APPLICATION NO:
F/2001/5386

LOCATION:
36 Colemans Moor Lane, Woodley Reading.

APPLICANT:
Mr & Mrs Lockett C/O Mrs K French

PROPOSAL:
Proposed single storey rear extension to dwelling plus rear dormer extension to form extra room in loft.

EARLIEST DATE FOR DECISION: **29/12/2001** Holy letter expires: 2/1/02

APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED
No OBS 28/01/02 SS

496

00

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lockett
C/O Mrs K French
31 Park View Drive South
Charvil
Berkshire
RG10 9QX

Application Number: F/2001/5386

Parish: **WOODLEY**

Location: **36, Colemans Moor Lane, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling plus rear dormer extension to form extra room in loft.**

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.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. In the interests of highway safety and convenience.

Informative
1. 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 454365 for further details.

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, LBE2 and LT5/6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, LTV6 and LTV7.

Anna Cronin
Head of Planning & Transportation
Date: 22/01/2002

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

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

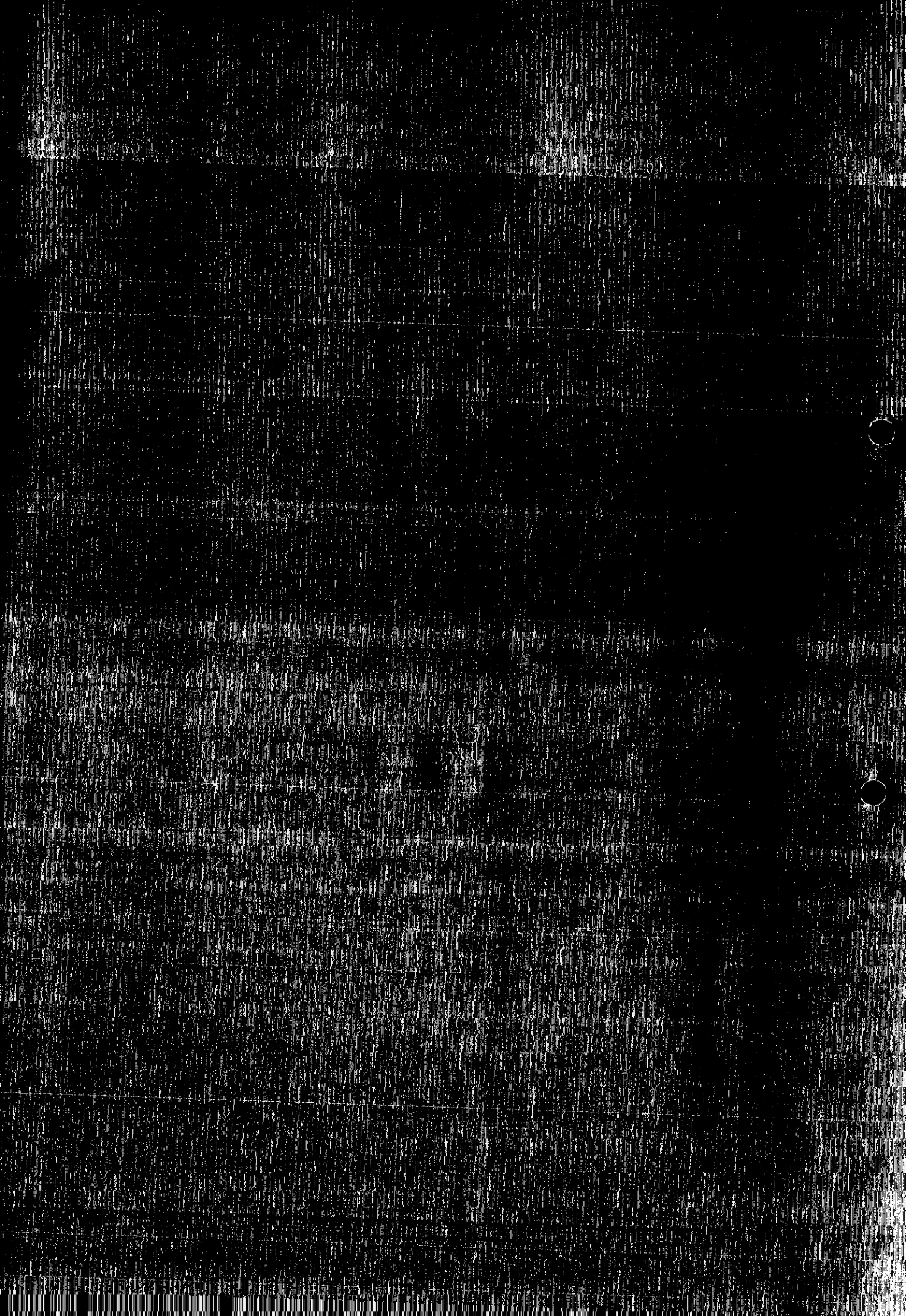
PLANNING APPLICATION NUMBER	5386 PT
BUILDING CONTROL NUMBER.	FP 2002/2950
~~APPLICANT~~/AGENT	Mrs K. French
ADDRESS OF SITE	36 Colemansmoor Lane Woodley
DESCRIPTION OF PROPOSED WORK	S/s rear ext + loft conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN	165/01a	165/01
ELEVATIONS	165/07a	165/07
FLOOR PLANS	165/08 165/09	165/05 165/06

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	9/4/02	

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 : Phillip Taylor

Application Number : F/2001/5386

Applicant : Mr & Mrs Lockett C/O Mrs K French.

Location : 36, Colemans Moor Lane, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling plus rear dormer extension to form extra room in loft.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 29/11/2001

Earliest Date for Decision : 29/12/2001

Latest Consultation Date/Site Notice Expiry Date : 29/12/2001

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 :

Highway department : Turning Area Provided prior to occupation (shall be existing)

Environment Agency :

Woodley Town Council : No comment.

Planning Issues :

1.) Impact upon Neighbour properties
2) Impact upon character of the area
3.) Highway Issues

Policy

LBE1, LBE2, LT5, LT6

WBE1, WOS3, to LT7.6

ED3

Application Number: F/2001/ 5386 – 36 Colemansmoor Lane, Woodley

Appraisal

Development

The proposal is for a single a single storey rear extension to dwelling plus two rear and one front dormer. The extension is to enlarge the kitchen and dining rooms, create a utility room and to create space in the loft for a bedroom.

The extension would come out from the rear building line by 3.0m and be 10m in width. It would be 2.4m to the eaves and 4.5m to the ridge. The roof is going to take the form of a double pitch, hipped at the rear. All the dormers have pitched roofs. Additional velux roof lights are proposed, close to the ridge of the existing main roof, both front and rear. An existing rear dormer is to be removed. Single windows are proposed at ground floor level on both side elevations for the utility and dining room.

The property is a detached chalet located within the identified settlement of Woodley.

1. Impact upon neighbouring properties

The rear garden is very well screened with a 2.0m wall separating No.34 and a 2m fence and high hedging separating No.38. The rear ground floor extension can barely be seen from the neighbouring properties, therefore removing any issue of overlooking overbearing or overshadowing. The rear dormers face the rear garden and although large, their side profile is reasonable. They are unlikely to have any adverse impact on the amenity of the neighbours. The first floor front bedroom dormer faces the adjacent properties but have no adverse impact on their amenity.

The boundary treatment prevents the proposed ground floor side windows from overlooking the neighbouring properties.

2. Impact upon the character of the area

The extension is predominantly to the rear of the dwelling thus not visible from the street. The proposed dormer on the front of the property despite its site should not adversely effect the character of the area. Other nearby properties have front dormers specifically the neighbouring properties No's. 38 and 34. Materials to be used are claimed to match those existing (red brick, painted white and dark red tiles and white UPVC windows).

3. Highways

The proposal includes provision of another bedroom increasing the number of required off-road car parking spaces to four. The Driveway is long and there is sufficient hard surfacing to the front and rear to accommodate this extra space and allow turning of vehicles.

√ Approval □ Refusal

Application Number F/2001/5386
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	Park + Turning before occupation
4	C137	R137	The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter + leave the site in a forward gear + this space shall thereafter be maintained at all times for this purpose.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

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 454365 for further details.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, 2 LT5/6
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3, LTU 6,7
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP MW Thorp
(Development Control Manager)

Date: 22.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 36 Colemans Moor Lane Woodley Reading.

APPLICATION NUMBER: F/2001/5386

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential - mixed bungalow, detached semis. moderate density

3. DESCRIPTION OF SITE/BUILDING red brick bungalow, large white, red tiles, UPVC, large drive
large rear plot, single garage. conservatory + greenhouse attached to rear of house. lone dormer at rear

4. RELATIONSHIP TO ADJOINING PROPERTIES No 34 separated by 2m wall + hedges
No 34 - 2m wall + hedge
no parallel windows
Secluded from No 38 - one dormer window facing on 1st floor
no overlooking No 34

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING hard standing area @ rear

LEVELS levels flat

BOUNDARY TREATMENT 1.5m walls hedges

OTHERS
Dormers not visible at rear - Front? impact?

pitch of 1st floor ext away from 38 boundary

Front dormer → Quite big - No 38 + 34 have front dormers!
across road also many.
might balance prominent front on right side?

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 05 December 2001

Application Number: F/2001/5386

Proposal: Proposed single storey rear extension to dwelling plus rear dormer extension to form extra room in loft.

Parish: WOODLEY TOWN

Site Address:
36, Colemans Moor Lane, Woodley, Reading.

Applicant:
Mr & Mrs Lockett C/O Mrs K French.

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

C137 (INSERT : extension), R137.

Signed: _____ **Print name:** A 7/12/01

Our Ref : SP/2001/004994-1/1
Your Ref : F/2001/5386

Date : 15 January 2002

PLANNING SERVICES	HPT 51953
POL	TLS
DC PT	ENF
APP	
CS	
18 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

SINGLE STOREY REAR EXTENSION TO DWELLING PLUS REAR DORMER EXTENSION TO FORM EXTRA ROOM IN LOFT AT 36 COLMANS MOOR LANE, WOODLEY, READING

Thank you for your letter dated 05th December 2001, received on 07th December 2001. Please quote the following reference in any correspondence: **SU77SE/12/56**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

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 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

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
(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

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

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

Pollution Control

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing 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.

Foul Water
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.

Wildlfie Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

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.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

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, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer
Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: MRS K. FRENCH

Received by Wokingham District Council

Application No: F/2001/5386

Proposal:
Proposed single storey rear extension to dwelling plus rear dormer extension to form extra room in loft.

Location:
36, Colemans Moor Lane, 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/2001/5386 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 29/12/2001. 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

05 December 2001

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

Tel: (0118) 974 6444

Date: **05 December 2001**

My ref: F/2001/5386

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/2001/5386
36, Colemans Moor Lane, Woodley, Reading.
Proposed single storey rear extension to dwelling plus rear dormer extension to form extra room in loft.

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/2001/5386**
36, Colemans Moor Lane, Woodley, Reading.
Proposed single storey rear extension to dwelling plus rear dormer extension to form extra room in loft.

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: **05 December 2001**

My ref: F/2001/5386

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
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Yours faithfully,

Phillip Taylor

Development Control Officer

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36, Colemans Moor Lane, Woodley, Reading.
Proposed single storey rear extension to dwelling plus rear dormer extension to form extra room in loft.
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: **05 December 2001**

My ref: F/2001/5386

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

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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5386**
36, Colemans Moor Lane, Woodley, Reading.
Proposed single storey rear extension to dwelling plus rear dormer extension to form extra room in loft.
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: 05 December 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5386

Proposal: Proposed single storey rear extension to dwelling plus rear dormer extension to form extra room in loft..

Site Address: 36, Colemans Moor Lane, Woodley, Reading

Applicant: Mr & Mrs Lockett C/O Mrs K French.

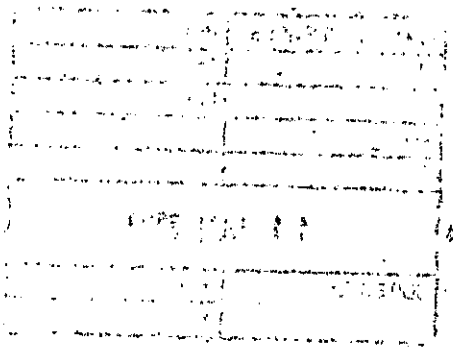
PLANNING SERVICES	HPT
DC	ENF
APP	
GS	
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application by 29/12/2001

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.



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 NOV 2001
Officer: PT	Application No. F/2001/5386

Map No. 47. Site 0.13

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING PLUS REAR DORMER EXTENSION TO FORM EXTRA ROOM IN LOFT

Location: 36 COLEMANSMOOR LANE

Parish: WOODLEY Ward: Loddon. 5.12.01.23

Applicant: MR/MRS LOCKETT

Fee (3) Received 95-00 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			
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 : 5.12.01 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-appn.....

.....

.....

NEIGHBOURS:

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

.....

.....

.....

.....

.....

.....

.....

.....

PC32331000 08600

ADDRESS 36. COLEMANS MOOR LANE PARISH WOODLE

PLOT No.

ORD. SHEET No. S.U. 7672 (47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
227/53	Mr D.L. Davies	Det. Bungalow	14.4.53	App - App
DO/73/65	Mr B Stanley	Garage	18.3.65	App - N/D

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

20.NOV.2001 5386

HOUSEHOLDER PLANNING APPLICATION

36 COLEMANSMOOR LANE
WOODLEY
READING
BERKSHIRE
RG5 4BT

Mr & Mrs D Lockett

Contents:

Householder Planning Application Form	
Location and Site Plan	Drg. No. 165/01
Existing Ground Floor Plan	Drg. No. 165/02
Existing First Floor Plan	Drg. No. 165/03
Existing Elevations	Drg. No. 165/04
Proposed Ground Floor Plan	Drg. No. 165/05
Proposed First Floor Plan	Drg. No. 165/06
Proposed Elevations	Drg. No. 165/07

Environmental Services

For office use only.
Application number:

29.NOV.01 5586

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 + MRS D. LOCKETT
	Address and postcode	36 COLEMANSMOOR LANE WOODLEY READING RG5 4BT
	Phone number	969 5427
	Agent's Name	MRS K. FRENCH
	Address and postcode	31 PARK VIEW DRIVE SOUTH CHARVIL BERKS RG10 9QX
	Phone number	934 0260
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.	36 COLEMANSMOOR LANE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION AND EXTRA ROOM IN ROOF.
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.	BRICKS AND TILES TO MATCH EXISTING.
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 ☑

9544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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.		
	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.

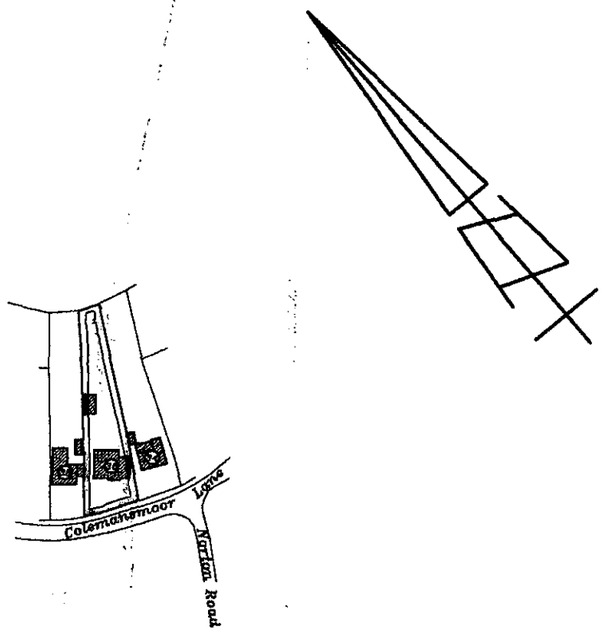
Your signature: KAFrench on behalf of MR+MRS D. LOCKETT

Date 27/11/01

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

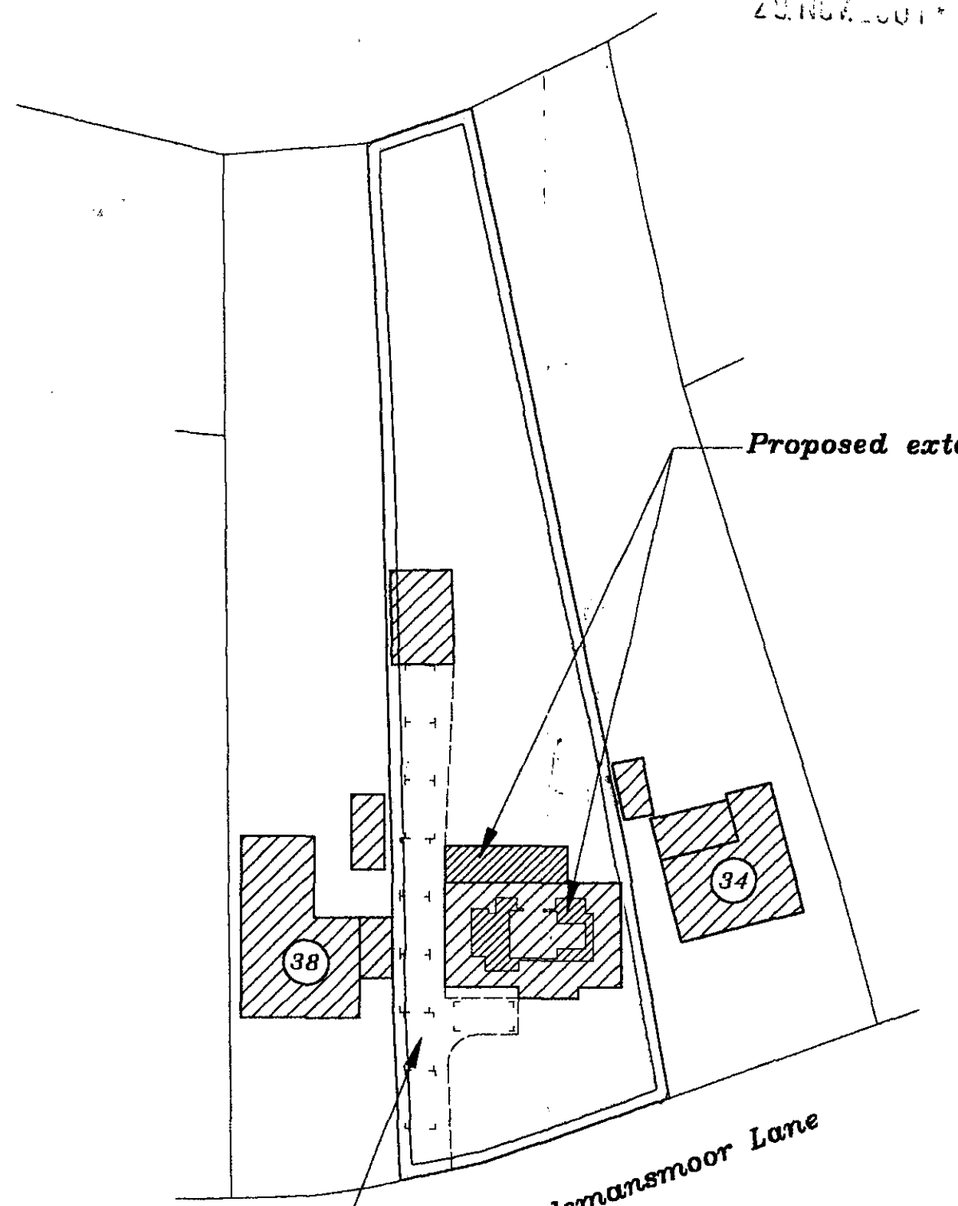
APPROVED

29.NOV.2001 5586



Location Plan

Scale 1:2500



Existing parking provision on drive is nine 2.4 x 4.8 metre spaces plus garage.

Site Plan

Scale 1:500

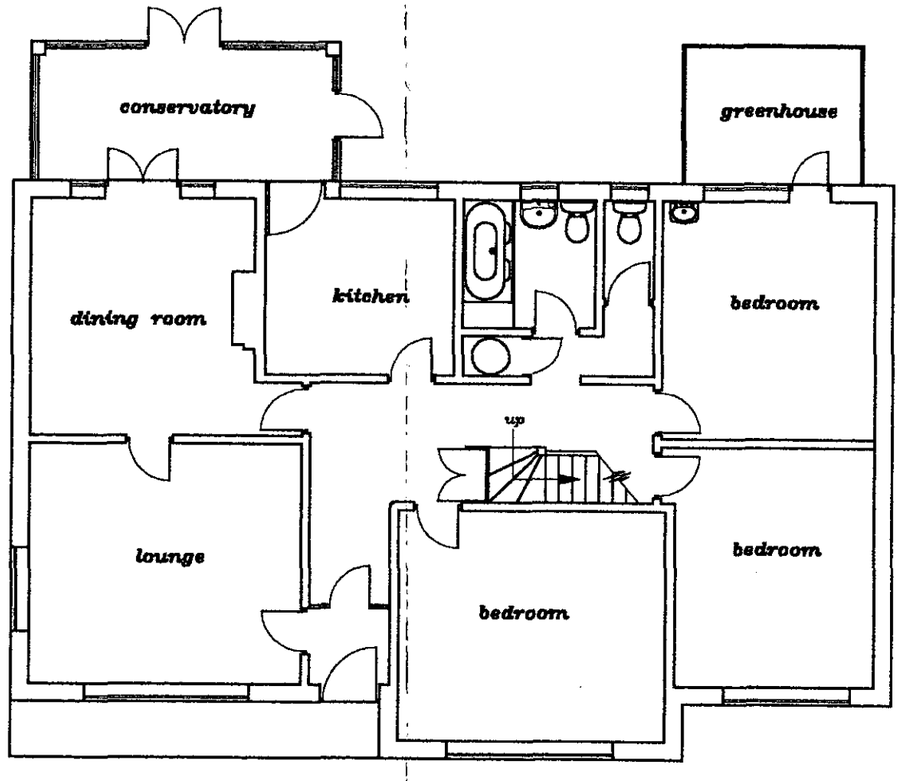
9/4/02

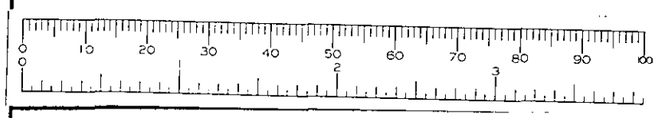
36 Colemansmoor Lane, Woodley, Reading, Berkshire, RG5 4BT.

Drawing Number 165/01

Scale as shown

29.NOV.2001 5386





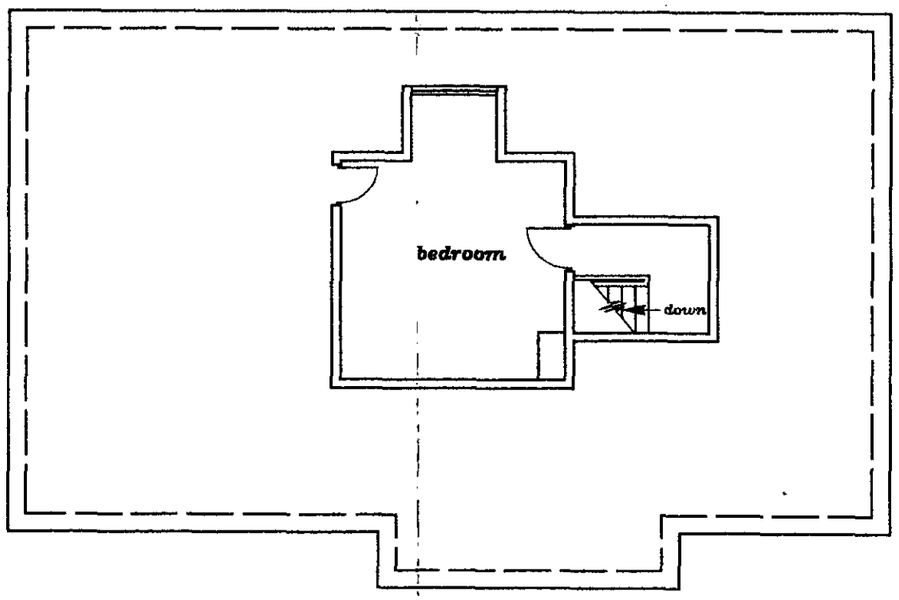
Existing Ground Floor Plan

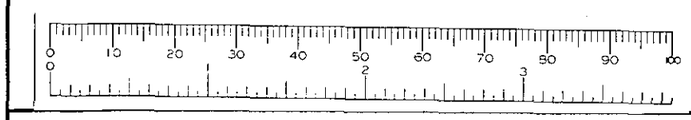
36 Colemansmoor Lane, Woodley, Reading, Berkshire, RG5 4BT.

Drawing Number 165/02

Scale 1:100

29.NOV.2001 5386





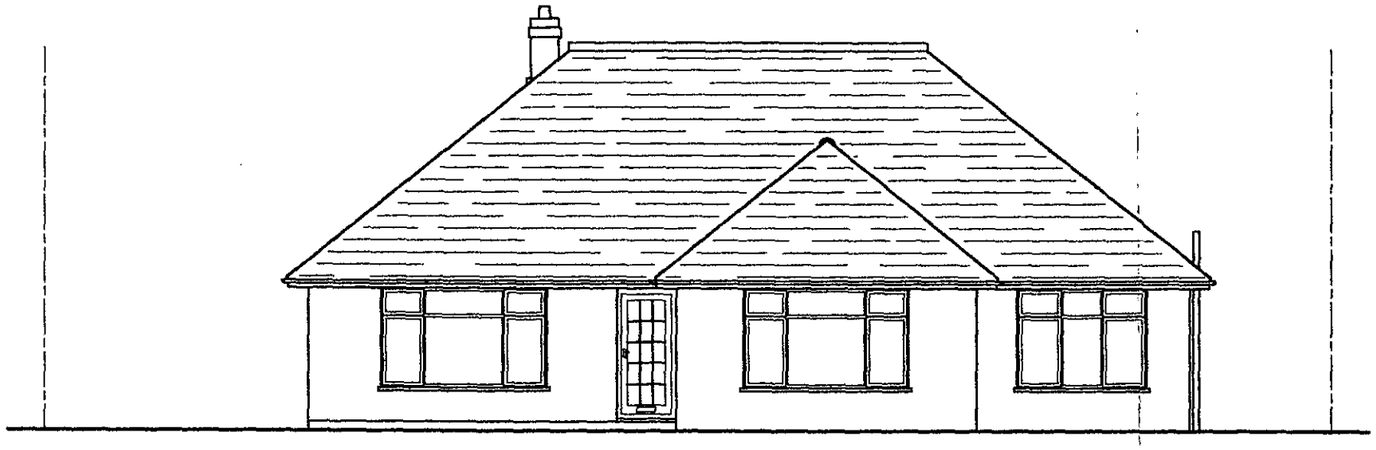
Existing First Floor Plan

36 Colemansmoor Lane, Woodley, Reading, Berkshire, RG5 4BT.

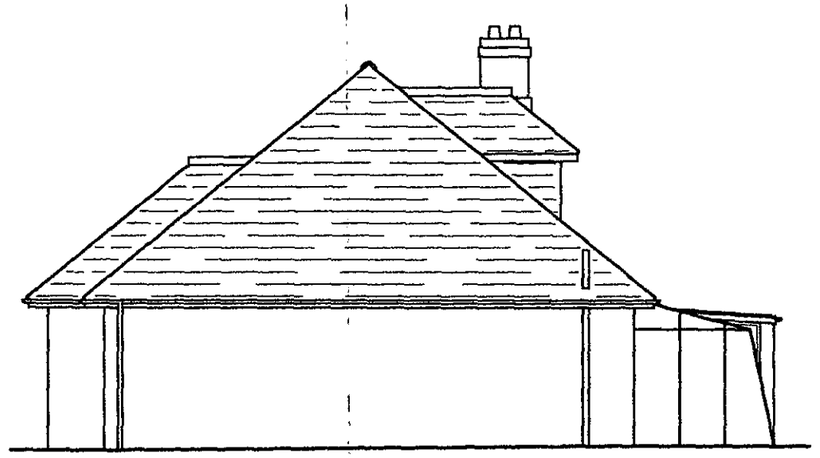
Drawing Number 165/03

Scale 1:100

29.NOV.2001 5386



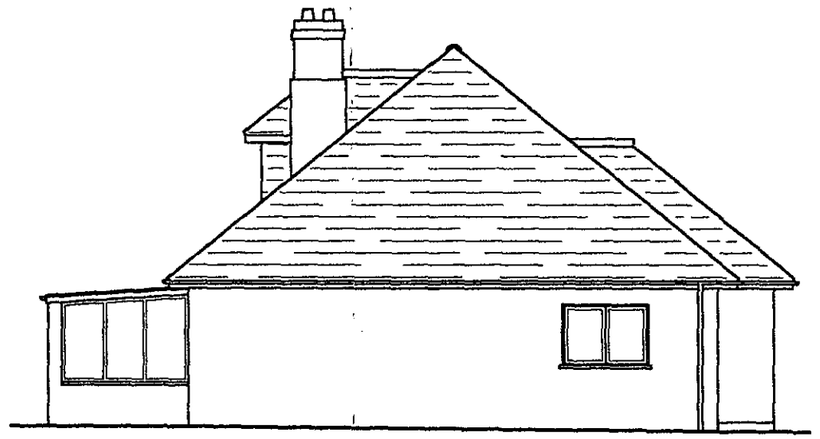
Front



Southeast Side

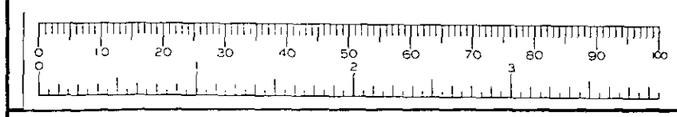


Rear



Northwest Side

Existing Elevations

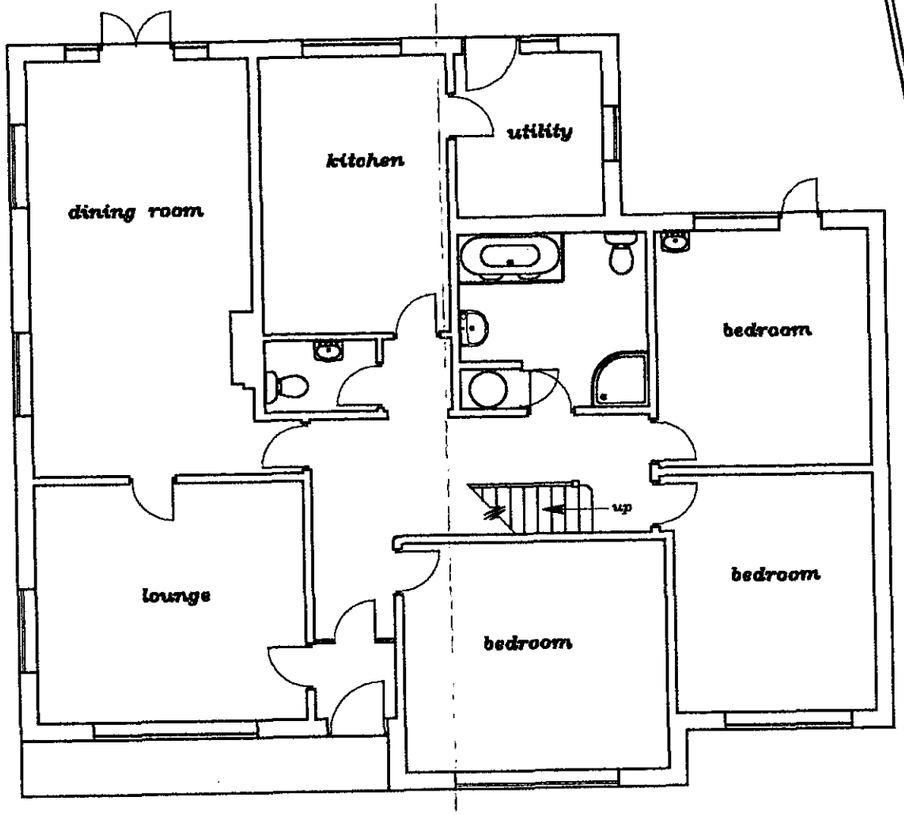


36 Colemansmoor Lane, Woodley, Reading, Berkshire, RG5 4BT.

Drawing Number 165/04

Scale 1:100

29.NOV.2001 * 5386



0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

Proposed Ground Floor Plan

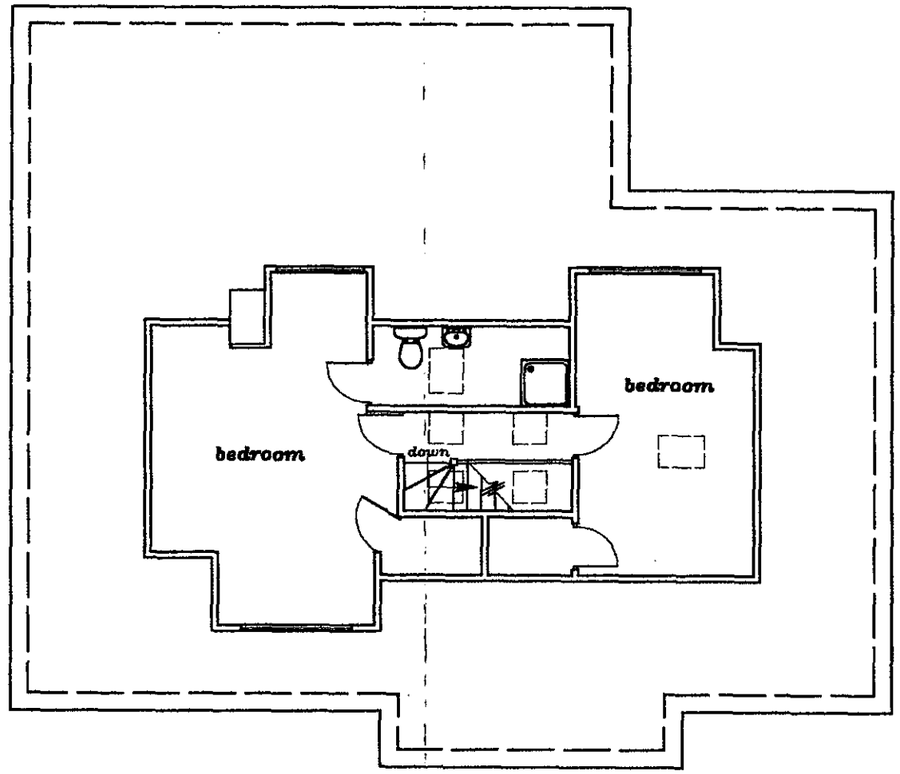
9/4/02

36 Colemansmoor Lane, Woodley, Reading, Berkshire, RG5 4BT.

Drawing Number 165/05

Scale 1:100

29.NOV.2001* 5386



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Proposed First Floor Plan

9/4/02

36 Colemansmoor Lane, Woodley, Reading, Berkshire, RG5 4BT.

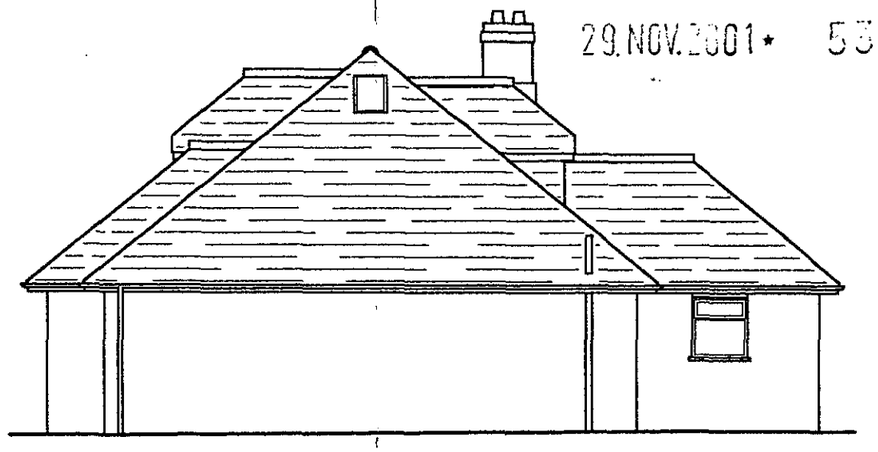
Drawing Number 165/06

Scale 1:100

29.NOV.2001* 5386



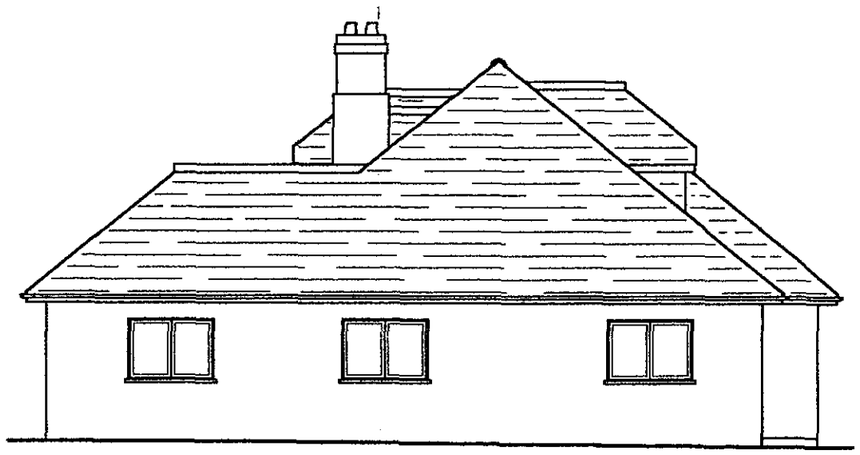
Front



Southeast Side



Rear



Northwest Side

NOTE
All new bricks, tiles and tile hanging to match existing.

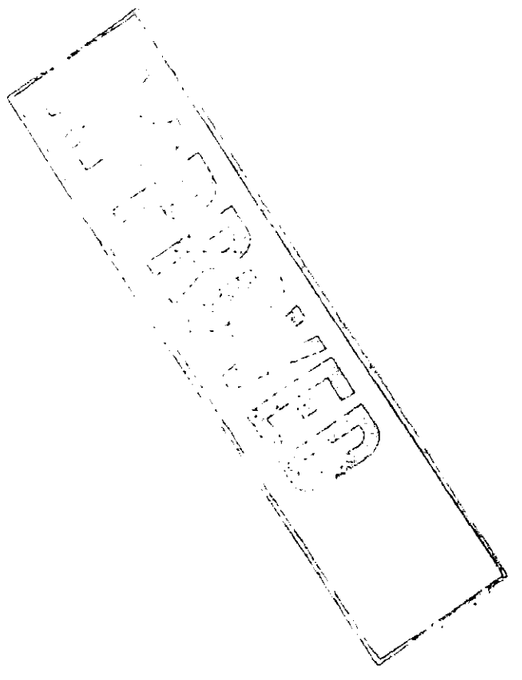
Proposed Elevations

9/4/02

36 Colemansmoor Lane, Woodley, Reading, Berkshire, RG5 4BT.

Drawing Number 165/07

Scale 1:100



29.NOV.2001 5586



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

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