X SYSTEMS LTD

APPLICATION NO:
F/2000/1585

LOCATION:
34 Clivedale Road, Woodley Reading.

APPLICANT:
Mr & Mrs D R May C/O W Longstaff

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **19/07/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D R May
C/O W Longstaff
7 Cambrian Way
Calcot
Berkshire
RG31 7DD

Application Number: F/2000/1585

Parish: **WOODLEY**

Location: **34, Clivedale Road, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear 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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The first floor ensuite bathroom window in the rear elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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 (east) elevation.

Condition
5. 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.

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

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

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

John Mitchell
Development Control Manager
Date: 18/07/2000

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.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 06 June 2000

Application Number: F/2000/1585

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

Parish: WOODLEY TOWN

Site Address:
34, Clivedale Road, Woodley, Reading.

Applicant:
Mr & Mrs D R May C/O W Longstaff.

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).

Comments

Of the car spaces proposed, only the garage and space in front of it could be used without re-location of a street light and difficulty in entering the property. The provision is therefore less than desirable, and represents a net loss of one space, whilst increasing the bedrooms from 3 to 4. However, since parking is possible on street, this would not be sufficient to sustain a refusal on highways grounds alone.

Signed: A. Linnell **Print name:** A. LINNELL

15/8/00

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1585	EXC
BUILDING CONTROL NUMBER	FP 2000/0674	Paul
APPLICANT/AGENT	W. Longstaff.	
ADDRESS OF SITE	34. Clwedale Road Woodley.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext. & S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		~
ELEVATIONS	WL/5/02 WL/6/02	WL/5/02 WL/6/02
FLOOR PLANS	WL/5/02	WL/5/02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	~	
DATE	24/7/00.	

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	

Application Number F/2000/1585
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORLC
			first floor, rear,
03	SC20	SR24.	en-suite bathroom window
04	SC08	SR05	in the side (east)
05	SC23	SR06	parking and garaging

John Mercer
18/7/08

RECORD OF SITE VISIT

SITE ADDRESS: 34 Clivedale Road
Woodley Reading.

APPLICATION NUMBER: F/2000/1585

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on lamppost.

2. DESCRIPTION OF SURROUNDINGS

residential

3. DESCRIPTION OF SITE/BUILDING

two-storey semi, set down from road
carport + garage at the side/rear

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 32 set back and about 0.3m lower

5. SITE CONSTRAINTS

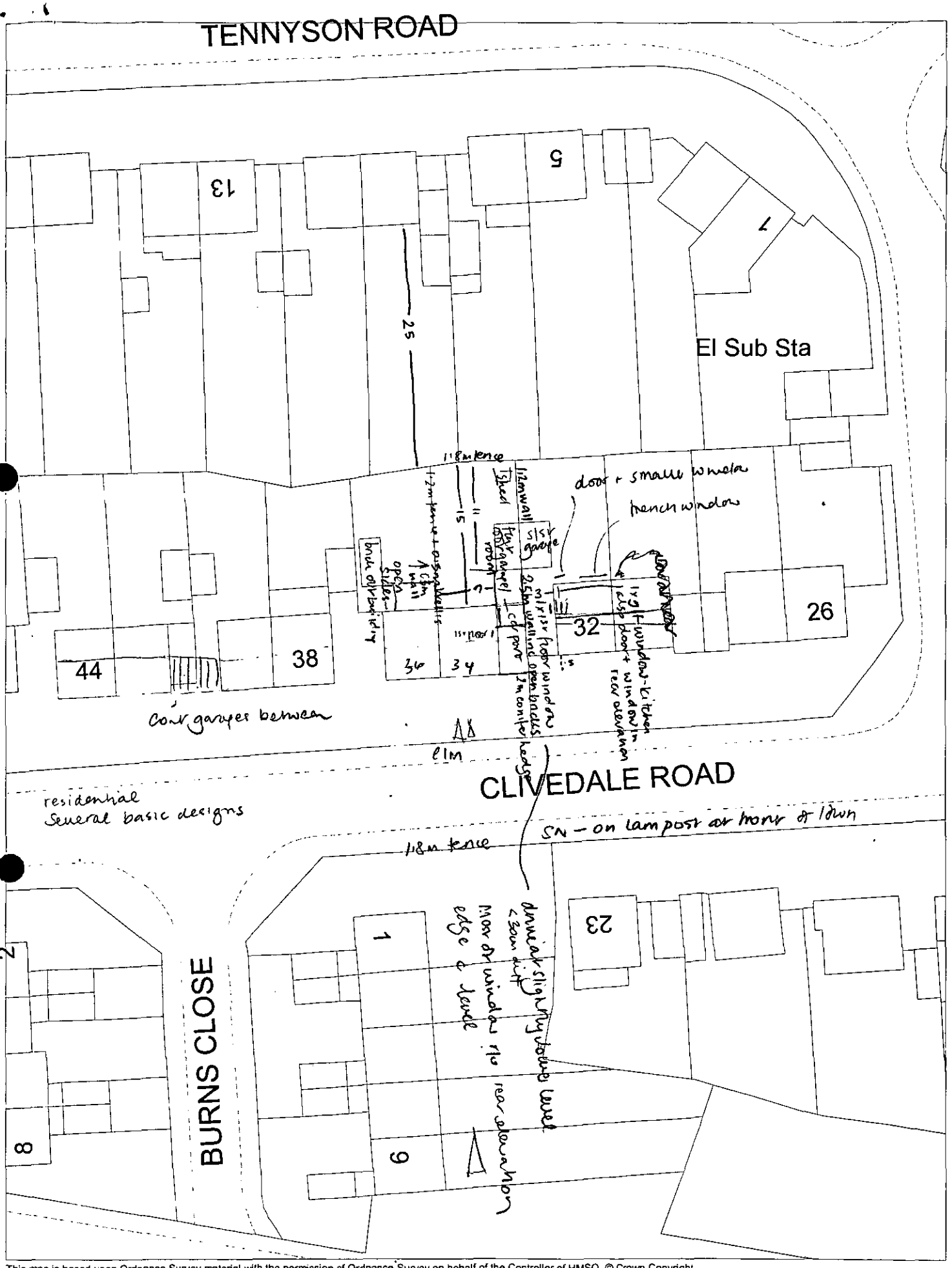
TREES

ACCESS/PARKING

LEVELS set down up to 1m below road, No 32 c 0.3m lower.

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

9 June 2000

Scale: 1 : 500

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1585

Applicant : Mr & Mrs D R May C/O W Longstaff.

Location : 34, Clivedale Road, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 13 June 2000

Date Registered : 24/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 19/07/2000

Consultation Responses :

Woodley TC- no objection to this application but concerned about future terracing

Planning Issues :

Identified Settlement
neighbours / streetscene

Application Number: F/2000/1585
34 Clivedale Road, Woodley

Appraisal: 34 Clivedale Road is a two-storey, semi-detached dwelling with a carport to the side and a garage behind this. The proposal is for a two-storey side extension with a single-storey extension to the rear of it, replacing the carport and linking the house to the existing garage, which would be converted to a garden room.

The extension would be 2.35 metres wide, taking the flank wall almost to the boundary. At the front, the ground-floor would project 0.4 metres forward of the main front elevation, to the level of the existing bay window, while the first-floor would be set back 0.9 metres. There would be a garage on the ground-floor, with a mono-pitched roof which would continue across the front of the house to connect to the two-storey bay. The first-floor of the extension would be flush with the original house at the rear. The roof would be pitched, with a gable to the side, reflecting the original design, but the ridge would be 0.3 metes lower. At the rear a 2.2 metre deep, single-storey extension with a mono-pitched roof (max. 3.7 metres) would connect the house and garage.

The house is set down from the road the this, combined with the first-floor setback, lower ridge line would prevent the extension being prominent in the street scene. There would be 3 metres between the side of the extension and 32 Clivedale Road and this would prevent the extension appearing cramped, particularly as No 32 is set back by about 1.5 metres.

In relation to 32. Clivedale Road, there would not be a significant reduction in daylight to either of the side windows. Although the neighbouring house is at a lower level and the side of the single storey extension would be only three metres from the side of the extension, this is not the only window to the kitchen and, therefore, it is not considered that the extension would be unacceptably overbearing. No side windows area proposed.

The distances to the adjoining neighbour, 36 Clivedale Road and the properties in Tennyson Road, at the rear are sufficient to prevent any detriment to their amenities.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1585

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

Location:
34, Clivedale 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 notice 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 30/06/2000. 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

06 June 2000

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

Tel: (0118) 974 6479

Date: **06 June 2000**

My ref: F/2000/1585

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/2000/1585
34, Clivedale Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1585**
34, Clivedale Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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: **06 June 2000**

My ref: F/2000/1585

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
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John Mitchell

John Mitchell
Development Control Manager

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34, Clivedale Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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: **06 June 2000**

My ref: F/2000/1585

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1585**
34, Clivedale Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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: 24 MAY 2000	
Officer: EXC	Application No. F/2000/1585.

Map No. 52 Site 0.04

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ~~FIRST FLOOR~~ TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 34 CLIVEDALE ROAD

Parish: WOODLEY Ward: Loddon 6.6.2000

Applicant: MR/MRS MAY

Fee Received 95-00 Required ..... Additional ..... Refund .....

(7)

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	~~Other side elevation of dining room & garden room~~		
6	Floor plans	Floor plan of garden room does not show windows/doors.		
7	Metric scale disclaimer			
8	Encroachment letter	? Probable encroachment at boundary – may need to serve notice + Cert B		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
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:

..... S/N + 32, 36, 23 Clivedale Rd .....
..... 1 Burns Close .....
..... 5, 7, 9 Tennyson Road .....
.....
.....
.....
.....
.....
.....

FROM: Emy Circuit

30892

DATE: 06 June 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1585

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

Site Address: 34, Clivedale Road, Woodley, Reading.

Applicant: Mr & Mrs D R May C/O W Longstaff.

Your observations are required in respect of this application **by 30/06/2000** .

The committee had no objections to this application in principle, but would not wish to see any development that could encourage a terracing effect if the neighbour at No. 32 also wished to extend in the future.

SIGNED: Ann Keen DATE: 21.6.00.

Clerk To Woodley Parish/Town Council.

1327

WOKINGHAM DISTRICT COUNCIL

To Emy

Date 12/6 Time 2:10

WHILE YOU WERE OUT

Name Mr Longstaff

34 Cliveden Rd

Phone No. 9419152 Ext.

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

MESSAGE Re F/2000/1585 - your letter, received this week re encroachment & windows & doors to garden room

(1) 1st note on drawing WL/6/02 says "no part of foundation or roof to overhang adjacent neighbours land".

(2) on same plan (WL/6/02), windows & doors to garden room are shown.

Signed Jan

WILF LONGSTAFF ASSOCIATES
REGISTERED ARCHITECT
7, CAMBRIAN WAY
CALCOT
BERKSHIRE RG31 7DD
0118 941 9152

23rd. May 2000

WOKINGHAM DISTRICT COUNCIL
CIVIC OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE RG40 1WW

24.MAY2000 1585

Dear Sir,

re - ***MR. & MRS. MAY - PROPOSED EXTENSION***
34, CLIVEDALE ROAD, WOODLEY

I enclose herewith necessary application forms and drawings together with the necessary fee in respect of the above.
Can you please give the enclosed your due consideration and advise me of your decision as soon as possible.

Yours sincerely,

Wilf Longstaff

PC323 27000084 00

ADDRESS 34 CLIVEDALE ROAD PARISH WOODLEY

PLOT No. 291 ORD. SHEET No. SU.7671(5

BUILDER Messrs. James Miller & Partners

Plan No.	Applicant	Description of Development	Date of Decision	Decision
73/61	Messrs James Miller & Partners	Semi/Det. House	20.A.61	App. C/K
PD/199/67	Mr. J. A. Payne	Garage	4.5.67	App. N/K
BR. 8145	Mr. Mackay.	Cree. on d Carport	10.4.78	App W/A
08054.	Mr. Mackay.	"	11.5.78	N/A. C/K
6R19107	"	[illegible]	27.7.82	App N/A
17983-	"	"	23.8.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE.

Environmental Services

For office use only.
Application number:

Householder planning application form

24.MAY2010 15:05

WOKINGHAM DISTRICT COUNCIL

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 Address and postcode Phone number	MR & MRS. D.R. MAY, 34, CLIVEDALE ROAD, WOODLEY, BERKSHIRE, RG5 3RD. 9690548.
	Agent's Name Address and postcode Phone number	W. LONGSTAFF 7, CAMBRIAN WAY CALCOT, READING RG31 7DD. 941 9152.
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.	34, CLIVEDALE ROAD WOODLEY, BERKS, RG5 3RD.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED GROUND & FIRST FLOOR SIDE EXTENSION.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK TO MATCH EXISTING ROOF TILES TO MATCH EXTG WINDOWS TO MATCH EXTG.
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: 4
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

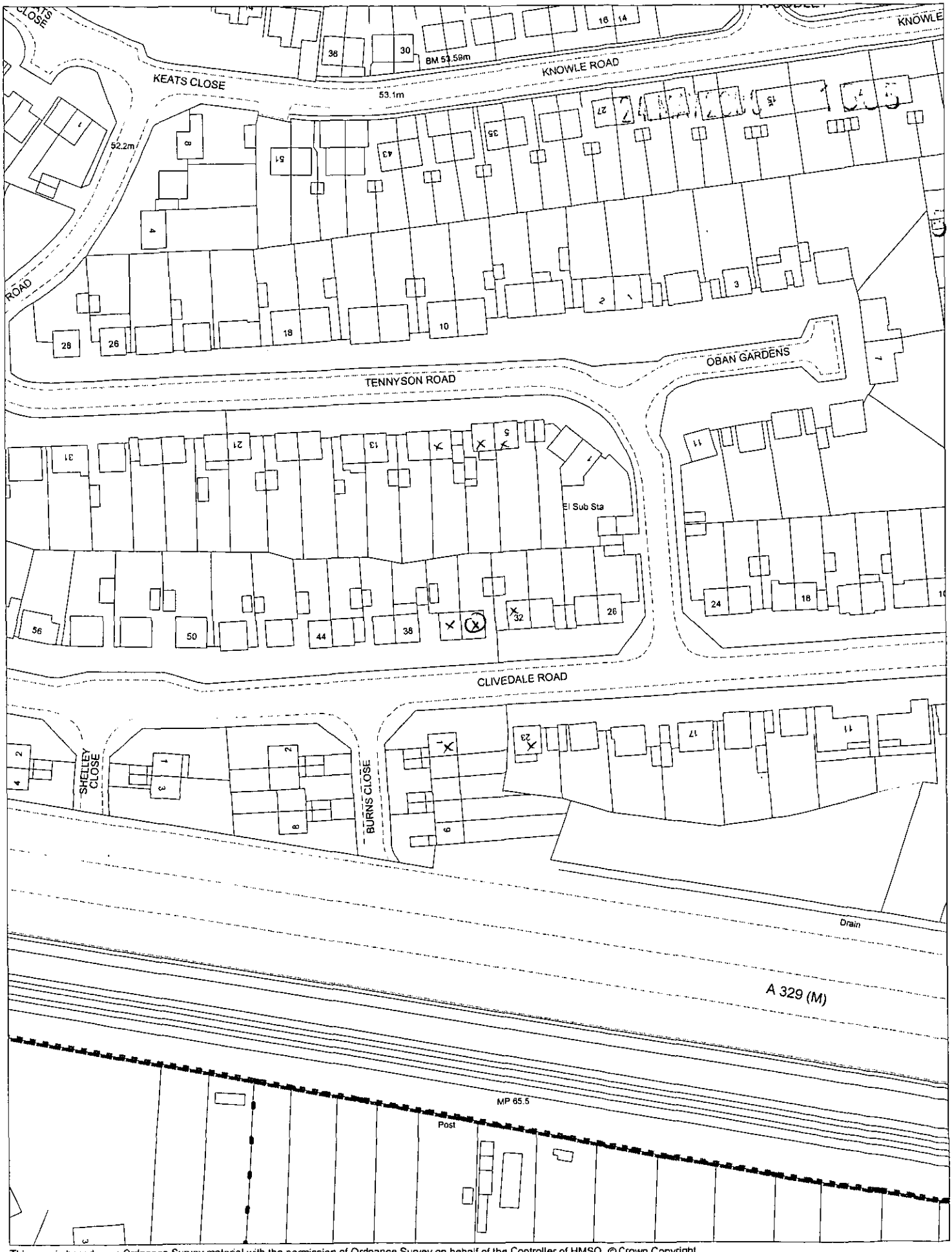
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. & MRS. D.R. MAY

Date 23/5/02.

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



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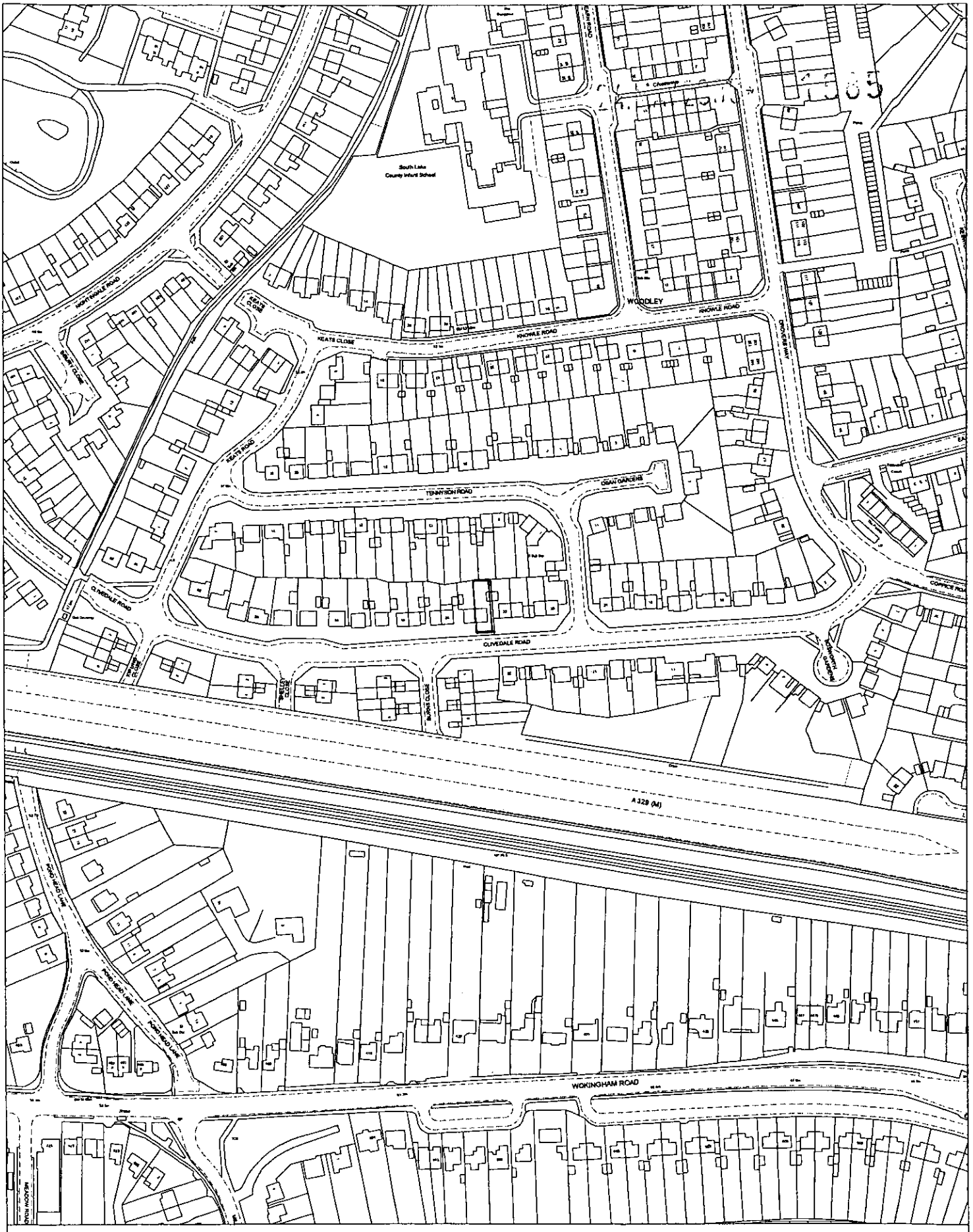
Development Control Section, Environmental Services, Wokingham District Council.

31 May 2000

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 23 May 2000

N
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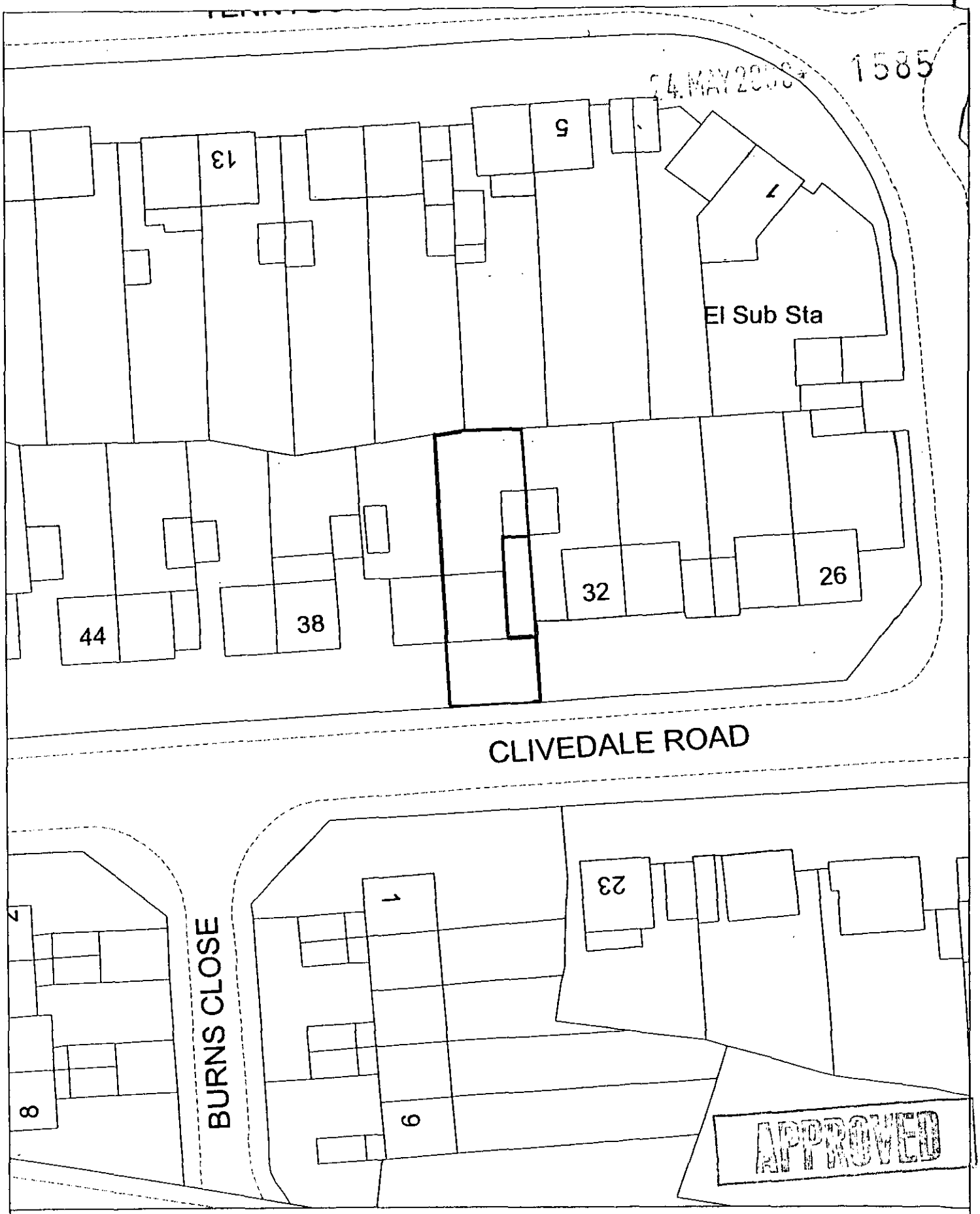

Site Plan, Scale: 1 to 500

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Date: 23 May 2000