X SYSTEMS LTD

APPLICATION NO:
F/2000/1155

LOCATION:
97a Colemans Moor Road, Woodley Reading.

APPLICANT:
Mr A Morris C/O S C S Designs

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **25/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Morris
C/O S C S Designs
63 Aldebury Road
Maidenhead
Berkshire
SL6 7HJ

Application Number: F/2000/1155

Parish: **WOODLEY**

Location: **97a, Colemans Moor 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. This consent relates to the application as amended by and shall be carried out in accordance with revised drawing No. 209/01A submitted to the Local Planning Authority on 07/06/00 showing a pitched roof over the store and doors instead of a window in the front elevation.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side (south) elevation

Condition
5. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. For the avoidance of doubt.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To prevent the pollution of groundwater.

Informative
Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact J C Hall on 01276 45 4393 for further details.

John Mitchell
Development Control Manager
Date: 21/06/2000

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.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 26 July, 2000
My ref. BC/DC/2000/1155
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr M Morris
C/o S C S
63 Aldbury Road
MAIDENHEAD
Berkshire
SL6 7HJ

Dear Sirs

PLANNING PERMISSION 2000/1155
SITE: 97A COLEMANS MOOR ROAD, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1155 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1155	EXC
BUILDING CONTROL NUMBER	FP 2000/0882	Nick
~~APPLICANT~~/AGENT	SCS Designs	
ADDRESS OF SITE	97A Colemansmoor Rd. CROOKLEY.	
DESCRIPTION OF PROPOSED WORK	S/S Side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	209/01B	209/01A
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	18/7/00.	

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	

Woodley Town Council

To: Emy Circuit

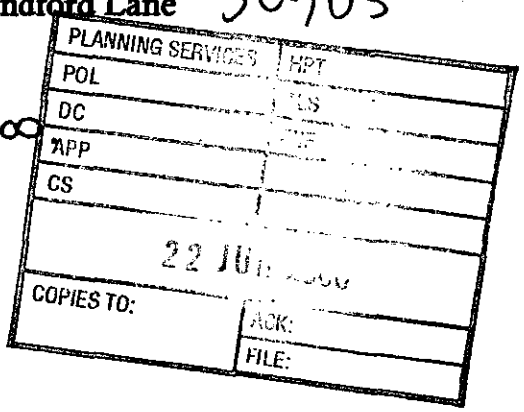
Plan No. F/2000/0569: 50 Loddon Bridge Road
The committee had no additional comments to make on this revised application.

Plan No. F/2000/1155: 97a Colemansmoor Road
No additional comments.

Plan No. F/2000/1242: Cut Above, 47 Western Avenue
No additional comments

Plan No. 99/70628/LA: The Old Cottage, Sandford Lane 30903
No additional comments

Ann Keenan 21.6.00



Woodley Town Council

To: Andrew Thorley

Plan No. F/2000/1470: 1 Norris Green, Woodley. (Charvil Parish)
Thank you for giving the committee the opportunity to view this plan.
They agreed to make no comment.

Ann Keenan 21.6.00.

Woodley Town Council

To: Simon Lewis

Plan No. F/2000/1513: Land rear of 1-11 Pond Head Lane, Earley
Thank you for giving the committee the opportunity to view this plan.
Members had some concerns about the density of the development.

Ann Keenan 21.6.00.

Application Number F/2000/1155
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	
03	SC04	SR04	consent/ Drawing No 209/01A / 7 June 2000/ a pitched roof over the stone and doors inskead of a window in the front elevation.
04	SC08	SR05	side (south)
05			

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

INFORMATIVE	

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

John Murdoch
21/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 97a Colemans Moor Road Woodley Reading.

APPLICATION NUMBER: F/2000/1155

OFFICER: Emy Circuit

DATE OF SITE VISIT: 9 May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on gatepost.

2. DESCRIPTION OF SURROUNDINGS

residential

3. DESCRIPTION OF SITE/BUILDING

2storey semi on corner plot. Vehicular access adjacent to boundary with No 97

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 97 Colemans Moor Rd has car port adjacent to the boundary. (+ 2storey side ext^{n})

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS elevated position.

BOUNDARY TREATMENT 1m post + rail fence to No 97

OTHERS hedges to garden + 1·2m fences

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1155

Applicant : Mr A Morris C/O S C S Designs.

Location : 97a, Colemans Moor Road, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		9 May 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 9 May 2000

Date Registered : 30/03/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 25/05/2000

Consultation Responses :
Highways - no objection
Environmental Health - no objection
Woodley T.C. - Impact on neighbours and design of shore roof - Store should be ancillary.
Environment Agency - conditions.

Planning Issues :
Identified Settlement
Neighbours / street scene

Application Number: F/2000/1155

97a Colemans Moor Road, Woodley

Appraisal: The proposal is for a single-storey side extension, replacing an existing detached garage. The extension would comprise of a section with a rectangular footprint and a maximum width of 3.75 metres, parallel to the house and, at the side of this, an external store with a triangular footprint. The flank of this would be parallel with and set in one metre from the boundary with 97 Colemans Moor Road. There is a drop in level to the side of the house and it was originally proposed that the store would have a flat roof, lower than that of the remainder of the extension to reflect the change in levels. However, there were concerns regarding the impact of the flat-roofed design on the character of the area and a revised plan has been submitted showing the a dummy pitch on the front and side of the store as well as the remainder of the proposed extension. As a result the height of the store has also been increased to that of the remainder of the extension.

With regard to neighbours, the main impact of the extension would be on 97 Colemans Moor Road. This property is at a similar level to the lower part of the application site. The flank wall of the proposed store would have a height of 3 metres adjacent to the boundary and this wall would project 3 metres forward of the neighbouring property. However, there is a carport adjacent to the boundary at No 97 and, hence, the proposal would not have a detrimental impact on the amenities of neighbouring residents.

The extension would be single-storey, partly flush and partly set back from the front elevation of the original dwelling and there would be a dummy pitch on the front and side elevation, which would be visible from the street. Therefore, the impact on the street scene is considered acceptable.

The store would be ancillary to the residential use and a condition is not required to ensure this.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1155

Proposal:
Proposed single storey side extension to dwelling.

Location:
97a, Colemans Moor 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/05/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

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

Tel: (0118) 974 6479

Date: **17 April 2000**

My ref: F/2000/1155

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/2000/1155
97a, Colemans Moor 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1155**
97a, Colemans Moor 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 Thair

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

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

Tel: (0118) 974 6479

Date: **17 April 2000**

My ref: F/2000/1155

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
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1155**
97a, Colemans Moor 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 Clifford

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

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

Tel: (0118) 974 6479

Date: **17 April 2000**

My ref: F/2000/1155

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

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Application Number: F/2000/1155
97a, Colemans Moor Road, Woodley, Reading.
Proposed single storey side extension to dwelling.

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1155**
97a, Colemans Moor 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 Clacey

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 [illegible]	Map No. 47 Site 0:04
Officer: EXC	Application No. F/2000/1155
	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: 97A Colemansmoor Road Woodley

Parish: Woodley Ward: Loddon
17.4.2000

Applicant:
Mr A Morris

Fee (7) 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	Scale? see OS extract		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	No of bedrooms? 3 - see form (parking on drive reduced to 2 vehicles)		
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 : 17.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ..... 250m Landfill Site Consultation
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: ✓
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

No pre-apps.

NEIGHBOURS:

97, 112, 114, 116, 118, 120 Colemansmoor Rd.

1, 1a Colemansmoor Lane

Date: 09 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1155

Location: 97a, Colemans Moor Road, Woodley, Reading.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr A Morris C/O S C S Designs.

Case Officer: Emy Circuit

The new plans show the following: A pitched roof over the store and doors instead of a window in the front elevation of the store. Drawing no 209/01A.

Comments are required by 19/06/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1155 (Planaps) / (Ludhouse) Date Rec. 7 June 2000

Location: 97a Colemans Moor Road

Parish Woodley

Applicant: Mr A Morris

Description of attached plans a pitched roof over the store and doors in place of a window in the front elevation of the store

Drawing No's: 209/01A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	☐
2.	NK (Env. Design)	☐
3.	XA (Highways)	☐
4.	NF (Building Control)	☐
5.	BC/DC Liaison	☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 97, 112, 114, 116, 118, 120 Colemans Moor Rd 1 + 1a Colemansmoor Lane Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 09.06.PS

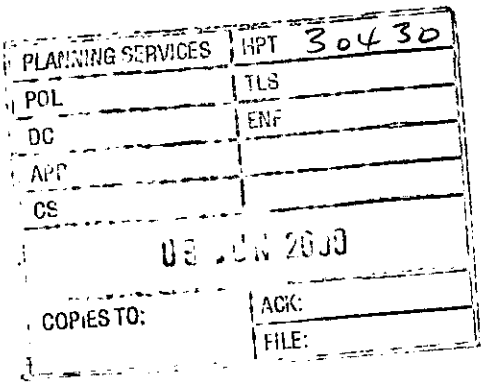
Yellow - Part One Copy
Green - Officer's Copy

Our ref: SP\2000\001638\001
Your ref: F/2000/1155

Date: 7th June 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



For the attention of: Emy Circuit

Dear Sir/Madam

SIDE EXTENSION - 97A COLEMANS MOOR ROAD, WOODLEY

Thank you for your letter dated 17 April 2000 which was received on 20 April 2000. You are asked to quote the following reference in any correspondence: **SU77SE/12/5**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

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 required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Grid Ref.	Distance from site	Landfill name	Details
SU 768 723	162m South West	Loddon Bridge	closed
SU 772 720	212m East	Mortimers Meadow Road	closed

In view of existing substantial development on Loddon Bridge landfill, and distance from Mortimers Meadow landfill, it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

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 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: Contact Nick Weddell on 01276 454405

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.

DECISION NOTICE

Would you 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 do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer
cc: SCS Designs, 63 Aldebury Rd, Maidenhead, SL6 7HJ

FROM: Emy Circuit

DATE: 17 April 2000

PLANNING SERVICES
POL
DC

28894

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1155

Proposal: Proposed single storey side extension to dwelling..

Site Address: 97a, Colemans Moor Road, Woodley, Reading.

Applicant: Mr A Morris C/O S C S Designs.

Your observations are required in respect of this application **by 11/05/2000** .

The committee expressed the following concerns:

- the impact of the extension on No. 97
- the front roof of the store extension was not aesthetically pleasing

However, Members asked that if permission was granted that any use of the proposed store should be ancillary to the domestic use of the property.

SIGNED: _____ DATE: 27.4.00

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 17 April 2000

Application Number: F/2000/1155

Proposal: Proposed single storey side extension to dwelling.

Site Address:
97a, Colemans Moor Road, Woodley, Reading.

Applicant:
Mr A Morris C/O S C S Designs.

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).

Signed: N.S.Trotter **Print name:** N TROTTER

25-4-00

PLANNING SERVICES | HPT
POL | TLS
DC | EHF
APP |
CS |
20 APR 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Emy Circuit, Planning

Your Ref:

Date: 19 April, 2000

SINGLE STOREY SIDE EXTENSION TO DWELLING
LOCATION: 97A COLEMANSMOOR ROAD, WOODLEY

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

30.MAR2000* 1155

PC 323 33000 81301

ADDRESS 97A COLEMANS MOOR ROAD PARISH WOODLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/91/59	Mr T Hill	Outline	12-5-59	N/A - C/A
114/59	Messrs S.E.C. Ltd	Semi-Det. House	7-8-59	App - C/A
BR 9240	MR. P.S. LANE	GARAGE ETC.	23.8.78	APP n/a
09078	"	"	28.9.78	n/a C/A

DATE OF COMPLETION Feb/60

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
30.MAR2000* 1155

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 A MORRIS
	Address and postcode	97A COLEMANSMOOR RD WOODLEY RG5 4DG
	Phone number	01189 695312
	Agent's Name	S C S DESIGNS
	Address and postcode	63 ALDEBURY ROAD MAIDENHEAD SL6 7HJ
	Phone number	01628 674082
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.	97A COLEMANSMOOR RD WOODLEY RG5 4DG
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION TO DWELLING
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.	ALL 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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: N/A
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: S [illegible]

on behalf of MR A MORRIS

Date 27/3/00

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

30.MAR2000 1155



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Development Control Section, Environmental Services, Wokingham District Council.

13 April 2000

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 2500

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Date: 13 April 2000

N
W E
S

Proposed planting for around the lake to encourage wildlife would include some of the following:

TREES

Acer campestre
Aesculus hippocastanum
Alnus glutinosa
Betula pendula
Carpinus betulus
Castanea sativa
Fagus sylvatica
Fraxinus excelsior
Ilex aquifolium
Juglans regia
Populus alba
Populus tremula
Prunus avium
Quercus robur
Salix viminalis
Sorbus aucuparia
Tilia cordata

SHRUBS

Amelanchier lamarckii
Arbutus unedo
Aucuba japonica
Buddleia
Berberis
Callicarpa 'Profusion'
Cornus
Corylus avellana
Cotoneaster
Daphne mezereum
Elaeagnus
Euonymus europaeus 'Intermedia'
Gaultheria procumbens
Hebe
Hypericum androsaemum
Ilex
Mahonia
Osmanthus decora
Pyracantha
Rhus typhina
Ribes odoratam
Rubus calcycinoides
Salix caprea
Sambucus
Skimmia japonica 'Foremanii'
Symphoricarpus
Syringa
Viburnum davidii
Viburnum lantana