEY

PLOT No. 171 (Plans 2-3) ORD. SHEET No. SU 7672 (47)

BUILDER Bestwick + Taylor

Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/48	Mr W S Chaffey	Use of Land for Gravel Workings	10-1-50	N/A C/A
217/60	Messrs Bestwick + Taylor (Bcd) Ltd	Layout	11.1.61	App C/A
100/61	" "	Terr Hs	1.5.61	App C/A
165/61	" "	Semi/Det House	7.9.61	App C/A
0/13/59	Messrs Chaffey Winn Symmond Ltd	Outline Resid Devel	14.4.59	N/A C/A
99/62	Messrs Bestwick + Taylor (Bcd) Ltd	Semi/Det House	12.7.62	App App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Received by Wokingham District Council

Application No: F/2001/5376

Proposal:
Proposed single storey rear extension to dwelling.

Location:
22, Hudson 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/2001/5376 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2001. 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

04 December 2001

Ordnance Survey

29.NOV.2001 5376

Siteplan®

1:1250 Scale



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20 0 20 40 60 80

Metres

Centre coordinates : 476912mE 172528mN

National Grid sheet reference at centre of this Siteplan: SU7672NE.

Supplied by : Blackwell's Reading
Serial Number : 622

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward *Boundary*	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TKH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

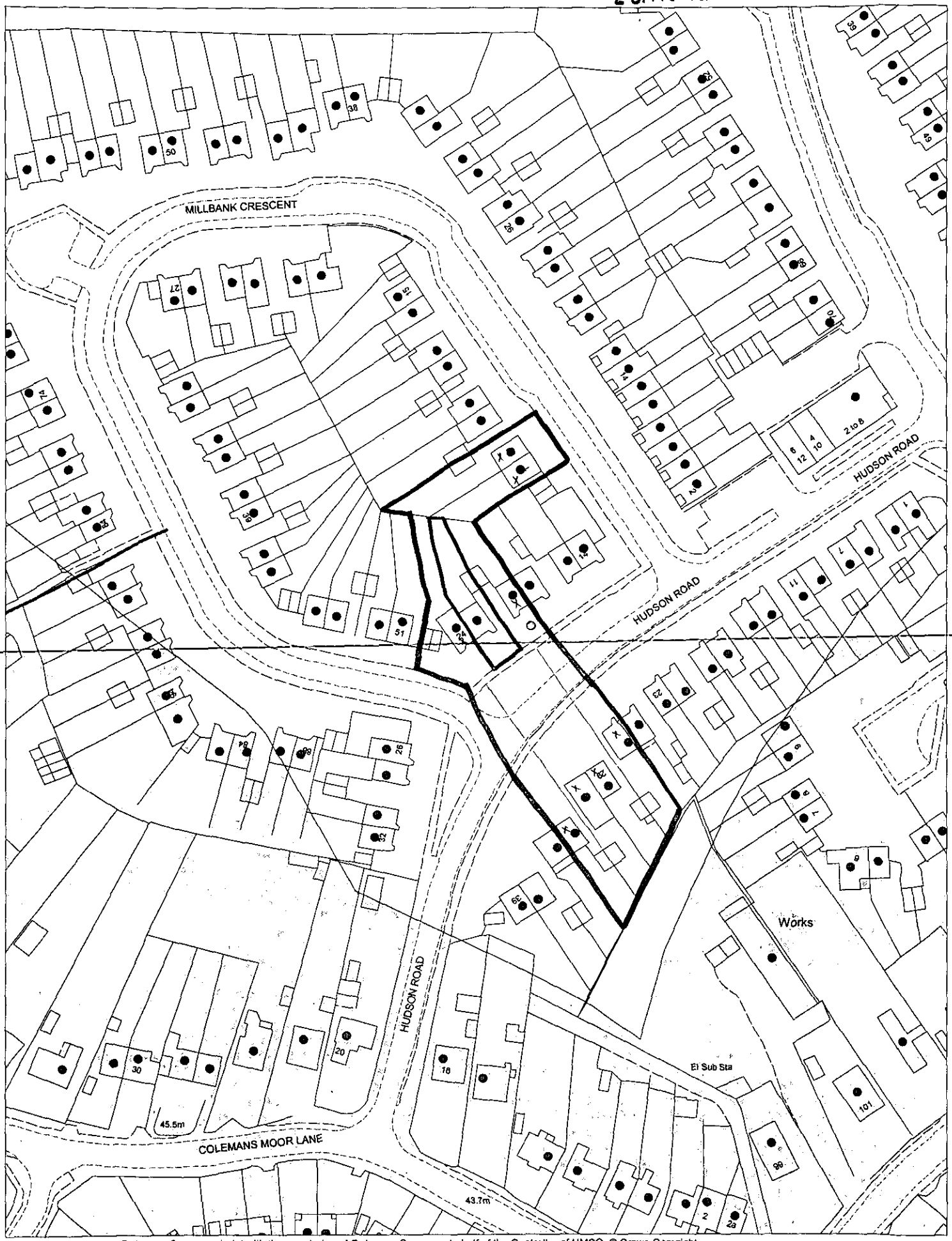
World Wide Web http://www.ordsvy.gov.uk/

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5376
CASE OFFICER: Richard Kelly

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

29.NOV.2001 5376



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

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