(a)

APPLICATION NO:
F/2000/1242

LOCATION:
Cut Above 47 Western Avenue, Woodley Reading.

APPLICANT:
Mr P Portch C/O Chamberlain Syrad Architects

PROPOSAL:
Proposed first floor extension above hairdressers to form flat

EARLIEST DATE FOR DECISION: ***26/05/2000***

APPLICATION EXPIRY DATE: **09/06/2000**

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Portch
C/O Chamberlain Syrad Architects
66 Tilehurst Road
READING
Berkshire
RG30 2JH

Application Number: F/2000/1242

Parish: **WOODLEY**

Location: **Cut Above, 47 Western Avenue, Woodley, Reading**

Proposal: **Proposed first floor extension above hairdressers to form flat**

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. 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 or above in the side (north and south) elevation of the building.

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

Condition
4. The area shown on the permitted drawings for vehicle parking and turning 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
5. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

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

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

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

Reason
5. To ensure a satisfactory external appearance.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/10/2000

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1242 EXC
BUILDING CONTROL NUMBER.	FP2000/0838 Nick.
~~APPLICANT~~/AGENT	Chamberlain Synod Arch.
ADDRESS OF SITE	47. Western Avenue Woodley.
DESCRIPTION OF PROPOSED WORK	first floor ext. above hairdressers to form 1 bedroom flat.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	2044 2A	2044 2A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/10/00.	
APPLIC.RECEIVED-NO DECISION		
DRAWINGS	None	
NCES ?		
	16/10/00.	

Alison Wood in legal sent docs. to solicitors on 6/9 + hasn't received anything back CD 15/9/00

	REQUESTED	RECEIVED	REMINDER

	1/8/00
NO PLANNING APPLICATION	

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 11 October 2000
My ref: EXC/F/2000/1242/05
Your ref: 2044J65

David Syrad
Chamberlains Syrad Architecture
Snook House
66 Tilehurst Road
READING
RG30 2JH

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 Mr Syrad

47 WESTERN AVENUE, WOODLEY – SUBMISSION OF DETAILS TO COMPLY WITH CONDITION 05 OF PLANNING PERMISSION F/2000/1242

Thank you for your letter of 9 October regarding approval of materials for the above development. I am pleased to confirm that reuse of the existing roof tiles and rendering and colour washing of the walls to match the existing building would be acceptable and condition 05 has now been discharged.

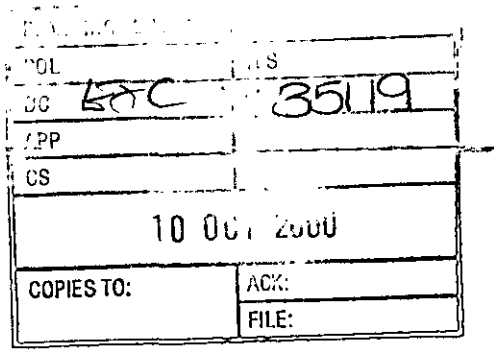
Yours sincerely

John Mitchell,
Development Control Manager

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING. RG30 2JH
TEL: 0118 939 4554

Emy Circuit
Wokingham District Council
Planning Department
P.O. Box 157, Shute End
Wokingham
RG40 1WR



2044J65

9 October 2000

Dear Ms Circuit

RE: FP2000/0938/1242)
47 WESTERN AVENUE, WOODLEY. FIRST FLOOR FLAT ABOVE HAIRDRESSERS.

Thank you for sending through the permission for the above. In connection with Condition 5, on behalf of our client we confirm the materials are to match the existing.

The roof tiles are to be the existing tiles reused and the walls will be rendered and colour washed to match the existing.

Yours sincerely

David Syrad

STEPHEN CHAMBERLAIN
Development Designer

DAVID SYRAD D.Arch (Kingston) RIBA
Chartered Architect

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1242

Applicant : Mr P Portch C/O Chamberlain Syrad Architects.

Location : Cut Above 47, Western Avenue, Woodley, Reading.

Proposal : Proposed first floor extension above hairdressers to form flat

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date : 26/05/2000

Application Expiry Date: 09/06/2000

Consultation Responses :

Woodley TC - 'no objection' but ask for neighbours comments to be taken into account. - no additional comments on revised plans

Highways - conditions.

Planning Issues :

Identified Settlement

Neighbours Isweekscare

Application Number: F/2000/1242
47 Western Avenue, Woodley

Appraisal: The proposal is for a first-floor extension to form a self-contained flat above an exiting, single-storey hairdressers' shop. A similar proposal was refused in February 2000 due to overlooking from the external access, failure to comply with parking standards and increased use of a substandard access. The main difference with the current application is that the side of the external staircase has been enclosed.

The existing single-storey structure has a pitched roof with a gable to the front and rear and a flat roofed extension to the rear. The proposal is to extend over the whole area at first-floor level and provide an external staircase, adjacent to the boundary with 49 Western Avenue. The resulting flat would have a floor area of about 46m^2 . The roof would be hipped and the ridge height would be increased from 5.3 metres to 7 metres.

There is 5.2 metres between 47 and 45 Western Avenue and 9 metres to No 49. The 1.7 metre increase in the height of the roof would not result in an unacceptable reduction in daylight to either of the neighbouring properties. Nor would the proposals be overbearing. The only side windows proposed are a Velux window to the kitchen and a bathroom window, which would be obscure glazed. Enclosure of the staircase would overcome the problem of overlooking of 49 Western Avenue.

The property would be similar in scale to 45 Western Avenue and, due to the distance between No 47 and the neighbouring properties, the development would not appear cramped - the impact on the street scene would be acceptable.

A two-storey side extension to 45 Western Avenue was granted planning permission in May 2000. If this were constructed it would extend to the boundary and there would be two-windows in the side elevation - a ground floor study and a first-floor landing window, which would be obscure glazed. There is 2.4 metres between No 47 and the boundary with No 45 so the combined impact of the two-proposals would not have an unacceptable impact on the street scene. The increased height of the roof would result in some reduction in daylighting to the study window at No 45 but the window faces north.

The highway Authority do not object to the proposals providing the extension to the light industrial unit at the rear, permitted in 1999, is not implemented.

Recommendation: conditional approval, subject to a legal agreement requiring the relinquishment of planning permission 99/69182F

Application Number F/2000/1242
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC08	SR05	at 1st floor level or above in the side (north+south)
03	SC20	SR24	bathroom/southside
04	SC23	SR06	parking and turning
05	SC52	SR12	
06		SR06	This permission shall not be implemented together with the planning permission 99/69182/F granted on 5/5/99, for a single storey extension to a light industrial unit. And shall become null and void if this earlier permission should be implemented. Upon the implementation of this permission, for a new flat, the earlier permission, for a single storey extension to the light industrial unit (99/69182/F) shall become null and void

Draft decision already typed - legal agreement now signed so please issue.

Thanks Emma

RECORD OF SITE VISIT

SITE ADDRESS: Cut Above 47 Western Avenue Woodley Reading.

APPLICATION NUMBER: F/2000/1242

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? on fence by pavement (No 45)

2. DESCRIPTION OF SURROUNDINGS
primarily residential, various ages and designs - victorian, (modern)
50s semis + more modern, enclosed gardens, church opposite

3. DESCRIPTION OF SITE/BUILDING - single-storey pitched roof with flat roof extension to the rear, parking front + rear + industrial unit at rear
design ⇒ outbuilding to No 45

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 49 - 2x 1st floor windows, one obscure glazed in gable
No 45 - 2st + lean to at rear - door + obscure glazed window in lean-to, + porch + glf windows

NB F/2000/0970 - 2st side + s/st rear extn to No 45 - check outcome/details

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fences to side

OTHERS 1m adjacent to side of No45
Conifers at No 49 adjacent to front boundary. + 1.5m hedge

34860
DC GXC
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO:	Emy Circuit Planning Dept	YOUR REF: DATE 29-Sep-00
FROM:	Alison Wood Legal Services	MY REF: AW EXT: 6548

SECTION 106 AGREEMENT : 47 WESTERN AVENUE, WOODLEY
APPLICATION F/2000/1242

Attached is a copy of the completed Agreement.

I should be grateful if you would please issue the planning consent.

Alison Wood

Alison Wood

DATED 29th September 2000

PHILIP AARON PORTCH

and

HSBC BANK

and

WOKINGHAM DISTRICT COUNCIL

AGREEMENT

pursuant to Section 106 of the Town and Country Planning Act 1990

relating to 47 Western Avenue, Woodley, Berkshire

THIS AGREEMENT is made the 29th day of September Two thousand

BETWEEN PHILIP AARON PORTCH of Greenbanks Old Bath Road Sonning Berkshire RG4 6SY ("the Applicant") HSBC BANK of 144 Leadenhall Street London EC3V 4PS ("the Bank") and WOKINGHAM DISTRICT COUNCIL of Council Offices Shute End Wokingham Berkshire RG40 1WH ("the Council")

WHEREAS:

(1) The Applicant is the estate owner of the land shown edged red on the plan annexed hereto and known as 47 Western Avenue Woodley Berkshire ("the Site") subject to a legal charge in favour of the Bank

(2) On the 5th May 1999 the Applicant made an application for planning permission (Application No. 99/69182/F) for a single-storey extension to a light industrial unit ("the Original Consent")

(3) On the 12th April 2000 the Applicant made an application for planning permission (Application No. F/2000/1242) for a first-floor extension above hairdressers to form one-bedroom flat ("the Dwelling/Development")

(4) The Council is the District Planning Authority for the Administrative District of Wokingham

(5) The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of Application No.F/2000/1242 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2000/1242 ("the Permission")

(6) This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into Agreements for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:-

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. The Applicant so as to bind each and every part of the Site into whosesoever hands the same may come hereby covenants with the Council

   (a) In the event that the Development is commenced not at any time thereafter to carry out any development pursuant to the Original Consent

   (b) In the event that development pursuant to the Original Consent is commenced not to carry out any development pursuant to the Permission

   (c) Not at any time to claim any compensation against the Council in connection with this Agreement

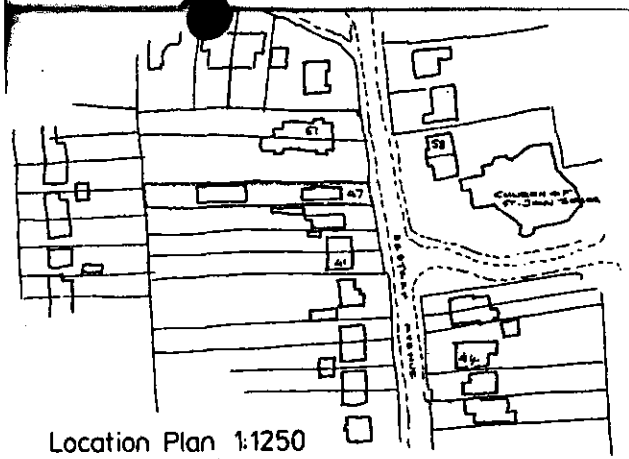
   (d) To pay to the Council the Council's reasonable legal fees for the preparation of this Agreement

3. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows:-

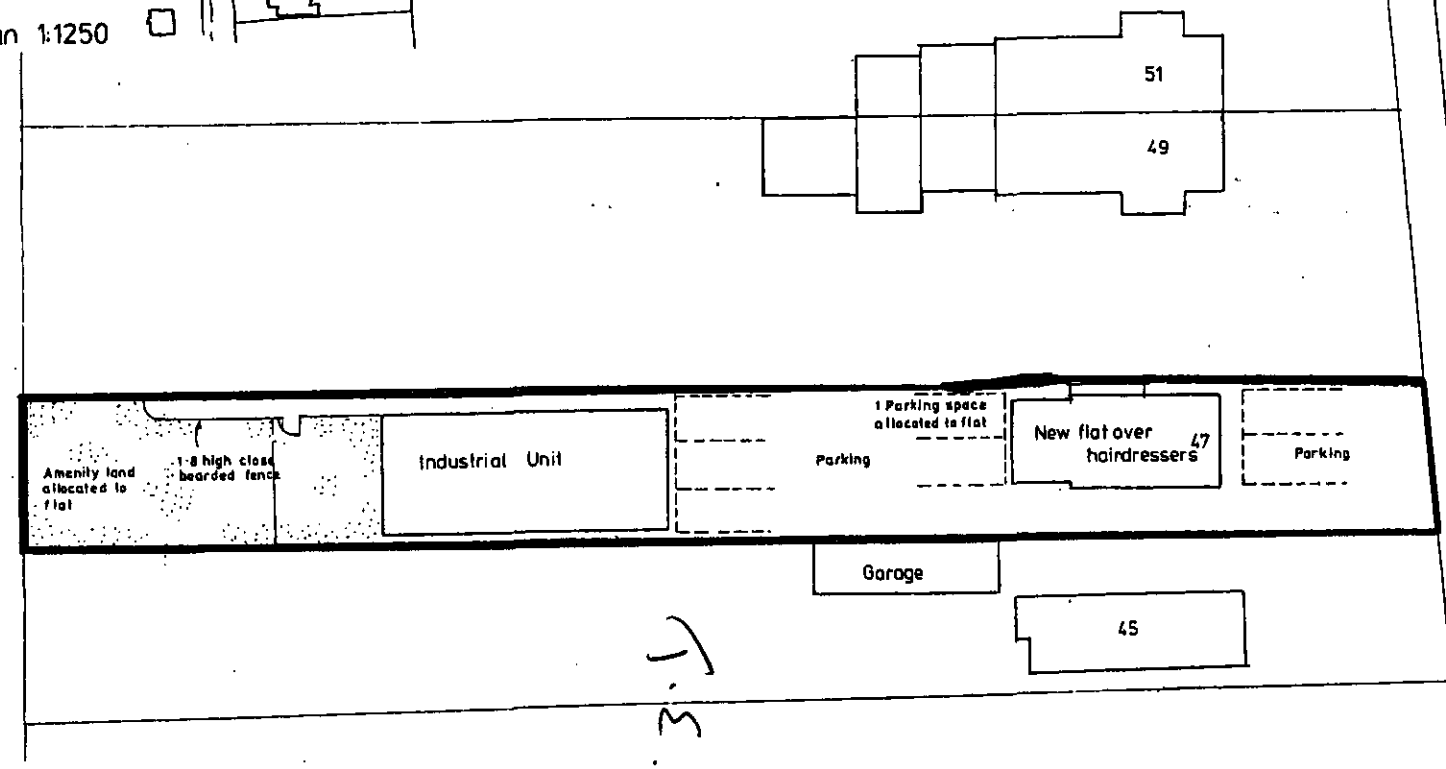
   (a) The expression "the Applicant" and "the Council" shall include their respective successors in title and assigns

   (b) No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site

   (c) In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute shall arise if the matter shall not be agreed



Location Plan 1:1250



Site Plan 1:200

14.APR.2000* 1242

PROJECT	47 Western Avenue Woodley
TITLE	Plans
Scale	As shown
Drawn	D J S
Date	Dec. 1999
JOB NO.	20444
DRG. NO.	3A

CHAMBERLAIN SYRAD ARCHITECTURE
Snook House, 66 Tilehurst Road, Reading RG30 2JH Tel. 0118 939 4554

No dimension is to be scaled from this drawing. Contractors must check all dimensions on site before starting any work or shop drawings.
All errors or discrepancies are to be reported to the Architect before commencing any work.

between the parties within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institution of Chartered Surveyors on such terms as to the liability and remuneration of such expert as the President shall direct and the determination of the expert shall be final and binding upon the parties

IN WITNESS whereof the parties hereto have caused this Deed to be duly executed the day and year first before written

1A596

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:-

T. E. Hipps

Solicitor

SIGNED AS A DEED by the said
PHILIP AARON PORTCH
in the presence of:-

W. Fursman

Fursman
[illegible] School Road
Tilehurst
Reading RG3 5AT
Notary Public &
Solicitor

~~THE COMMON SEAL of HSBC BANK was hereunto affixed in the presence of:-~~

See overleaf

IN WITNESS WHEREOF this document which is intended to take effect as a deed has been duly executed by a duly authorised Official of the Bank as Attorney of the Bank the day and year first above written.

SIGNED AND DELIVERED
by Brian Wilkes

Attorney of
HSBC Bank plc

in the presence of:

Witness: P FOXALL

Address:

HSBC Bank plc
BIRMINGHAM SECURITIES PROCESSING CENTRE
PO BOX 8042
BIRMINGHAM
B2 4NQ

Occupation:

33066

DC

CS

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO:	Emy Circuit Planning Assistant	YOUR REF: DATE 14-Aug-00
FROM:	Alison Wood Legal Services	MY REF: AW EXT: 6548

SECTION 106 AGREEMENT : 47 WESTERN AVENUE, WOODLEY
F/2000/1242

Further to your recent memo I enclose a draft agreement relating to the above application. Please let me know if you have any comments or questions regarding the agreement.

Please can you let me have a copy of the draft planning consent at your earliest convenience.

Many thanks

Alison Wood

Alison Wood

Draft

THIS AGREEMENT is made the day of Two thousand

BETWEEN P A PORTCH of Greenbanks Old Bath Road Sonning Berkshire RG4 6SY ("the Applicant") HSBC BANK of ("the Bank") and WOKINGHAM DISTRICT COUNCIL of Council Offices Shute End Wokingham Berkshire RG40 1WH ("the Council")

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Draft

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Draft.

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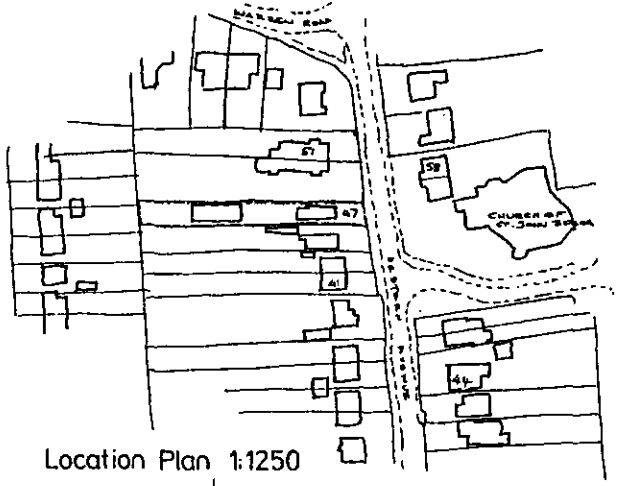
IN WITNESS whereof the parties hereto have caused this Deed to be duly executed the day and year first before written

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:-

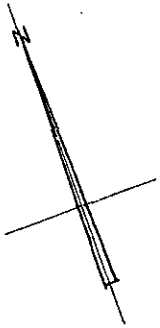
Solicitor

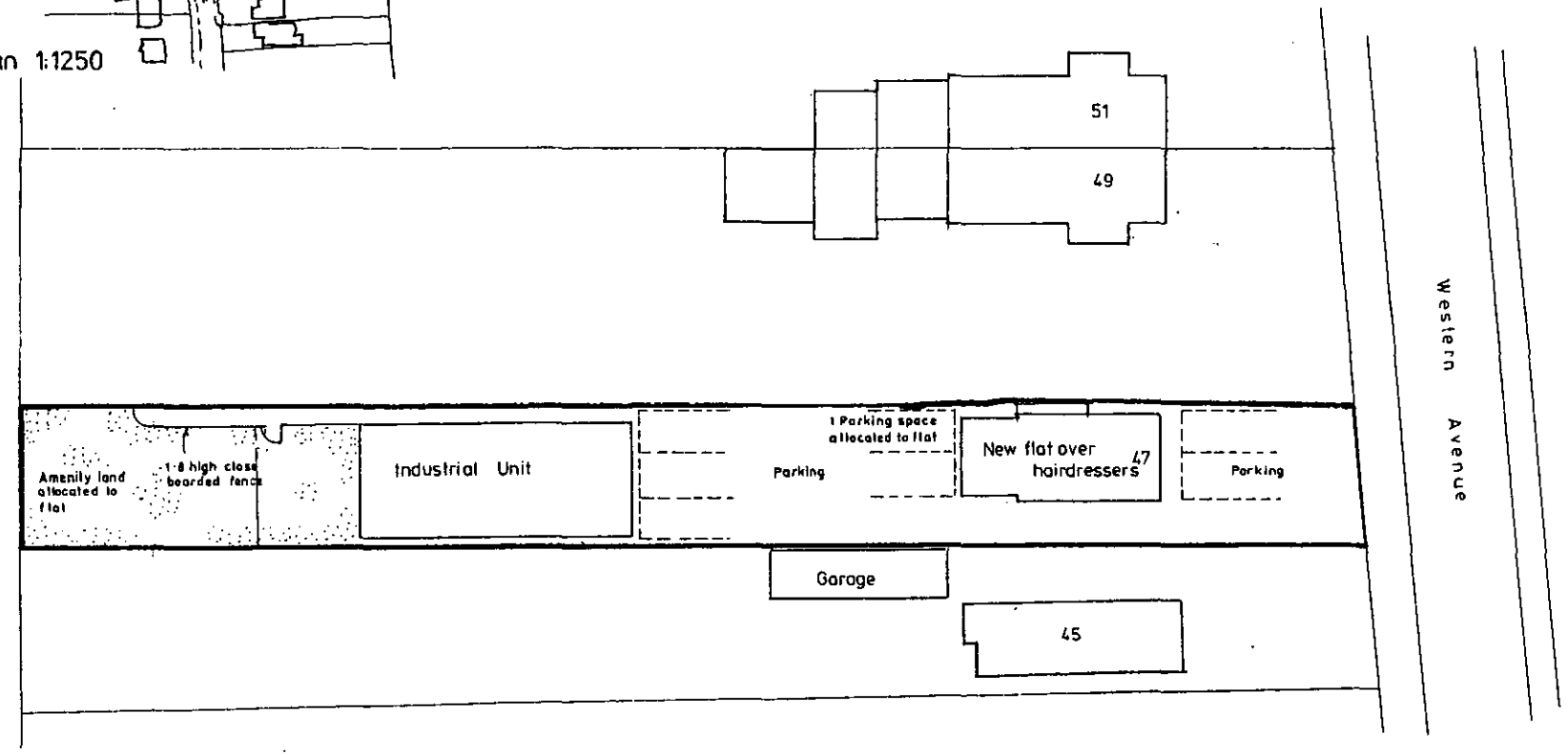
SIGNED AS A DEED by the said
P A PORTCH
in the presence of:-

THE COMMON SEAL of HSBC BANK
was hereunto affixed in the presence of:-



Location Plan 1:1250





Site Plan 1:200

14 APR 2000* 1242

PROJECT	47 Western Avenue Woodley
TITLE	Plans
Scale	As shown
Drawn	D J S
Date	Dec. 1999
JOB NO.	20444
DRG. NO.	3A

No dimension is to be scaled from this drawing. Contractors must check all dimensions on site before starting any work or shop drawings.
All errors or discrepancies are to be reported to the Architect before commencing any work.

CHAMBERLAIN SYRAD ARCHITECTURE
Snook House, 66 Tilehurst Road, Reading RG30 2JH Tel. 0118 939 4554

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM :	**John Mitchell** **Development Control**	☎	**6487**
TO :	**Legal**	**DATE :**	**16 June 2000**

Proposed first-floor extension above hairdressers to form flat at 47 Western Avenue, Woodley - Application F/2000/1242

There is an outstanding planning permission for the extension of a light industrial unit on the above site and if this were to be implemented in conjunction with the current proposals the parking provision on the site would be inadequate. To overcome this highway objection, the applicant has offered to relinquish the earlier permission 99/69182/F. Please prepare a legal agreement to this effect. Copies of the documents on the application file are enclosed.

If you have any queries please contact the case officer, Emy Circuit on ext. 6479.

John Mitchell,
Development Control Manager

Tel: (0118) 974 6479

Date: 4 August. ~~28 July 2000~~

My ref: F/2000/1242

CONFIDENTIAL

Cllr Lennard.

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/2000/1242
Cut Above 47, Western Avenue, Woodley, Reading.
Proposed first floor extension above hairdressers to form flat

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.
Subject to a legal agreement requiring the relinquishment of planning permission 99/69182/F
If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14 August 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1242**
Cut Above 47, Western Avenue, Woodley, Reading.
Proposed first floor extension above hairdressers to form flat

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Ferris

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 28 July 2000

My ref: F/2000/1242

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

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2000/1242
Cut Above 47, Western Avenue, Woodley, Reading.
Proposed first floor extension above hairdressers to form flat

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.
Subject to a legal agreement requiring the relinquishment of planning permission 99/69182
If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 7 August 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1242**
Cut Above 47, Western Avenue, Woodley, Reading.
Proposed first floor extension above hairdressers to form flat

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 28 July 2000

My ref: F/2000/1242

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
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Application Number: F/2000/1242
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I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.
subject to a legal agreement requiring the relinquishment of planning permission 99/69182/F
If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 7 August 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1242**
Cut Above 47, Western Avenue, Woodley, Reading.
Proposed first floor extension above hairdressers to form flat

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 1/8/2000

Councillor Dredge

NB. It would be helpful for speedy decision ~~making~~ if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES	HPT
POL	[illegible]
OC	ENF
APP	
CS	
03 AUG 2000	
COPIES TO:	ACK:
	FILE:

Received by Wokingham District Council

Application No: F/2000/1242

Proposal:
Proposed first floor extension above hairdressers to form flat

Location:
Cut Above 47, Western Avenue, 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 26/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 APR 2000
Officer: EXC	Application No. F/2000/1242

Map No. 4H. Site 0.07

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED FIRST FLOOR EXTENSION ABOVE HAIRDRESSERS TO FORM FLAT

Location: 47 WESTERN AVENUE

Parish: WOODLEY Ward: Coronation 2.5.2000

Applicant: MR P PORTCH

Resubmission F/1999/0239 - refused.

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Tel. 0118 974 6443 (Direct Line)

Date. 15 September, 2000

My ref. CD/FP2000/0838(1242)

Mr P A Portch
C/o Chamberlain Syrad Architecture
66 Tilehurst Road
READING
Berkshire RG30 2JH

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
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sirs,

47 WESTERN AVENUE, WOODLEY
FIRST FLOOR EXTENSION ABOVE HAIRDRESSERS TO FORM ONE BEDROOM FLAT

I have been informed that construction work has commenced on site, and I am writing to remind you that the related planning application (F/2000/1242) has not yet been determined. Therefore construction is occurring without planning permission. I would suggest that all work ceases until the application has been determined. If work continues on site it will be at your own risk and expense.

If you have any queries with regard to this letter, please do not hesitate to contact me on the above telephone number.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

cc: Principal Planning Enforcement Officer

Date: 14 June 2000

To: Highways

We have received Additional Information for the following planning application:

Application Number: F/2000/1242

Location: Cut Above 47, Western Avenue, Woodley, Reading.

Proposal: Proposed first floor extension above hairdressers to form flat

Applicant: Mr P Portch C/O Chamberlain Syrad Architects.

Case Officer: Emy Circuit

The new plans show the following: Letter regarding parking provision.

Comments are required by 24/06/2000.

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

Approved with Condition(s) Reason(s)
SC: 23 (Parking & turning).

SR: 08.

Stephanie Knowles.

03/04/00.

Woodley Town Council

To: Emy Circuit

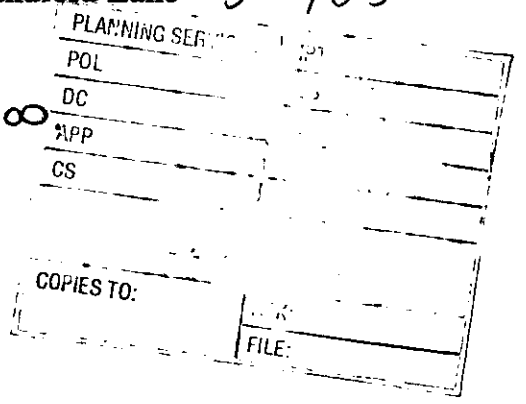
Plan No. F/2000/0569: 50 Loddon Bridge Road
The committee had no additional comments to make on this revised application.

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.

Date: 14 June 2000

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2000/1242

Location: Cut Above 47, Western Avenue, Woodley, Reading.

Proposal: Proposed first floor extension above hairdressers to form flat

Applicant: Mr P Portch C/O Chamberlain Syrad Architects.

Case Officer: Emy Circuit

The new plans show the following: Letter regarding parking provision.

Comments are required by 24/06/2000.

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

App No. F/2000/1242 (Planaps) / (Ludhouse) Date Rec. 7 June 2000

Location: 47 Western Avenue

Parish Woodley

Applicant: Mr P Portch

Description of attached plans letter regarding parking provision

Drawing No's: /

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: _____

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 14.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING. RG30 2JH
TEL: 0118 939 4554

PLANNING SERVICES	HPT 30307
POL	TLS
DC EXC	ENF
CS	
07 JUN 2000	
COPIES TO:	ACK:
	FILE:

ADDITIONAL PLAN

1242

Emy Circuit
Wokingham District Council
Planning Department
P.O. Box 157, Shute End
Wokingham
RG40 1WR

2044H52

6 June 2000

Dear Ms Circuit

RE: CUT ABOVE 47 WESTERN AVENUE, WOODLEY
App. No. F/2000/1242.

Further to the above planning application and your conversation with Mr Portch, the owner of the building, we confirm on his behalf, that if approval is granted for the above application, he will accept a condition that the extension to the building at the rear of the property, approval no. 99/69182/F will not be implemented.

This will reduce potential traffic movements on the site and free a parking space for allocation to the new flat.

If you would like any further clarification on the application, please contact us on the above number. Thank you for your assistance with this matter.

Yours sincerely

David Syrad

STEPHEN CHAMBERLAIN
Development Designer

DAVID SYRAD D.Arch (Kingston) RIBA
Chartered Architect

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 02 May 2000

Application Number: F/2000/1242

Proposal: Proposed first floor extension above hairdressers to form flat

Parish: WOODLEY TOWN

Site Address:
Cut Above 47, Western Avenue, Woodley, Reading.

Applicant:
Mr P Portch C/O Chamberlain Syrad Architects.

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).

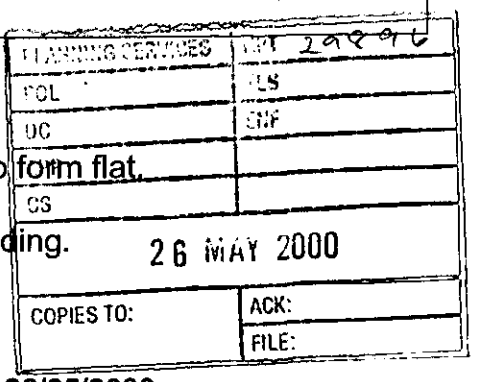
Comments as previously /0239.

Signed: [signature] 10-5.00 **Print name:** S MAUTON

FROM: Emy Circuit

DATE: 02 May 2000

WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2000/1242

Proposal: Proposed first floor extension above hairdressers to form flat.

Site Address: Cut Above 47, Western Avenue, Woodley, Reading.

Applicant: Mr P Portch C/O Chamberlain Syrad Architects.

Your observations are required in respect of this application **by 26/05/2000** .

The committee had no objections to this plan but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No. 14 3.2000* 12.12

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

  on (d) . . . . . .

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

14.AP.2000* 12-2

For office use only
Application No.

1.	YOUR NAME	MR P.A. PORTCH
	ADDRESS	GREENBANKS, OLD BATH ROAD
		SONNING
	POST CODE	RG4 6SY Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	CHAMBERLAIN SYRAD ARCHITECTURE
	ADDRESS	66 TILEHURST ROAD
		READING
	POST CODE	RG30 2JH Tel. No 0118 939 4554
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	47 WESTERN AVENUE
		WOODLEY
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.06 HA
5. Give brief details of the proposal.	ABOUT THE APPLICATION	FIRST FLOOR EXTENSION ABOVE HAIRDRESSERS TO FORM ONE BEDROOM FLAT.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE	✓	ALTERATION or EXTENSION	✓
CONSTRUCTION OF NEW BUILDING		DEMOLITION	
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.	
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.	
FULL PERMISSION	✓	Go to Question 11.	
TEMPORARY PERMISSION		State period required. Go to Question 11.	
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.	
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.	

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPIING	

(1)

ADDRESS 47 WESTERN AVENUE PARISH WOODLEY E

PLOT No. Old Property ORD. SHEET No. SU. 7573/4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
63/53	Mr G. L. Balfirth	Conversion of shop & farm living accomodation	17.2.53	App App
R/307/68	Lee-Knight-Holdings Ltd	Precast Concrete store at Rear	5.9.68	App App
1347/71	Mr G. Bull	Exten to store	30.12.71	App Refuse
46272	MR. V. WORTHY	DEM. 4. OFFICE/TOILET	24.5.95	C/A
~~95/60364/E~~		ERECTION NEW KITCHEN/TOILET. S/ST		
		4. TO GARAGE/WORKSHOP		
FP95/3518	"	S/S.E. EXTENSION	19.6.95	Ref.
96/64685/VAR	PORCH/WORTHY	GARAGE/WORKSHOP TO WAREHOUSE/VAR. COND. 2 ON 46272 (INCL USE FROM 4. RETAIL UNIT)	26.2.97	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933

(2)

ADDRESS 47 WESTERN AVENUE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 7573 (4)

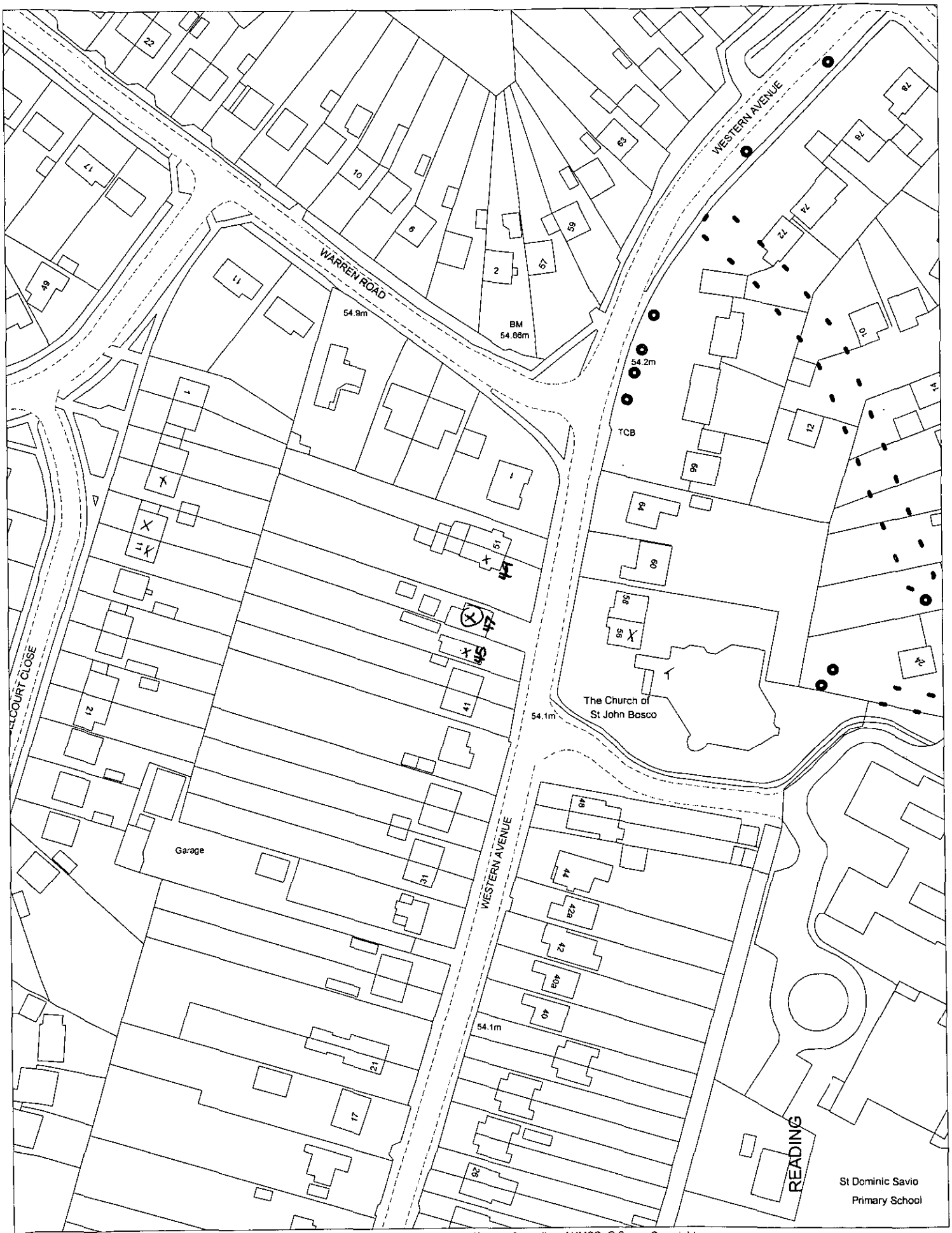
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
97/65473/F	PORCH/WORTHY	WORKSHOP/GARAGE TO L.IND. USE INDEPENDENT OF RETAIL UNIT	15.7.97	C/
99/69182/F	Mr P.A. Portch	s/st exten to light ind. unit	5/5/99	C/
F/1999/0239	Mr P.A. Portch	first floor extn. above hairdressers to form flat	22/2/00	Ref

MINISTRY DECISION

SPECIAL ORDERS

14. APR. 2000* 1242



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Development Control Section, Environmental Services, Wokingham District Council.

20 April 2000

14.APR.2000★ 1242

Scale: 1 : 1250