APPLICATION NO:
F/2000/1168

LOCATION:
8 Retford Close, Woodley Reading.

APPLICANT:
Mr & Mrs Aa Masey C/O Paula Pocock

PROPOSAL:
Proposed two storey side extension to dwellin
and single storey side extension.

EARLIEST DATE FOR DECISION: **12/05/2000**

APPLICATION EXPIRY DATE: **30/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A A Masey
C/O Paula Pocock
19 Sycamore Drive
TWYFORD
Berkshire
RG10 9HP

Application Number: F/2000/1168

Parish: **WOODLEY**

Location: **8 Retford Close, Woodley, Reading**

Proposal: **Proposed two storey side extension to dwelling and single storey side extension**

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. This consent relates to the application as amended by and shall be carried out in accordance with revised Drawing Nos. 05a, 06a, 08a and 09a submitted to the Local Planning Authority on 27th June 2000 showing the southern part of the first floor extension (bedroom 1) set back by one metre and the main window to bedroom 3 in the front (north) elevation, with a high level window in the side (west) elevation.

Condition
3. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. The ensuite bathroom window in the rear (south) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. 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 at first floor level and above.

Condition
6. The lower cill height of the high level window in the first floor, side (west) elevation shall be at least 1.8 metres above the internal floor level.

Condition
7. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
8. 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. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

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

Reason
6. To safeguard the amenities of neighbouring residents.

Reason
7. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
8. To prevent pollution of groundwater.

Informative

1. 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 (eg. 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

John Mitchell
Development Control Manager
Date: 11/07/2000

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 October, 2000
My ref. BC/DC/2000/1168
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 & Mrs A A Masey
8 Retford Close
Woodley
Reading
RG5 4TP

Dear Mr & Mrs Masey

PLANNING PERMISSION 2000/1168
SITE: 8 RETFORD CLOSE, WOODLEY, READING RG5 4TP

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 2000/1168 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 you 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 sincerely

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	1168 EXC
BUILDING CONTROL NUMBER.	FP2000/1186 Nick
APPLICANT/AGENT	Mr & Mrs A. Masey
ADDRESS OF SITE	8 Retford Close WOODLEY
DESCRIPTION OF PROPOSED WORK	S/S rear ext & 2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	09b, 08b.	09a, 08a
FLOOR PLANS	05b, 06c	05a, 06a.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	17/10/00	

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	

Application Number F/2000/1168
Conditions/Reasons ~~for~~ Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC04	SR04	consent / Drawing Nos 05a, 06a, 08a and 09a / 27/6/00 / The southern part of the first-floor extension (bedroom 1) set back by one metre and the main window to bedroom 3 in the front (north) elevation, with a high level window in the side (west) elevation.
03	SC53	SR12	work
04	SC20	SR24	ensuite bathroom / rear (south)
05	SC08	SR05	at first-floor level and above
06	—	SR05	The lower cill height of the high level window in the first-floor, side (west) elevation shall be at least 1·8 metres above the internal floor level
	delete "and the locality"		
07	SC23	SR06	Parking and garagein
08			

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.*

John Mercer
11/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 8 Retford Close
Woodley Reading.

APPLICATION NUMBER: F/2000/1168

OFFICER: Emy Circuit

DATE OF SITE VISIT: 10 May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? post in front garden

2. DESCRIPTION OF SURROUNDINGS

residential cul-de-sac, 2-storey - detached houses, quite distinctive

3. DESCRIPTION OF SITE/BUILDING

attached

4. RELATIONSHIP TO ADJOINING PROPERTIES

attached.

5. SITE CONSTRAINTS

TREES Conifers to c4m on boundary with No 7

ACCESS/PARKING no change.

LEVELS No 7 c 0·3m higher (plans ⇒ 0·5)

BOUNDARY TREATMENT

OTHERS

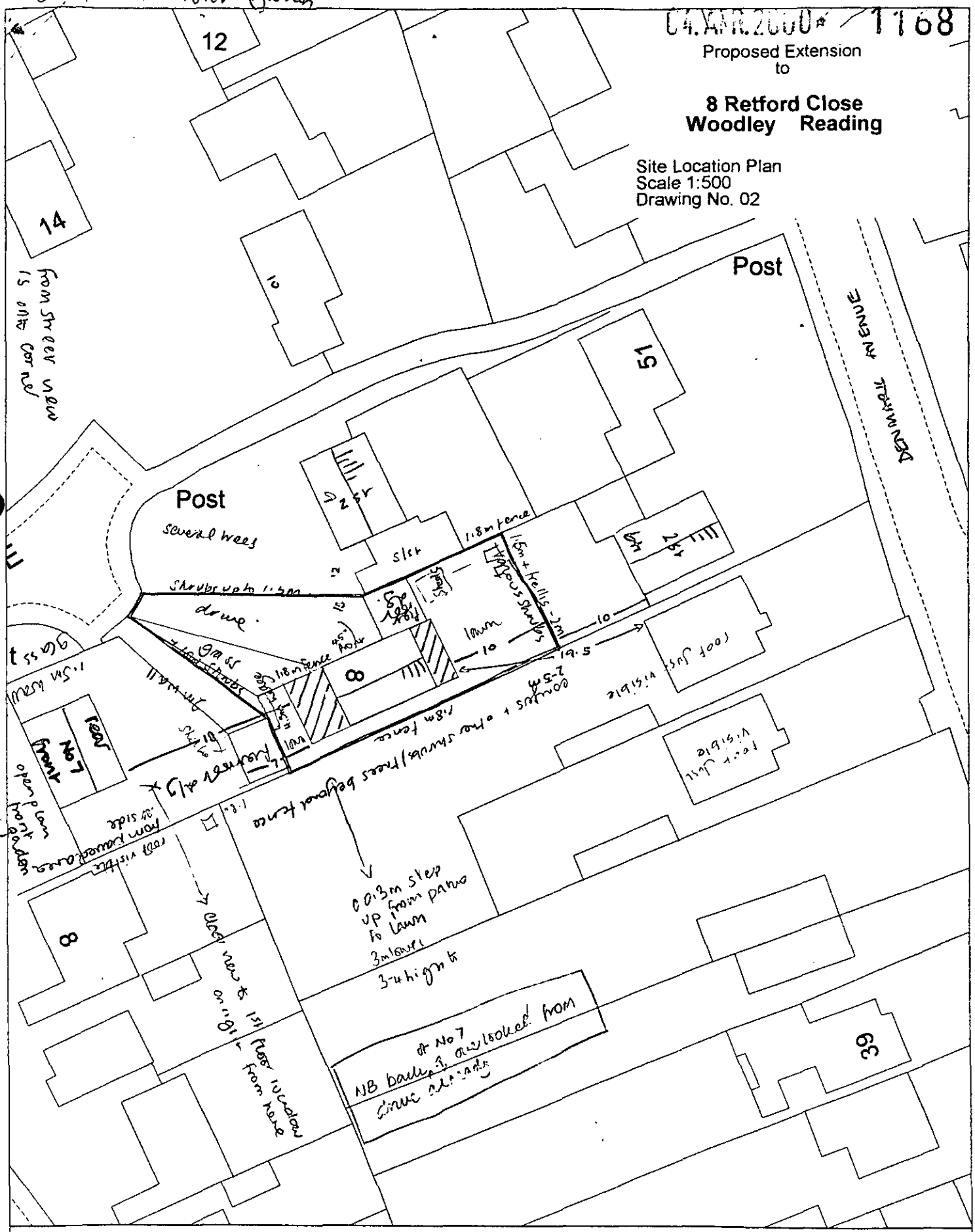
sn. post in front garden

04.APR.2000 1168

Proposed Extension
to

8 Retford Close
Woodley Reading

Site Location Plan
Scale 1:500
Drawing No. 02



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 1 February 2000

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1168

Applicant : Mr & Mrs Aa Masey C/O Paula Pocock.

Location : 8, Retford Close, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey side extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10 May 2000

Date of Neighbour Notifications : 5 May 2000

Date of Site Visit : 9 MAY

Date Registered : 04/04/2000

Earliest Date for Decision : 12/05/2000

Latest Consultation Date/Site Notice Expiry Date : 12/05/2000

Application Expiry Date: 30/05/2000

Consultation Responses :

Environmental Health - no objection
Highways - SC23 (SE06) parking and garaging
Woodley TC - no comments but ask for neighbours comments to be considered.
Neighbours - 2-storey extension would be close to boundary / loss of privacy / intrusive / looming
hedge not permanent, area at side where 2/st extn is proposed was originally part of open plan frontage, W. elevation was the front.
- revised plans — set back does not overcome objections

Planning Issues :

Identified Settlement

Neighbors / street scene -

Application Number: F/2000/1168
8 Retford Close, Woodley

Appraisal: There are two elements to the proposal, a single-storey extension on the eastern side of the house and a two-storey extension to the west.

The single-storey extension would be located at the side of the property in the main private garden area. It would be 2.4 metres deep and span the whole width of the house. It would have and mono-pitched roof with a maximum height of 3.5 metres. There would be 20 metres to 49 Denmark Avenue, at the rear, and Nos 8 and 9 Retford Close are separated by their garages, which would largely screen the extension. Therefore, the extension would not have any significant impact on neighbours. The proposal would be in keeping with the original building and would not be visible from the street.

The two-storey extension would be located on the opposite side of the property and would, therefore, be more conspicuous. It would be 4.4 metres deep and span the whole width of the house. The roof would form a continuation of the existing one, with a gable to the side. It was originally proposed that whole of the side elevation would be flush but, due to concerns regarding overlooking of 7 Retford Close, revised plans have been submitted with part of the first-floor set back by one metre and the main window to bedroom 3 relocated in the front elevation.

8 Retford Close is about 0.5 metres lower than No 7. There would be 18 metres between the two dwellings and the southern half of the first-floor would be set back by one metre, increasing this distance to 19 meters. This also forms a break across the elevation, reducing the massing of the proposals. Retention of the existing tree screening cannot be ensured and, therefore, the main window to proposed bedroom three has been positioned in the front elevation, with a high level window in the side elevation, to provide a break in the surface. The difference in levels, combined with the location of the garage at 7 Retford Close, helps to restrict overlooking from the first-floor window on the southern side of the property and it is considered that the one metre setback of this part of the extension provides and adequate distance to prevent an unacceptable loss of privacy to No 7. The distance remaining between the two dwellings would be sufficient to prevent the extension being overbearing or causing a reduction in daylighting to the neighbouring property.

There would be 12 metres between the extension and the of 9 Retford Close and, as views would be of the front of the property it is not considered that this would permit unacceptable degree of overlooking.

The design of the extension is in keeping with the original house and its surroundings. There would be a considerable increase in the scale and massing of the front and rear elevations but the main views of the property from Retford Close are onto the corner and hence this would not cause it to be unduly prominent in the street scene.

Recommendation: conditional approval

Applicationo	Name & Address
F/2000/1168	Mr & Mrs D Bromige 7 Retford Close Woodley RG5 4TP

App approved,
Letter sent 13/07/00

Received by Wokingham District Council

Application No: F/2000/1168

Proposal:
Proposed two storey side extension to dwelling and single storey side extension.

Location:
8, Retford Close, 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 12/05/2000. 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: **18 April 2000**

My ref: F/2000/1168

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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/2000/1168
8, Retford Close, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.

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/2000/1168**
8, Retford Close, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: (0118) 974 6479

Date: **18 April 2000**

My ref: F/2000/1168

CONFIDENTIAL

Councillor Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2000/1168
8, Retford Close, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.

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/2000/1168**
8, Retford Close, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

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

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

Tel: (0118) 974 6479

Date: **18 April 2000**

My ref: F/2000/1168

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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/2000/1168
8, Retford Close, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.

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/2000/1168**
8, Retford Close, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

* Pre-app attached

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 4 APR 2000	
Officer: EJC	Application No. F/2000/1168

Map No. 37 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION

Location: 8 RETFORD CLOSE

Parish: WOODLEY Ward: Coronation
18.4.2000

Applicant: MR/MRS MASEY

Fee Received 95-00 (3) 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 : 18.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ 250m - landfill
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:

Pre-app attached.

NEIGHBOURS:

S/N + 7, 9, 14, 15 + 16 Retford close
47 + 49 Denmark Ave.

F/2000/1168, 8 Retford Close

Please notify neighbours you at 8 Retford Close.

Thanks

Tony.

5.5.2000

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

obs ES

D. and E.M.Bromige
7 Retford Close
Woodley
Reading
Berkshire
RG5 4TP

4 July , 2000

Your Reference: EMY CIRCUIT
F/2000/1168

Dear Sir/Madam,

Application: F/2000/1168
Site Address: 8 Retford Close, Woodley, Reading

We write with reference to your letter of the 29 June concerning the above planning application. We have noted the amendments to the above application and would like to make the following comments:

The change of 1 metre in the southern part of the first floor extension makes no fundamental difference to our objections.

We believe the extension is still far too close to our property and will considerably affect our privacy.

We repeat our comment that the existing hedge cannot be considered a permanent fixture, as it may die or be subsequently removed by a future owner of the property.

Yours faithfully,

D. Bromige E.M. Bromige

Mr. and Mrs. D.Bromige

Date: 29 June 2000

To: Case Officer

We have received revised Plans for the following planning application:

Application Number: F/2000/1168

Location: 8, Retford Close, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey side extension.

Applicant: Mr & Mrs A Masey C/O Paula Pocock.

Case Officer: Emy Circuit

The new plans show the following: The southern part of the first-floor extension (proposed bedroom 1) set back by 1 metre, main window to bedroom 3 in the front (north) elevation with a high level window in the west elevation. Drawing nos 05a, 06a, 08a, 09a.

Comments are required by 09/07/2000.

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/2000/1168 (Planaps) / (Ludhouse) Date Rec. 27 June 2000

Location: 8 Retford Close

Parish Woodley

Applicant: Mr and Mrs A Massey

Description of attached plans The southern part of the first-floor extension set back by 1 metre and the main window to bedroom 3 in the front (north) elevation with a high level window in the west elevation. (proposed bedroom 1)

Drawing No's: 05a / 06a / 08a / 09a

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: 7, 8, 9, 14, 15, 16 Retford Close, 47 + 49 Denmark Ave

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 29.06.00

Yellow - Part One Copy
Green - Officer's Copy

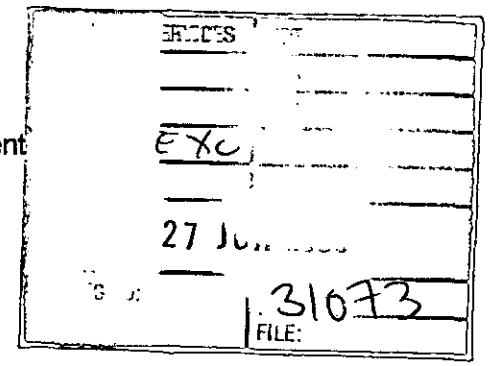
PAULA POCOCK

Tel/fax 0118 934 2960

Email: pocock250@netscapeonline.co.uk

19 Sycamore Drive Twyford Reading Berkshire RG10 9HP

Emy Circuit
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



REVISED PLAN

1168

26th June 2000

Dear Emy Circuit

Re: **Planning Application No. F/2000/1168**
No. 8 RETFORD CLOSE, WOODLEY

Further to our telephone conversation on 21st June 2000, I enclose on behalf of my clients Mr. & Mrs. A. A. Masey, six copies of the revised drawings as follows:

Architects Drawing No.	05a	-	Proposed Ground Floor Plan Scale 1:100
	06a	-	Proposed First Floor Plan Scale 1:100
	08a	-	Proposed Front & South Elevation Scale 1:100
	09a	-	Existing East & West Elevation Proposed East & West Elevation Scale 1:100

The enclosed drawings illustrate the first floor external wall on the West elevation set back one metre to "Bedroom 1" as discussed. This alteration to the original scheme will reduce the overlooking to the garden at No. 7 Retford Close, and we now trust that the Planning Authority will look favourably on this application.

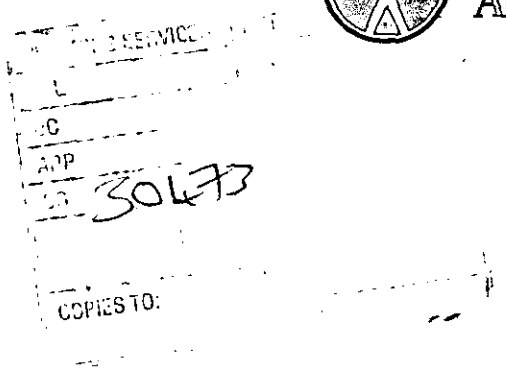
Yours faithfully

Paula Pocock BSc (Hons)Dipl Arch (UCL) ARCUK
encl.
cc Mr. & Mrs. A. A. Masey

Our ref: SP\2000\001660\001
Your ref: F/2000/1168

Date: 8th 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 EXTENSIONS - 8 RETFORD CLOSE, WOODLEY

Thank you for your letter dated 18 April 2000 which was received on 25 April 2000. You are asked to quote the following reference in any correspondence: **SU77SE/23/5**. 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

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

Cont/d..

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

Grid Ref.	Distance from site	Landfill name	Details
SU773 742	168m to south east	Tippings Lane	closed, household waste from 1956 - 1980

In view of distance from fill 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.

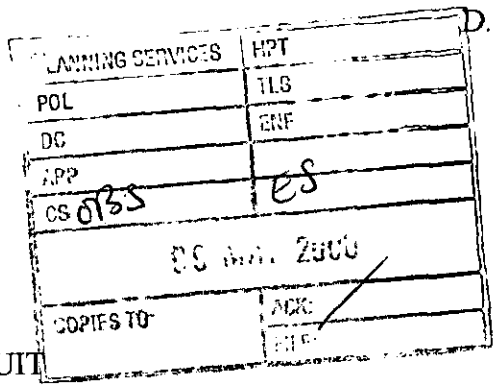
A copy of this letter has been sent to the agent.

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: Paula Pocock, 19 Sycamore Drive, Twyford, Berks RG10 9HP



D. and E.M.Bromige
7 Retford Close
Woodley
Reading
Berkshire
RG5 4TP

5 May, 2000

Your Reference: EMY CIRCUIT
F/2000/1168

Dear Sir/Madam,

Application: F/2000/1168
Site Address: 8 Retford Close, Woodley, Reading

We write with reference to your letter of the 18th April concerning the above planning application.

We would like to make the following comments:

- We do not object to the single storey side extension.

- We do object to the two storey side extension.

The proposed two storey extension will bring No.8 Retford Close much closer to our boundary and will greatly reduce our privacy.

The depth of our garden between house and garage wall is only 9 metres, so the size of the extension will have a substantial unwelcome impact on the actual space between our houses.
When we bought our house 24 years ago, both as a family home and as an investment, we specifically chose this plot as it afforded privacy from neighbouring houses. This is therefore reflected in the value of the house.

The existing evergreen hedge is not a permanent fixture, so there can be no guarantee that it will stay, now or in the future. Also, subsequent owners might reduce or remove the hedge. Without the hedge, No.8 Retford Close will be looming above our garden.
Originally the west side of No.8 was open-plan in keeping with the rest of our Close and faced the road until previous owners grew a hedge and fenced in part of the front lawn to create a private garden.
We enclose the plan showing in red the original open front of No.8 Retford Close. The west elevation at that time faced the road and was regarded as the front of the house.

We are extremely concerned at the level of intrusion this extension would cause us and would therefore appreciate a visit from a planning officer to discuss our concerns.

We were not able to make our concerns known to Woodley Town Council as the letter concerning the plans was dated and sent on the day of the meeting. We find it unacceptable that we were not given a chance to make our views known in time.

Yours faithfully,

E. Bromige

Mr. and Mrs. D.Bromige

Woodley Town Council

Woodford Park
Haddon Drive
Woodley
Berkshire RG5 4LY
Tel: 0118~969~0356 Fax: 0118~962~8654
townclerk@btinternet.com.

25thApril 2000

The Occupier
7 Retford Close
Woodley
Berks.

Dear Sir/Madam,

Plan No. F/2000/1168: Proposed two storey side extension to dwelling and single storey side extension – 8 Retford Close

The Town Council is consulted by the District Council and invited to comment on all Woodley planning applications submitted to the local planning authority. It is the Town Council's policy to ensure that neighbours are aware of any plans which might directly be of interest in order to provide an opportunity to view the application and notify the planning authority of any relevant comments or concerns.

A copy of the above plan is now available at the Town Council office and may be viewed any time between 10 am and 4 pm, Monday to Friday. You can also call in and see the plan at Woodley Library in Headley Road, during normal opening hours.

***Any observations you wish to make on this plan should be sent direct to the* Case Officer at Wokingham District Council – Emy Circuit, P.O. Box 157, Shute End, Wokingham, RG40 1WR, by 12th May.** Please remember to quote the application number.

The plan will be considered by the Town Council's Plans Committee on Tuesday, 25th April, at 8 pm at Woodford Park Leisure Centre, after which the committee's comments will be sent to the District Council.

If you have any queries or feel that the Town Council can be of help in considering any concerns or views you may have, please do not hesitate to contact this office on 969 0356.

Yours sincerely,

Ann Keenan

Ann Keenan [Mrs.]
Community & Members' Services Officer

NATIONAL GRID PLAN SU 7774 SECTION D

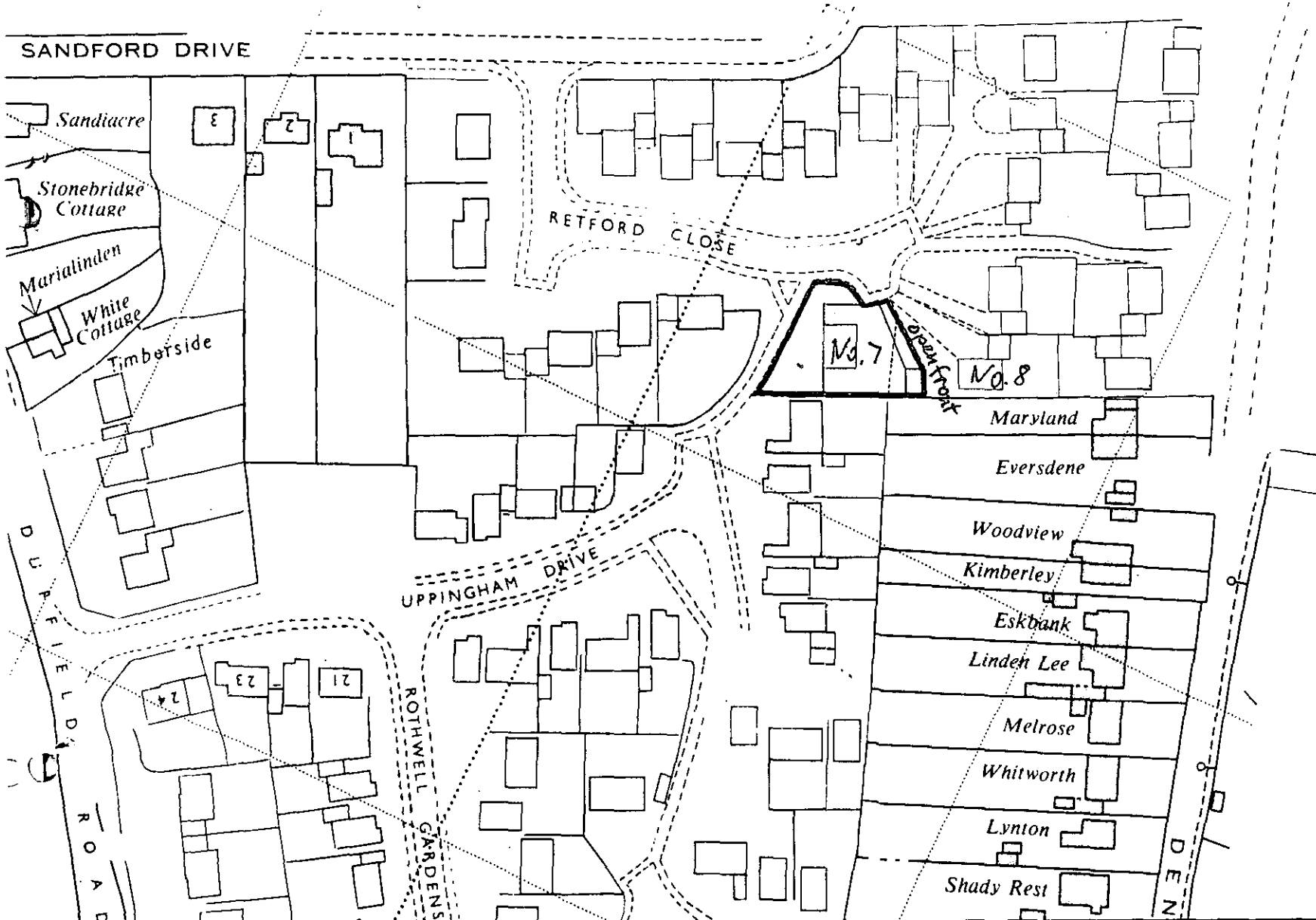
BERKSHIRE

Scale 1/1250

WOKINGHAM DISTRICT

WOODLEY ~~AND SANDFORD~~ PARISH

The boundaries shewn by dotted lines have been plotted from the transfer plan and are subject to revision on survey.



H.M. LAND REGISTRY

OFFICE COPY

THE GLOUCESTER

D. Stamp COPY

FROM: Emy Circuit

DATE: 18 April 2000

PLANNING SERVICES RPT 28892

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1168

Proposal: Proposed two storey side extension to dwelling and single storey side extension..

Site Address: 8, Retford Close, Woodley, Reading.

Applicant: Mr & Mrs Aa Masey C/O Paula Pocock.

Your observations are required in respect of this application **by 12/05/2000** .

The committee had no comment to make on this application but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 27.4.00

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 18 April 2000

Application Number: F/2000/1168

Proposal: Proposed two storey side extension to dwelling and single storey side extension.

Site Address:
8, Retford Close, Woodley, Reading.

Applicant:
Mr & Mrs Aa Masey C/O Paula Pocock.

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).

Sc 23- PARKING & GARAGING (SR 000)

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

25-4-00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT 28694
POL | TLS
DC | ENF
APP |
CS |
26 APR 2000
COPIES TO: | OK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/

To: Emy Circuit, Planning

Your Ref:

Date: 25 April, 2000

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION
LOCATION: 8 RETFORD CLOSE, WOODLEY

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

Joanne Ellis

PAULA POCOCK

Tel/fax 0118 934 2960
Email: pocock250@netscapeonline.co.uk

19 Sycamore Drive Twyford Reading Berkshire RG10 9HP

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

04.APR.2000* 1168

31st March 2000

Dear Sir/Madam

Re: **Full Planning Application for:**
No. 8 RETFORD CLOSE, WOODLEY

On behalf of my clients Mr. & Mrs. A. A. Masey I am pleased to enclose the following:

a. A cheque for £95.00 made payable to Wokingham District Council

b. Six copies of the Householder Planning Application Form

c. Six copies of Architects drawings:

Drawing No.	01	-	Site Plan 1:2500
	02	-	Site Plan 1:500
	03	-	Existing Ground Floor Plan 1:100
	04	-	Existing First Floor Plan 1:100
	05	-	Proposed Ground Floor Plan 1:100
	06	-	Proposed First Floor Plan 1:100
	07	-	Existing Front & South Elevation 1:100
	08	-	Proposed Front & South Elevation 1:100
	09	-	Existing East & West Elevation 1:100
			Proposed East & West Elevation 1:100

The above enclosures form the planning application for the following alterations to No. 8 Retford Close:

(i) Single storey side extension to the east of the property
(ii) Two storey side extension to the west of the property

Pre-application advice has been given by Heather Morgan (Planning) and incorporated into this proposal.

Please do not hesitate to contact me if you require any further discussion on our proposals. We hope that the Planning Authority will look favourably on this application.

Yours faithfully

Paula Pocock BSc (Hons)Dipl Arch (UCL) ARCUK
encl.

ADDRESS 8 RETFORD CLOSE PARISH WOODLEY

PLOT No. 71 ORD. SHEET No. SU 7774 3

BUILDER Messrs J A Pye (Oxford) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/130/62	Messrs J.A. Pye (Oxford) Ltd	Outline Res Devel	14 8 62	N/A Ref
O/296/63	"	"	28 2 64	N/A Ref
O/335/64	"	"	18 3 65	N/A C/A
S/20/67	B C C	Site for School	8 11 68	N/A App
1193/72	Messrs J.A Pye (Oxford) Ltd	Detached House & Garage	3 8 72	- C/A
S/14/68	W R D C	Junior School	5 6 68	N/A App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 04.APR.2000* 1168

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. A. A. MASEY
	Address and postcode	8 RETFORD CLOSE
		WOODLEY
		READING
		BERKS RG5 4TP
	Phone number	0118 969 3660
2	Agent's Name	PAULA POCOCK
	Address and postcode	19 SYCAMORE DRIVE
		TWYFORD
		READING
		BERKS. RG10 9HP
	Phone number	0118 934 2960
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.	RE: DRAWINGS 01 & 02
4	Give brief details of the proposal for example, two storey side extension. About the application	(i) SINGLE STOREY SIDE EXTENSION (EAST)
		(ii) TWO STOREY SIDE EXTENSION (WEST)

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 TO MATCH EXISTING ROOF TILES TO MATCH EXISTING WHITE UPVC WINDOWS 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 ☑

3544 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.

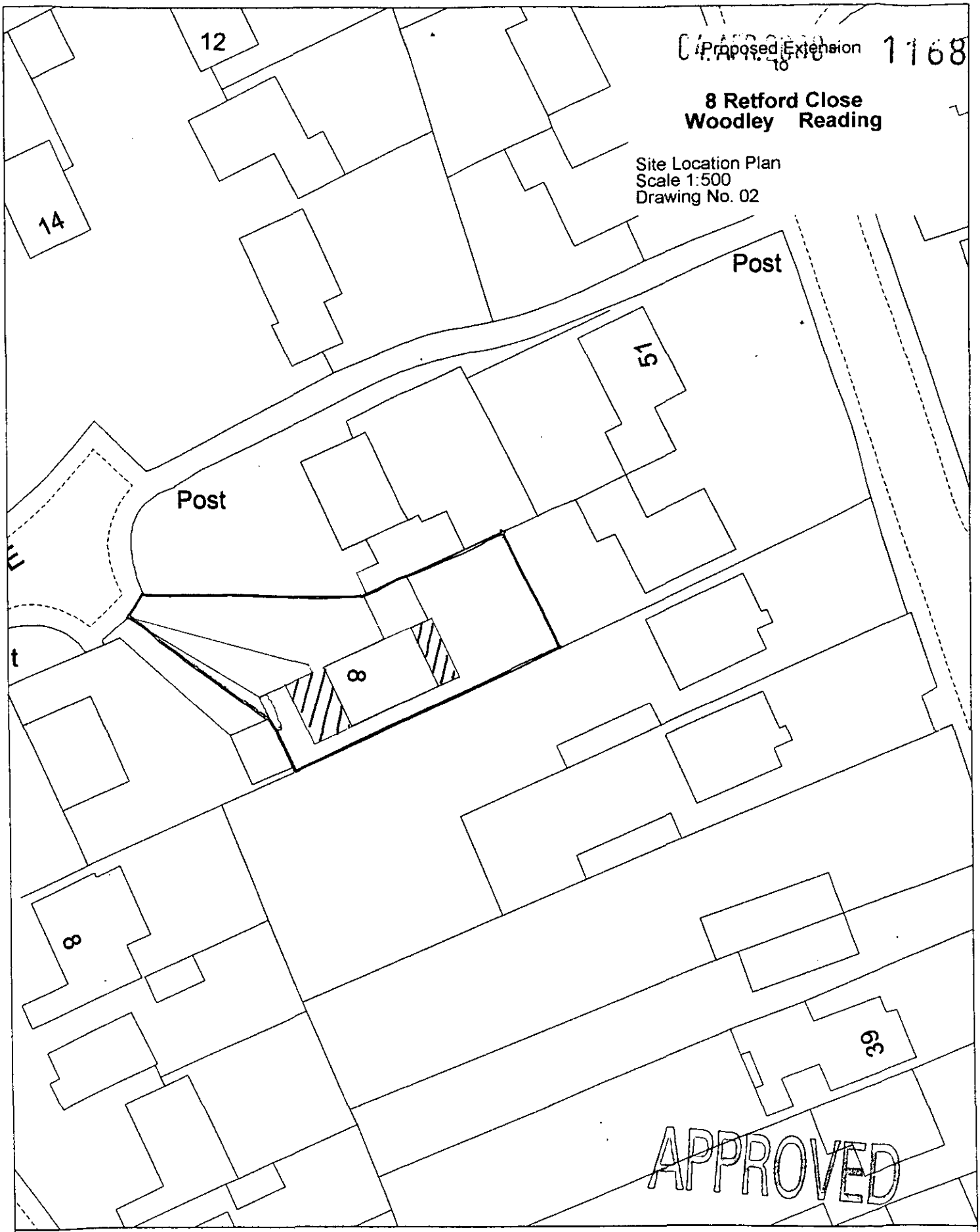
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

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

Date 31-3-00

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



Site Plan, Scale: 1 to 500

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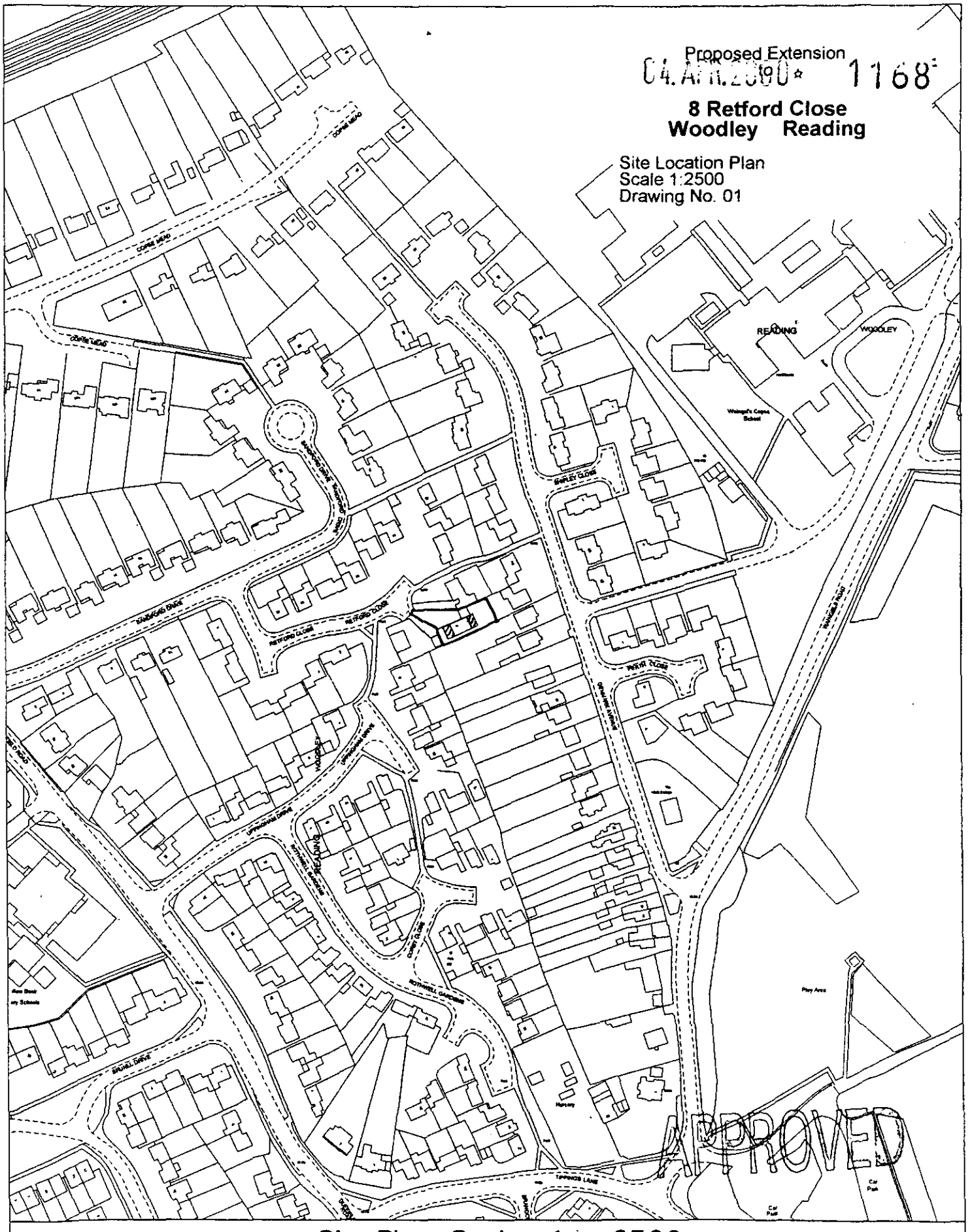
Date: 1 February 2000



Site Plan, Scale: 1 to 2500

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Date: 1 February 2000

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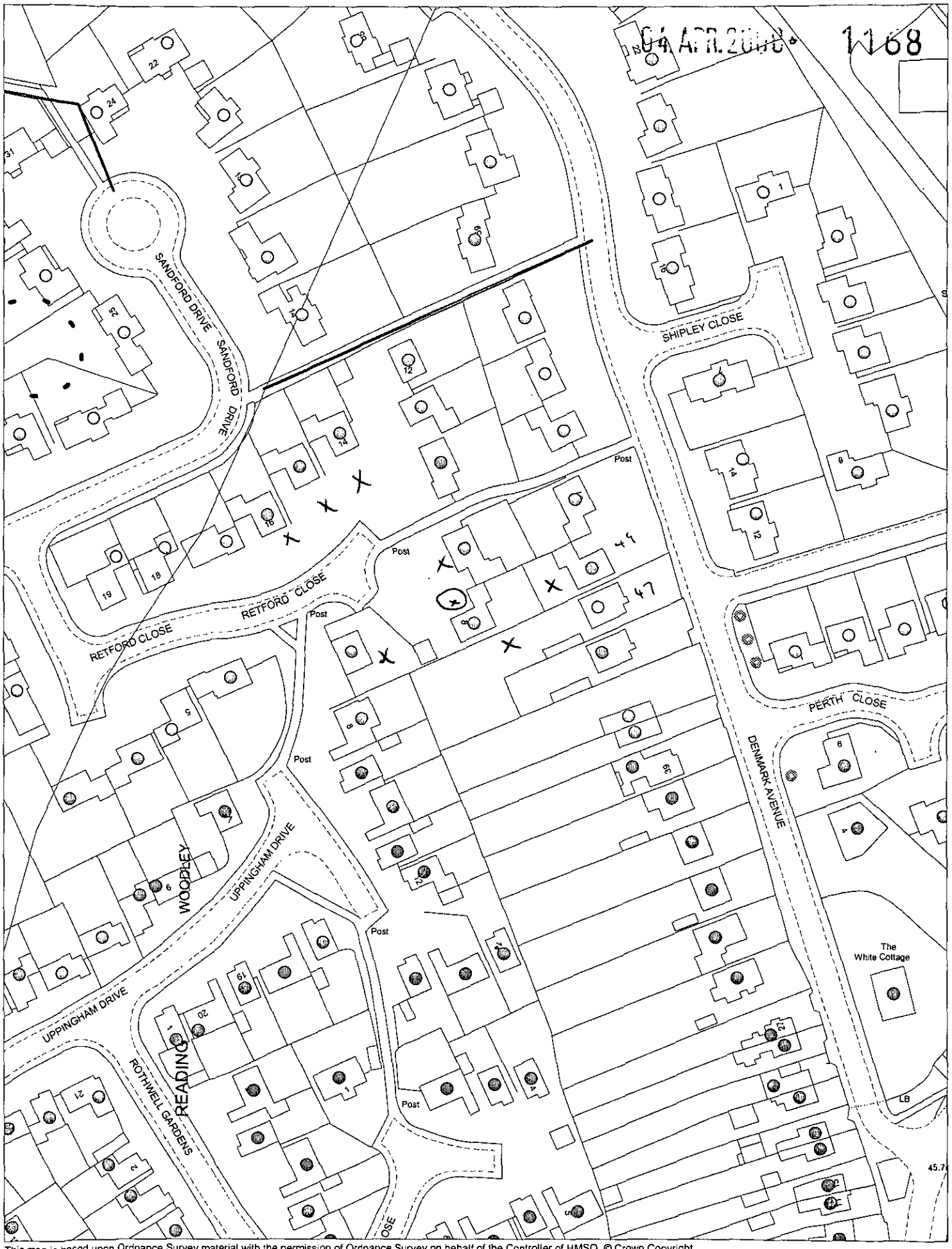

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Development Control Support Section, Environmental Services, Wokingham District Council.
10 April 2000 Scale: 1 : 1250

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