APPLICATION NO:
F/2001/5223

LOCATION:
23 Malone Road, Woodley Reading.

APPLICANT:
Mr & Mrs Chapman C/O C H Maddox

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2001

Listing Expiry 13/12/01.

CASE OFFICER: ~~Helen Pollock~~
Louise Smith

No OBS 02.01.02 SV

APPROVED

J32

DI

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Chapman
C/O C H Maddox
15 Keswick Close
Tilehurst
Reading
Berkshire
RG30 4SD

Application Number: F/2001/5223

Parish: **WOODLEY**

Location: **23, Malone Road, Woodley, Reading.**

Proposal: **Proposed single storey side 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the ground floor elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. No part of the extension hereby permitted shall be occupied or used until vehicle parking and turning space on site has been provided for 2 vehicles, details of which must be submitted to and approved in writing by the Local Planning Authority. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LT5, LT6, LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 21/12/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

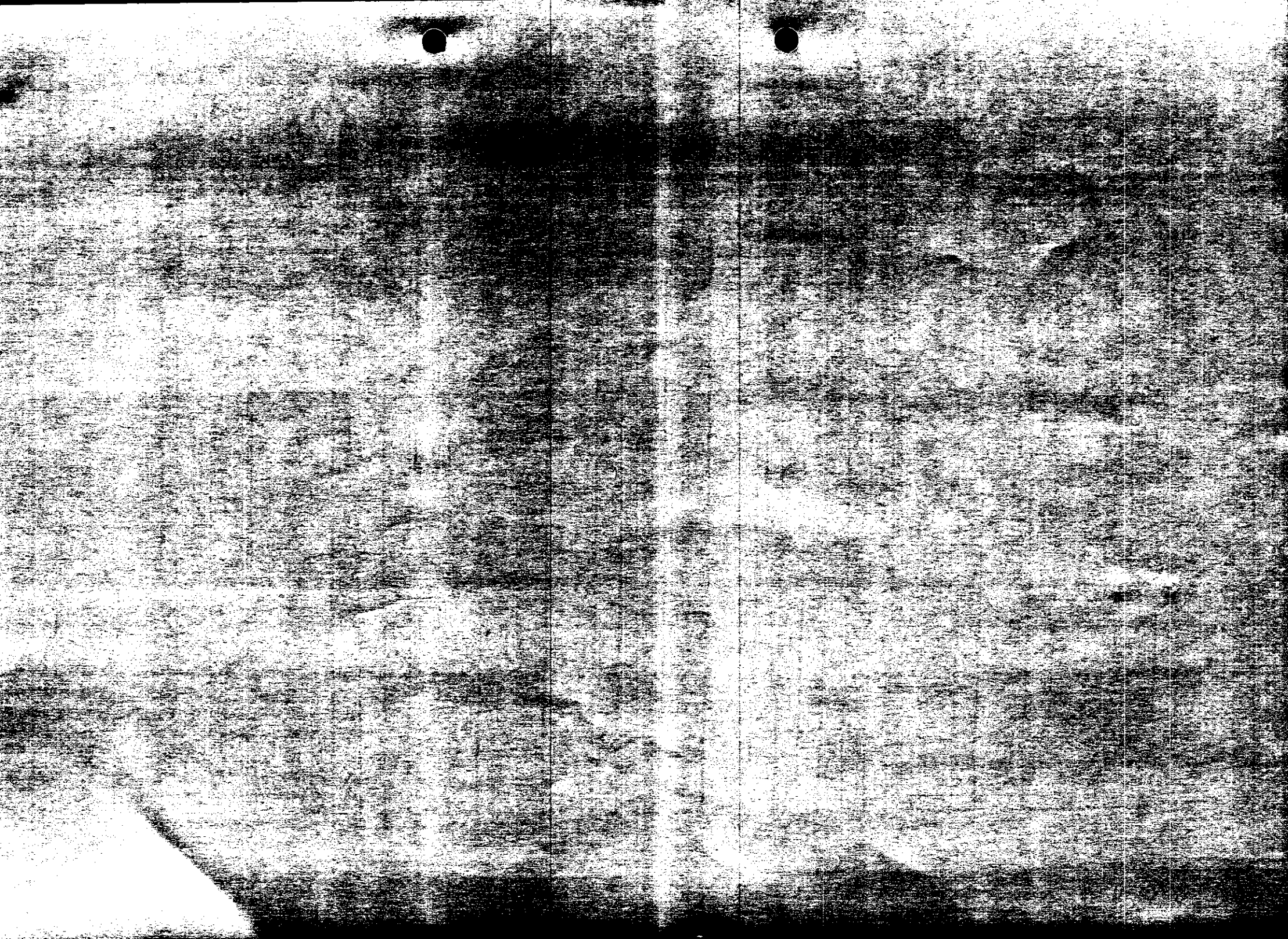
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	S223	Louise Smith
BUILDING CONTROL NUMBER.	FP 2002/2644 North	
APPLICANT/AGENT	C. H. Maddox	
ADDRESS OF SITE	23 Malone Road BT9 5LY	
DESCRIPTION OF PROPOSED WORK	S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	SL 150/01	SL 150/01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	28/1/02.	

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	



Within Settlement Area.

WORK SHEET FOR : Helen ~~Pollock~~ Louise Smith

Application Number : F/2001/5223

Applicant : Mr & Mrs Chapman C/O C H Maddox.

Location : 23, Malone Road, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	13/12/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 12 + 13/12/01

Date Registered : 02/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 28/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

- Parish Council - no objections

Highways - No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning space have been provided for two vehicles. Details of which must be submitted to and approved in writing by the Local Planning Authority. The vehicle parking and turning space shall be permanently maintained and used for no other purposes. - R122.

Planning Issues :

Identified Settlement - LTV1, WOS2.

Impact on Street
Impact on Neighbours } WBE1, WOS3, LBE1, LBE2

Parking + highways - LT5, LT6, WT7, WT6.

Application Number: F/2001/5223 – 23 Malone Road

Appraisal:

Development
The site is a semi-detached dwelling situated within the identified settlement of Woodley. A 1.8m close-boarded fence encloses the dwelling from its neighbouring properties.

The proposed development is a single side extension kitchen to the dwelling, replacing the existing garage. It would be 2.9m in width, 7.5m in length (extending 1.8m from the rear of the existing dwelling) and 2.8m in height with a flat roof finish. There would be a window and door in the front elevation, and a window in the rear elevation.

1. Impact upon neighbouring properties
   The proposed extension would be 0.3m from the curtilage of No21 (the same distance as the existing garage). A 1.8m close-boarded fence marks the boundary between No23 and No21, however, between No21's side extension and No23's garage, there is no boundary treatment. Care is to be taken with regards to overhanging and encroachment.
   The height of the proposed development (0.8m higher than the existing garage) would be similar to that of the single storey side extension at No21. Although it would extend further to the rear of the property, its mass is not considered to be overbearing. Overshadowing would not be an issue due to the relationship between the location of the development and its aspect. Additionally, no windows overlook the adjacent property.

   No adverse affects are considered for No25, as it is sufficiently set away from the boundary fence.

2. Impact upon the character of the area
   The extension would be clearly visible from the streetscence, however, as similar developments are present (notably No21, 26 & 28) it is not considered to detract from the environment. Materials would match the existing so as not to impinge upon the character of the area.

3. Impact upon highway safety (parking provision)
   Highways are happy for the proposed development to go ahead, subject to vehicle parking and turning for 2 being provided and submitted to the Planning Department for approval (see conditions).

Approval: **Refusal:**

✓

Application Number F/2001/5223
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	ground floor elevations
4	[redacted]	R122	No part of ~~any building(s)~~ extension hereby permitted shall be occupied or used until vehicle parking and turning space has been provided for 2 vehicles. Details of which must be submitted to and approved in writing by the local Planning Authority. The vehicle parking and turning space shall be permanently maintained and used for no other purposes

extends out back 1·5m.

existing gge extends 0·2m past house + shed same height (same width as patio doors rear of house 2·5m)

RECORD OF SITE VISIT

SITE ADDRESS: 23 Malone Road Woodley Reading.

APPLICATION NUMBER: F/2001/5223

OFFICER: ~~Helen Pollock~~ Louise Smith

DATE OF SITE VISIT: 12/12/01

next door window back shading pass but shadded by house ? only window light source to room

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS 2 storey semis, res. housing rd, estate garages to side several flat roof ie no 21 + 26. no 28 side extension

3. DESCRIPTION OF SITE/BUILDING 3 bedroom, semi, brick built, concrete roof tiles, part render.

dwt will be angled away from building.

4. RELATIONSHIP TO ADJOINING PROPERTIES will be similar height to neighbouring first floor extention

Same boundary distance as existing gge. care re: overhanging/encroachment, gutters → condition

no windows on side extention

5. SITE CONSTRAINTS 3·2m (0·4m higher than existing)

TREES —

ACCESS/PARKING OK

LEVELS —

BOUNDARY TREATMENT close boarded fence 1·9m heigh marks boundry with no 21, close boarded fence 1·6m other side with no. 25.

OTHERS

impact on street scene, neighbour, parking adequate pk 2 cars. (OK)

flat roof next door has flat roof gge

lots in the area.

conditions care within curtallage — NOT OVERHANGING/encroachment

conditions materials match.

LS.

FROM: ~~Helen Pollock~~

DATE: 15 November 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5223

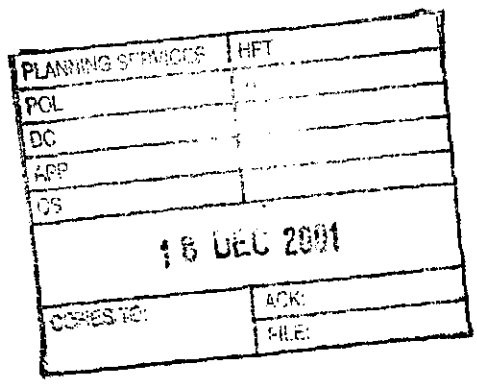
Proposal: Proposed single storey side extension to dwelling..

Site Address: 23, Malone Road, Woodley, Reading.

Applicant: Mr & Mrs Chapman C/O C H Maddox.

Your observations are required in respect of this application **by 09/12/2001** .

No comment.



SIGNED: _____ DATE: 6.12.01.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 14 December 2001

Application Number: F/2001/5223

Proposal: Proposed single storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
23, Malone Road, Woodley, Reading.

Applicant:
Mr & Mrs Chapman C/O C H Maddox.

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).

1/ No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning space has been provided for 2 vehicles. Details of which must be submitted to and approved in writing by the Local Planning Authority. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

R122.

Signed: _____ **Print name:** AC 19/12/01

Received by Wokingham District Council

Application No: F/2001/5223

Proposal:
Proposed single storey side extension to dwelling.

Location:
23, Malone 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/2001/5223 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. 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

15 November 2001

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5223

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5223
23, Malone Road, Woodley, Reading.
Proposed single storey side extension to dwelling.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5223**
23, Malone Road, Woodley, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5223

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Helen Pollock

Development Control Officer

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23, Malone Road, Woodley, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5223

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5223**
23, Malone Road, Woodley, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 NOV 2001

Officer: HP | Application No. F/2001/5223

Map No. 47 Site 9:03

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING.

Location: 23 MALONE ROAD

Parish: WOODLEY Ward: SOUTH LAKE

Applicant: MR/MRS CHAPMAN

(3)

Fee 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	[illegible]		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	No/2 [illegible] only provided.		
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 : 15/11..... 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 ✓ 14/12 .....

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:

.....

.....

.....

NEIGHBOURS:

S/N + see map

.....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number 02/NOV/001 5223

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 CHAPMAN.
	Address and postcode	23 MALONE ROAD. READING
	Phone number	
2	Agent's Name	C H MADDOX
	Address and postcode	15 KESWICK CLOSE TILEHURST READING RG30 4SD
	Phone number	0118 9615605
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.	23 MALONE ROAD READING
4	Give brief details of the proposal for example, two storey side extension. About the application	GD FL. SIDE EXTN.
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 BRICK AS EXISTING. FLAT FELTED ROOF WHITE PVC 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.	£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.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr & Mrs Chapman.

Date 29-10-07

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

ADDRESS 23 MALONE ROAD PARISH WOODLEY

PLOT No. 327 ORD. SHEET No. SU.7572 (46)

BUILDER J.T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12/4/55	N/A. C/A.
466/57	Messrs. Wells Estates Ltd	"	9/7/57	N/A. Refuse
O/247/58	Mr. & Mrs. Ben. S. Clark	"	17/4/59	N/A. C/A
R/238/61	J.T. Cook & Son Ltd /Part	Layout of Rds & Sewers	30/11/61	App. App.
224/61	"	Semi/Det. House	28/12/61	App. C/A.
R/102/62	" /Part	Layout of Rds & Sewers	12/7/62	App. C/A.
179/61	" /Foul	sewer plans & Sections	5/10/61	App. C/A.
147/61	"	Layout Rd. & Sewers	5/10/61	N/A C/A.
O 7961	Mr. E. D. McKinnon	Garage	13.4.78	N/A. C/A.
BR. 8544	" "	"	14.7.78	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE PDEng - S/st R. ext - Mrs Chapman 1/8/01 ✓

12.NOV.2001* 5223



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Development Control Section, Environmental Services, Wokingham District Council.
15 November 2001

Scale: 1 : 2500

N
W E
S