APPLICATION NO:

VAR/2001/5594

LOCATION:
23 Mollison Close, Woodley Reading.

APPLICANT:
Mr P Savage C/O Peter H Watkins

PROPOSAL:
Proposed variation of condition 3 of consent 99/69327/F to allow insertion of rooflights in first floor extension.

EARLIEST DATE FOR DECISION: **08/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
25/02/2002

CASE OFFICER: **Louise Smith**

AF..ED

708.00

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Savage
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: VAR/2001/5594

Parish: **WOODLEY**

Location: **23, Mollison Close, Woodley, Reading.**

Proposal: **Proposed variation of condition 3 of consent 99/69327/F to allow insertion of rooflights in first floor 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. No rooflight or other windows shall be installed other than the two windows to the ground floor study as shown on the approved drawing. With this exception, condition 3 of Consent No. 99/69327/F shall continue to have full effect.

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

Reason
2. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative

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

Berkshire Structure Plan Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 18/02/2002

Notice checked by: _____

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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	VAR/2001/5594	LS
BUILDING CONTROL NUMBER	FX/2001/2580	North
~~APPLICANT~~/AGENT	Peter H. Watkins	
ADDRESS OF SITE	23 Mallison Close Woodley	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 28/12/01 ✓	✓ rec'd 31/12/01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	22/2/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Louise Smith

DATE: 15 January 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: VAR/2001/5594

Proposal: Proposed variation of condition 3 of consent 99/69327/F to allow insertion of rooflights in first floor extension..

Site Address: 23, Mollison Close, Woodley, Reading.

Applicant: Mr P Savage C/O Peter H Watkins.

Your observations are required in respect of this application **by 08/02/2002** .

No comment.

PLANNING SERVICES	HPT
	TLS
	ENF
23 JAN 2002	
COPIES TO:	ACS
	FILE

SIGNED: _____ DATE: _____

Clerk To Woodley Parish/Town Council.

Tel: (0118) 974 6463

Date: 8 February 2002

My ref: VAR/2001/5594

WOKINGHAM UNITARY
Aiming for Excellence

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 A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

Application Number: VAR/2001/5594
23, Mollison Close, Woodley, Reading.
Proposed variation of condition 3 of consent 99/69327/F to allow insertion of rooflights in first floor extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18 February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Louise Smith** Application Number: **VAR/2001/5594**
23, Mollison Close, Woodley, Reading.
Proposed variation of condition 3 of consent 99/69327/F to allow insertion of rooflights in first floor extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

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 6463

Date: 8 February 2002

My ref: VAR/2001/5594

WOKINGHAM UNITARY
Aiming for Excellence

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 C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: VAR/2001/5594
23, Mollison Close, Woodley, Reading.
Proposed variation of condition 3 of consent 99/69327/F to allow insertion of rooflights in first floor extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18 February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Louise Smith** Application Number: **VAR/2001/5594**
23, Mollison Close, Woodley, Reading.
Proposed variation of condition 3 of consent 99/69327/F to allow insertion of rooflights in first floor extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

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 6463

Date: 8 February 2002

My ref: VAR/2001/5594

WOKINGHAM UNITARY
Aiming for Excellence

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 D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: VAR/2001/5594
23, Mollison Close, Woodley, Reading.
Proposed variation of condition 3 of consent 99/69327/F to allow insertion of rooflights in first floor extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18 February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **VAR/2001/5594**
23, Mollison Close, Woodley, Reading.
Proposed variation of condition 3 of consent 99/69327/F to allow insertion of rooflights in first floor extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

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

WORK SHEET FOR : Louise Smith

Application Number : VAR/2001/5594

Applicant : Mr P Savage C/O Peter H Watkins.

Location : 23, Mollison Close, Woodley, Reading.
Proposal : Proposed variation of condition 3 of consent 99/69327/F to allow insertion of rooflights in first floor extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : 24/1/2

Date of Site Visit : 21/1/2

Date Registered : 31/12/2001

Earliest Date for Decision : 08/02/2002

Latest Consultation Date/Site Notice Expiry Date : 08/02/2002

This application will have expired on: 25/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :
Identified Settlement
Impact on Neighbours.
Impact on Streetscene.

Application Number: F/2001/5594 - 23 Mollison Avenue
Appraisal

Development
the site is a two-storey detached dwelling, situated within the identified settlement of Woodley.

The application proposes a variation of condition 3 of concent 99/69327/F to allow insertion of rooflights in the first floor extension. The proposed roof lights would be in the side elevation roof of the ground floor study.

1) Impact upon the Neighbours
The study has an existing window facing neighbours on the opposite side of this residential close, which is screened in part by the 2m boudary wall. The proposed velux windows would be set too high to provoke overlooking and are being installed to provide additional light into the room. Furthermore, No's 21 and 22 have ground and first floor front windows which face neighbours on this opposing side, and the intervening distance between them is no different to that being considered here.

No letters of objection have been recieved

Approval ~~**Refusal**~~

Application Number VAR/2001/5594
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
[redacted]			
2.		R044.	No rooflight or other windows shall be installed other than the two windows to the ground floor study as shown on the approved. With this exception, condition 3 of consent no. 99/69327/F shall continue to have full effect.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 [redacted] LTV1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 [redacted] WOS2.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

Id'd set. LODDON.

RECORD OF SITE VISIT

OK

SITE ADDRESS: 23 Mollison Close Woodley Reading.

APPLICATION NUMBER: VAR/2001/5594

OFFICER: Louise Smith

DATE OF SITE VISIT: 21/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS
New Residential Cul de sac. - 2 storey detached dwellings redorich - grey concrete roof tile + sandstone brick.

3. DESCRIPTION OF SITE/BUILDING
Sandstone brick - 2 storey dwelling.
At present 1 obscure glased 1st floor high level window.

4. RELATIONSHIP TO ADJOINING PROPERTIES > 20 m.
Side affected - 2m brick wall with shrubs growing over.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS same.

BOUNDARY TREATMENT as above.

OTHERS

Not really overlook neighbours
→ other way round → they would be the party overlooked.

be set at same distance as No 22 which has front gf + 1st fl windows at same distance to neighbours opposite

Existing window below + above probs. X No.

Application Number : VAR/2001/5594	Map No : 42
Case Officer : LS	Site Area : 0.05
Valid Date : 31/12/01	Received Date: 31/12/2001

Level : Delegated Application

Description : Proposed variation of condition 3 of consent 99/69327/F to allow insertion of rooflights in first floor extension.

Location : 23, Mollison Close, Woodley, Reading.

Parish : WY Ward : LOD

Applicant : Mr P Savage C/O Peter H Watkins.

Fee Required: £95 Fee Received: £95 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	~~Wrong forms should be Part 1 Part 2~~		
ELEVATION PLANS	Scales not specified. See original file		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

● Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

● Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N + see map.

.....

.....

No Pre-apps but see post-app letter on file 99/69327/F

Environmental Services

For office use only.
Application number: 31.DEC.2001* 5594

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 Address and postcode Phone number	MR. P. SAVAGE 23 MOLLISON CLOSE WOODLEY
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL 9423696
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	23 MOLLISON CLOSE - WOODLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	REMOVAL OF CONDITION. ROOF WINDOWS TO STUDY
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.	ROOF WINDOWS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	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.	£95-00	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a fu[illegible] 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. SAVAGE

Date 19.12.2001

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

1764

ADDRESS 23 Mollison Close

PARISH Woodley

PLOT No. 38 3E Woodley Airfield

ORD. SHEET No. SU.777342

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
28874	Bryant	Det. House & Garage	30.9.87	C/A
BR3931	"	"	27.11.87	App
99/69327/F	Mr & Mrs Maxted.	2/st/s/extn.	11/5/99	C/F

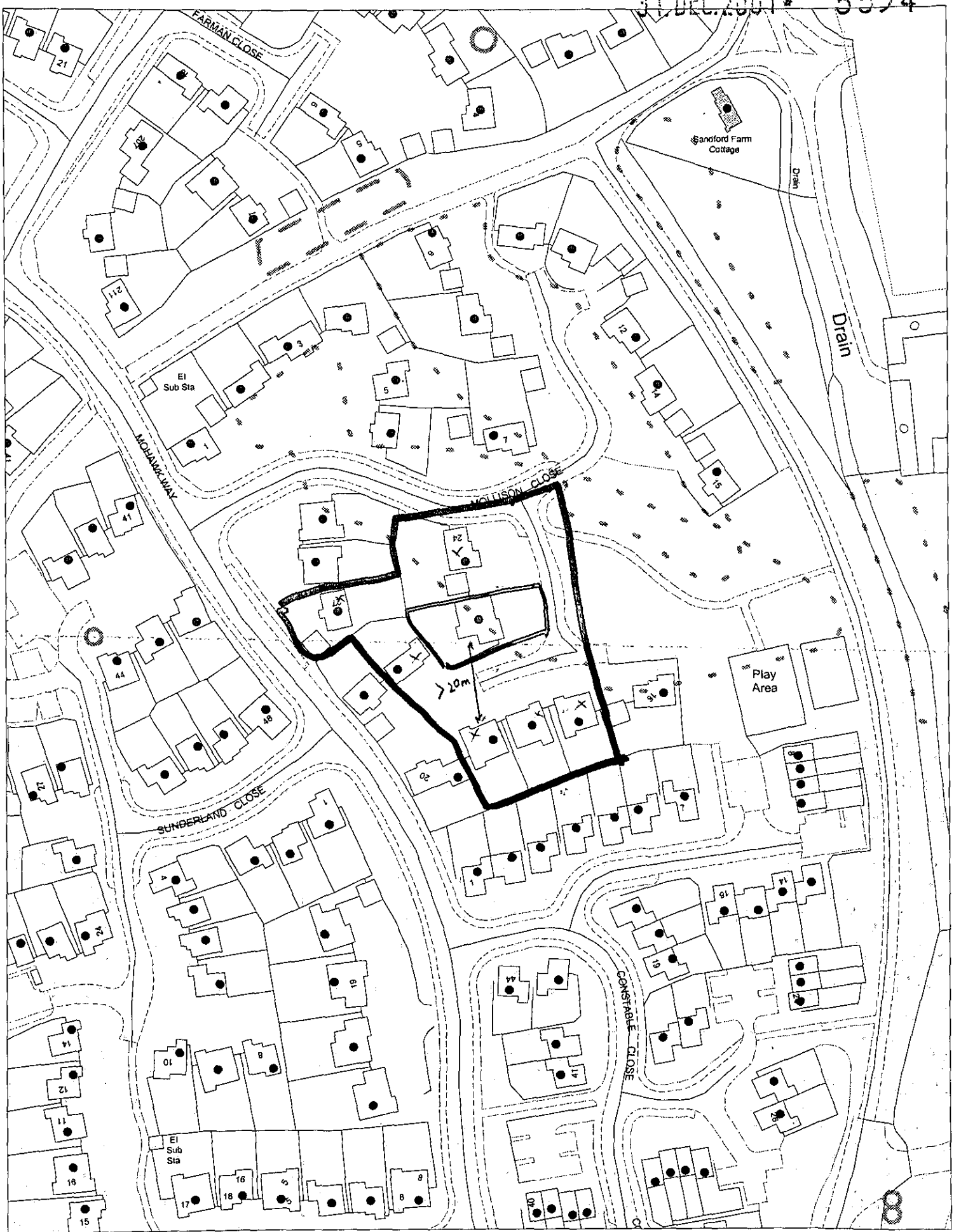
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd Enq - Advance Wall - 11.10.96

DRAINAGE " " Fence & Caravan - 5.6.97

31 DEC 2001 * 5594



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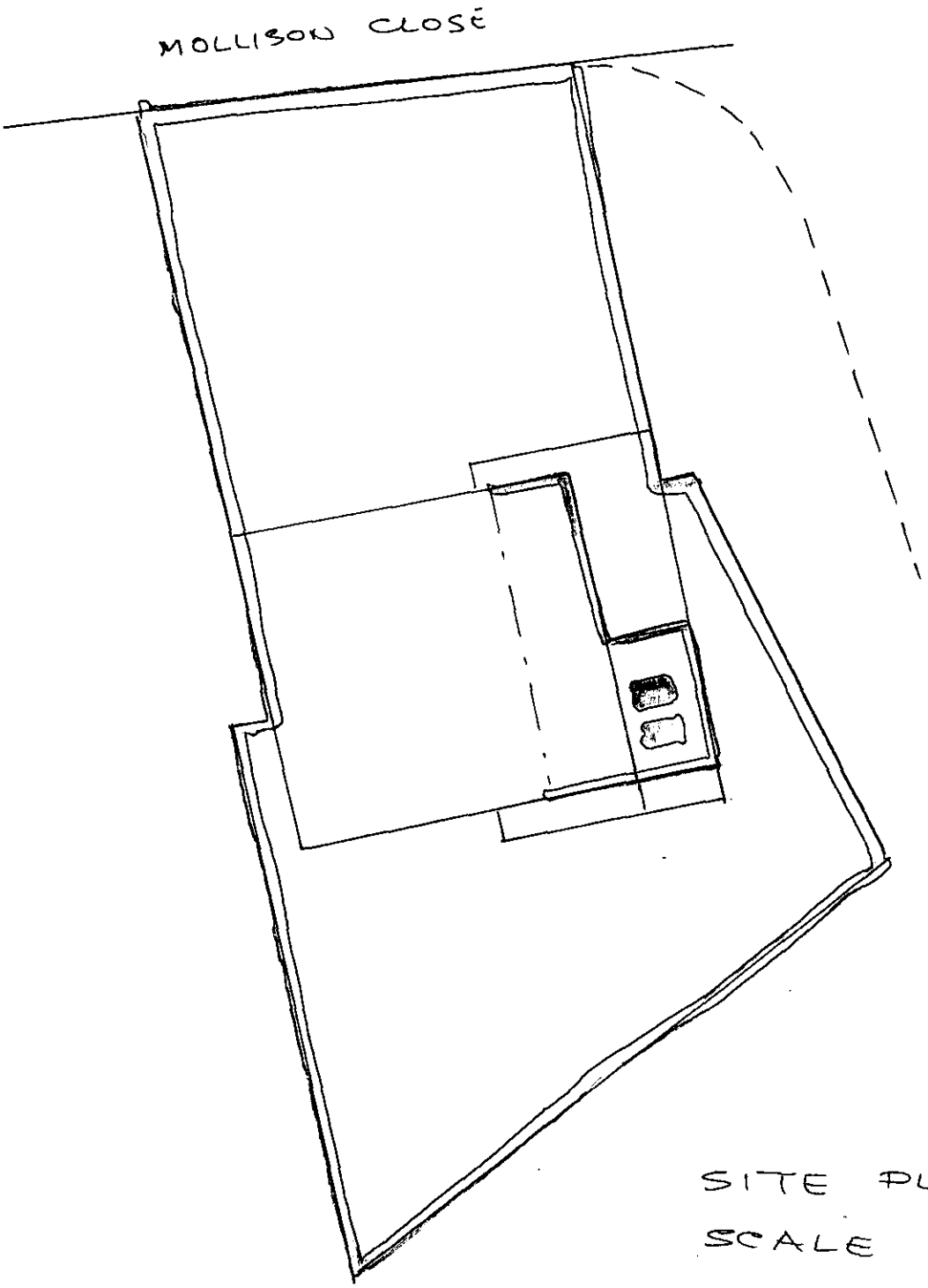
Development Control Section, Environmental Services, Wokingham District Council.

8 January 2002

Scale: 1 : 1250

N W E S

31.DEC.2001 * 5894



SITE PLAN

SCALE 1:200

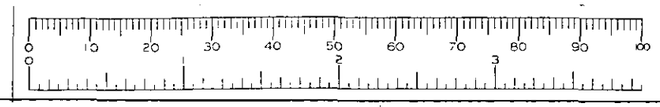
CD 22/5/02

ROOF CONSTRUCTION . PITCH 35°
CONC. ROOF TILES TO MATCH EXISTING.
OVER 38x25 BATTENS, ROOFING FELT
& MANUFACTURED ROOF TRUSSES WITH
CALCULATIONS SUPPLIED PRIOR TO
INSTALLATION. C/W. WITH STEEL FIXINGS
& 1000 x 30 x 5 RESTRAINT STRAPS AT
1200 CRS. PAR^L TO JOISTS.
216 m/m ROCKWOOL INSULATION & 12.5 m/m
FOIL BACKED PLASTER BOARD TO GIVE
0.25 W/m²°C 'U' VALUE.
SINGLE STOREY REAR ROOF PITCH 30°
TILED TO MATCH OVER BATTENS 'TYVEK'
BREATHABLE FELT, COUNTER LAID
BATTENS & 59 m/m CELOTEX DOUBLE 'R'
SARKING 125x50 RAFTERS & JOISTS AT
400 CRS, DOUBLE RAFTERS TO ROOF WINDOWS.
1000 x 30 x 5 RESTRAINT STRAPS AT 1200CRS.
HIP BEAMS 150 x 50. - 0.25 W/m²°C
150 HIGH FLASHING INTO MORTAR AT
ABUTMENT TO WALLS & CAVITY TRAYS.
225 x 25 FACIA BOARDS
200 x 25 SOFFITS WITH 25 m/m
VENT GAP & INSECT SCREEN
(TO COLD ROOF ONLY)
100ø UPVC GUTTERS & 68ø R.W.P.
CONNECT TO EXISTING S.W. DRAIN

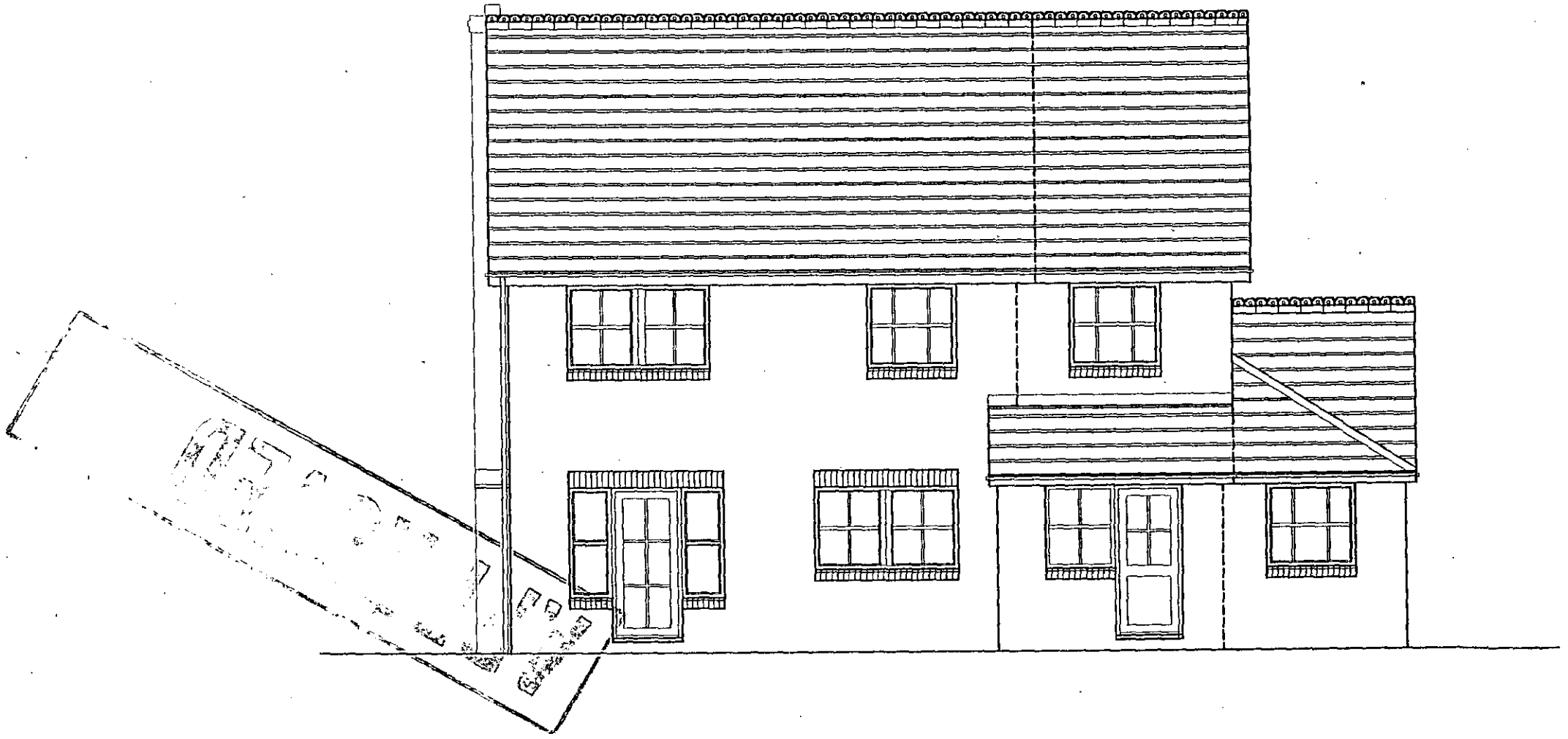
ROOF WINDOWS. BOULTON & PAUL
REF RW 0709T. 780W X 980 H.
DOUBLE GLAZED TOUGHENED
GLASS IN TIMBER FRAME WITH
ALUM^M OUTER SHEAF, FLASHING
& TRICKLE VENTS.
DOUBLE RAFTERS EACH SIDE
& TRIMMERS

31.DEC.2001 5594
RECEIVED





CD
22/1/02



PROPOSED REAR ELEVATION

31.DEC.2001 * 55994



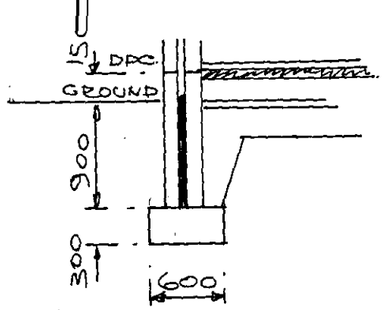
PROPOSED FRONT ELEVATION

31.DEC.2001 * 5594

NEW WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXISTING.
75m CAVITY WITH FULL FILL ROCKWOOL.
100mm TURBO BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°C.
CAVITIES CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS. LINTELS CATNIC COUGAR
WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600x300 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA
WALL TIES AT 450 VERT & 900 HORIZ CTS

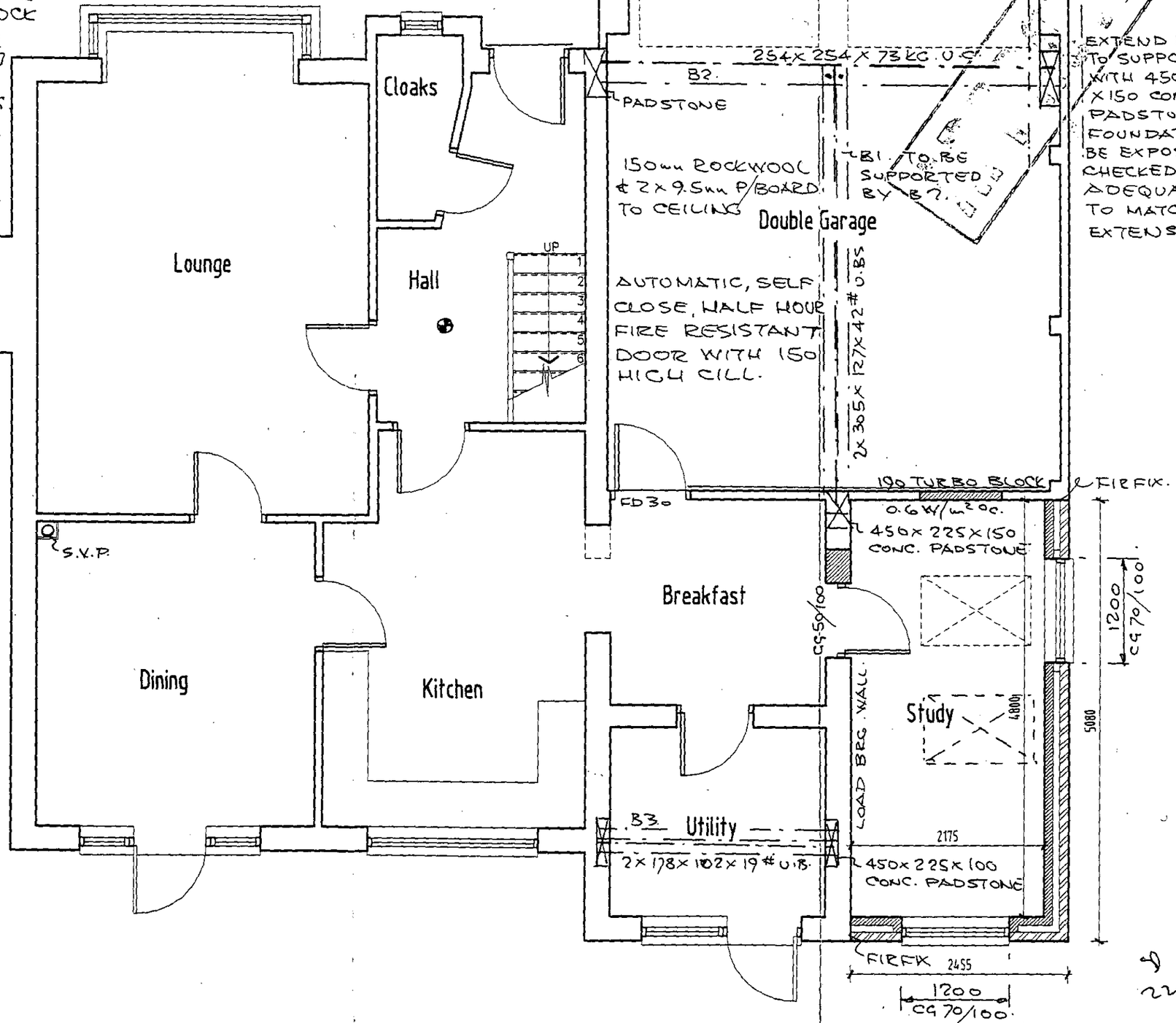
WINDOWS & GLAZED DOORS TO BE DOUBLE GLAZED WITH TOUGHENED OR LAMENATED GLASS IN UPVC FRAMES WITH TRICKLE VENTS & 850x550 (0.33M²) OPENERS.

VENTILATION BY VENT-AXIA TYPE FANS GIVING 3 AIR CHANGES/HOUR
AT 60 LITRES PER SEC. (KITCHEN)
30 LITRES PER SEC. (UTILITY)
15 LITRES PER SEC. (BATHROOM)
8000mm² BACKGROUND VENTS TO ALL ROOMS.
MAINS WIRED & INTERCONNECTED SMOKE ALARMS WHERE SHOWN



FLOOR
38m SCREED OVER 150m CONCRETE SLAB.
500g VAPOUR SCREEN, 50mm POLYSTYRENE TO GIVE 0.45 W/m²°C, 1200g DAMP PROOF MEMBRANE, 12mm SAND BLINDING & 150mm SELECTED HARDCORE

31. DEC. 2001 * 5594



22/5/02

31.DEC.2001 5594

FLOOR CONSTRUCTION
21mm T&G CHIPBOARD OVER
200x50 JOISTS AT 400 CRS.
DOUBLE JOISTS TO STUD WALLS
150mm ROCKWOOL OVER GARAGE
TO GIVE 0.45 W/m² °C & HALF
HOUR FIRE RESISTANCE WITH
TWO LAYERS 9.5mm PLASTER
TO CEILINGS & ALL BEAMS.

