APPLICATION NO:
F/2001/5372

LOCATION:
10 Wright Close, Woodley Reading.

APPLICANT:
Mr/Mrs Tanner C/O Day Tanner P/Ship

PROPOSAL:
Proposed two storey rear extension to dwelling. + Front porch gf
C dy exps 09/12/02

EARLIEST DATE FOR DECISION: **04/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

481

DO

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Tanner
C/O Day Tanner Partnership
55 Church Street
Caversham
Reading
Berks
RG4 5AX

Application Number: F/2001/5372

Parish: **WOODLEY**

Location: **10, Wright Close, Woodley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. The driveway shall be widened to a minimum of 4.8 metres and hard surfaced.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. In the interests of highway safety and convenience.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for suface runoff into groundwater. Such consent may be withheld. If there is an existing consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Informative
2. 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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 28/01/2002

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.

Latimer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED

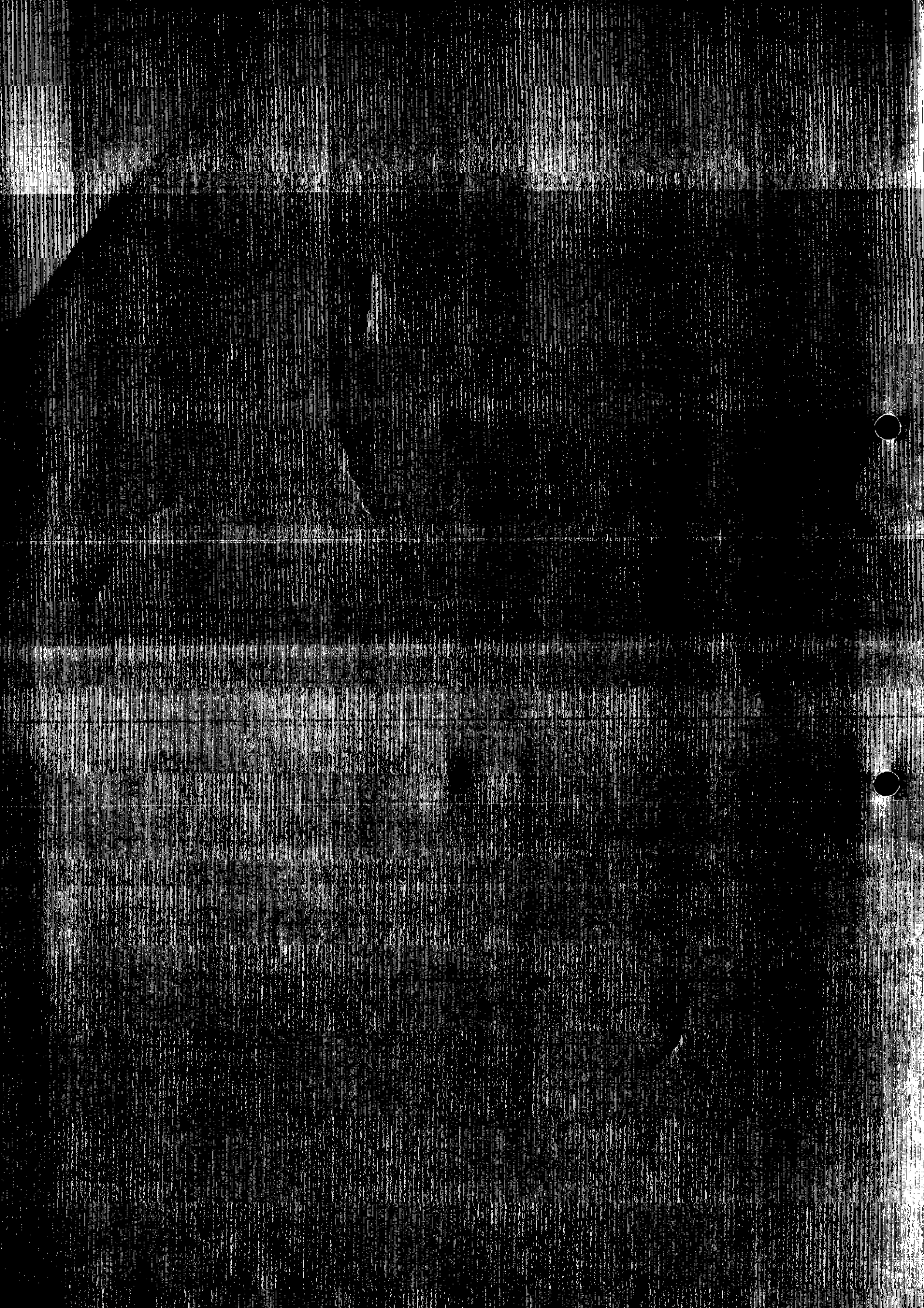
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	:	5372 P
BUILDING CONTROL NUMBER	:	BN 2002/2188
APPLICAN/AGENT	:	Amy Tanner
ADDRESS OF SITE	:	10 Wights Cove
DESCRIPTION OF PROPOSED WORK	:	11000 ltr 2 storey side/rear ext.

DRAWING NUMBERS	BC	BC
BLOCK PLAN	1766/05	1766/05
ELEVATIONS	1766/04A	1766/04A
FLOOR PLANS	1766/03A	1766/03A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/3/02	

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	



WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5372

Applicant : Mr/Mrs Tanner C/O Day Tanner P/Ship.

Location : 10, Wright Close, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		15/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 15/1/02

Date Registered : 04/12/2001

Earliest Date for Decision : 04/01/2002

Latest Consultation Date/Site Notice Expiry Date : 04/01/2002

This application will have expired on: 29/01/2002. 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 :

Highways - Widen drive to 4.8m / Garage to be reduced

Environmental Agency - No objection but attached an informative
- Landfill gas unlikely to be a risk

Woodley Town Council - No objection - concern over newly building regs.

Planning Issues :

Impact on Neighbouring Properties

Impact on the character of the area

Highways

Policy

LBE1, LBE2

WBE1, WOS3

LD3, EN1

Application Number: F/2001/ 5372–10 Wright Close, Woodley

Appraisal

Development

This application property is a link-detached house situated within a modern uniformly designed housing estate, within the identified settlement of Woodley. The dwelling lies on the East side of Wright Close. The attached dwelling is no.9 to the North and the unattached neighbour is no.11 to the South. The property has not been extended previously.

The application proposes a 2-storey rear extension and a front extension incorporating a new porch and extension to the lounge. The rear extension also wraps around the side of the building adjoining the garage roof. The main roof would have a full hip, while the wrapped around part of the extension would be pitched.

Revised plans were received (16th Jan) and put out to consultation. They showed the addition of a side landing window and the front porch and lounge extension.

1. Impact upon neighbouring properties

No. 10 is set closer to the road than the two neighbouring properties with a subsequent stagger at the rear. The side elevation of no.9 makes up the boundary, running 7.0m along the side of the rear garden. No 10 is also set back from 9 by 2.0m. The proposal would bring the rear wall of 10, approximately level with the rear building line of 9. Only a single landing (side) window is proposed at first floor level.

No. 10 is separated from no. 11 by a 1.7m wooden fence and a gap of 2.0m exists between them. There are no side windows on 9 nor 11. It is considered the proposal would not have adverse impacts on neighbours in terms of overbearing, overshadowing or overlooking.

The front extension would bring the wall of the lounge out to the front building line of the garage. The existing bow window would be reused on the front. Although the extension would extend beyond the line of no.11, it would do so only at ground floor level and therefore would have no adverse impact on the amenity of 11.

2. Impact upon the character of the area

Other properties in the close have had extensions approved of varying types mostly first floor side (No.1) or storey rear or garage conversion (no.14).

The rear extension can be viewed from the close but it is set below the upper ridge height. It is considered not to have an adverse affect on the street scene. The front extension ties in with the existing porch and uses the existing bay window. Its design does not harm the street scene.

3. Highways

The Highways Department stipulates the driveway must be widened to a minimum of 4.8m and hard surfaced and the garage must be retained for parking.

√ Approval □ Refusal

Application Number F/2001/5372
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4			Driveway to be widened to a minimum
			4.8m and hardsurfaced
5	C122	R122	

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 currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LB1, 2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3 WB1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3, EN1
MINERALS LOCAL PLAN POLICIES:	

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

Date: 28.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 10 Wright Close Woodley Reading.

APPLICATION NUMBER: F/2001/5372

OFFICER: Phillip Taylor

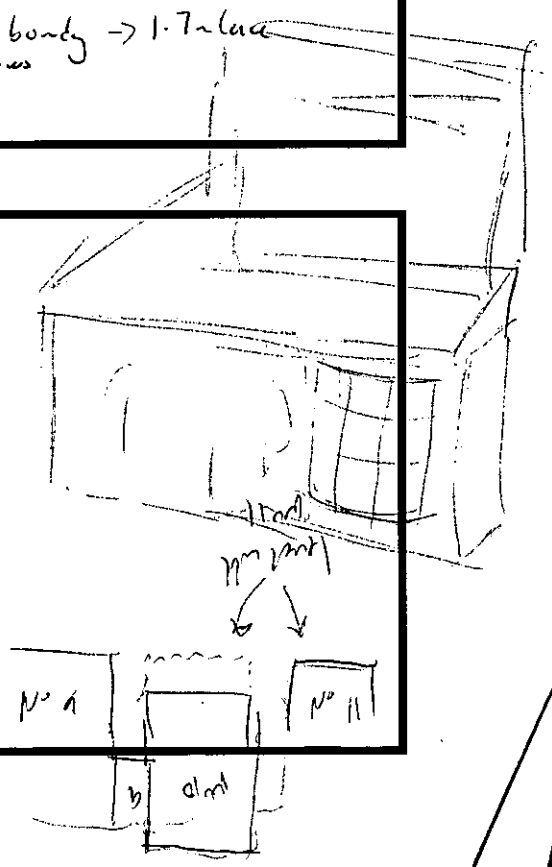
DATE OF SITE VISIT: 15/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS high density modern residential
cul-de-sac link detached / detached small 2/3 beds

3. DESCRIPTION OF SITE/BUILDING 3 bed orange brown brick link detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES 1.7m fence.
No 11 2.5m wall-wall 1.7 . No. 9 flat wall boundary -> 1.7m fence
no windows



5. SITE CONSTRAINTS

TREES No

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS no sunlight blocky

Front - Porch extension -
bring Porch net across house
in-fill to extend large
to meet front building line. - Check particle for No 11

F

Application Number : ~~NEW~~/2001/5372

Case Officer : PT

Valid Date : 4/12/01

Map No : 42

Site Area : 0.03

Received Date: 04/12/2001

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : 10, Wright Close, Woodley, Reading.

Parish : WY Ward : LOD

Applicant : Mr/Mrs Tanner C/O Day Tanner P/Ship.

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

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	REQUIRES PARKING LAYOUT	11/12	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "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 — LANDFILL SITE 250m CONSULTATION

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 — LANDFILL SITE 250m CONSULTATION

Railtrack

Police Arch Officer

HERITAGE BODIES

The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

04.DEC.2001 5372

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

Our ref : PB/pb/1766.1

29th November 2001

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir or Madam,

RE : 10 WRIGHT CLOSE, WOODLEY, BERKSHIRE

Please find enclosed the following information in order that a full planning application can be submitted.

- 6 Copies of our drawings numbered 1766/01,02,03,04 & 05
- 6 copies of all relevant application forms
- Certificate A
- Our client cheque to the sum of £95.00

I look forward to receiving a receipt for this application in the near future, but in the mean time should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully,

PAUL BONNEY
Enclosure

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C H Tanner

04.DEC.2001* 5372

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR+MRS A. TANNER
	ADDRESS	10 WRIGHT CLOSE, WOODLEY,
		READING
	POST CODE	RG5 4TY Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	55 CHURCH STREET,
		CAVERSHAM, READING
		BERKSHIRE
	POST CODE	RG4 8AX Tel. No. 9461242
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	10 WRIGHT CLOSE, WOODLEY.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY REAR + 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. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — FACING BRICKWORK TYE. CONCRETE INTERLOCKING TILES TYE. UPVC WINDOWS TYE.

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) 95-00
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR + MRS A TANNER

DATE 29-11-01

ADDRESS 10 WRIGHT CLOSE PARISH WOODLEY

PLOT No. 98 (WOODLEY AIRFIELD - PHASE I) ORD. SHEET No. SU.7772 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
M/1/62					
M/1/63	ADWEST	MINERAL EXTRACTION	13.11.63	N/A	CL
M/1/64	"	"	11.3.64	N/A	CLA
O/119/64	WOODLEY DEVS.	O/APP. RES. DEV. 240 ACRES	28.2.66	N/A	REF
SD/73, 741/73	ADWEST	" AREA 1: ROAD PATTERNS ETC.			
01201	"	" 20 ACRES	5.9.74	N/A	RE
04538	"	" & W/HOUSING: 284.3 ACRES			
08308	ADWEST / WIMPEY	" : 138.3 "	30.10.78	N/A	CL
07209, 10	"	PERIPHERAL ROAD	N/DRAWN		
09497	"	LINKS FROM "	15.2.79	N/A	CL
12133	BRYANT	DETACHED HOUSE & GARAGE	13.12.79	N/A	CL
AR12151	"	"	29.11.79	APP.	N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO. 170 ETC.

DRAINAGE

091074

Date: 17 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5372

Location: 10, Wright Close, Woodley, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr/Mrs Tanner C/O Day Tanner P/Ship.

Case Officer: Phillip Taylor

The new plans show the following: New front extension to lounge and porch. Additional window on side elevation on landing above garage roof. Drawing nos: 1766/03A, 1766/04A.

Comments are required by 25/01/2002.

Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6444.

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

PLANNING SERVICES	H/57857
POL	TLS
DC PT	ENF
APP	
CS	
16 JAN 2002	
COPIES TO:	ACK:
	FILE:

Our ref : PB/JF/1766.4

15th January 2002

Philip Taylor
Wokingham District Council
Environmental Services Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN

5372 1

Dear Mr. Taylor,

RE : 10 WRIGHT CLOSE, WOODLEY, BERKSHIRE - REFERENCE F/2001/5372

Further to your site visit today and your subsequent conversation with our Client, please find enclosed six copies of our amended drawings numbered 1766/03a and 04a.

Should you have any further queries, or require any additional information, please do not hesitate to contact us.

Yours sincerely,

PAUL BONNEY

Enclosure

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C H Tanner

Our Ref : SP/2001/005028-1/1
Your Ref : F/2001/5372

Date : 15 January 2002

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 5194-2
POI	TLS
DC PT	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Taylor

2 STOREY REAR EXTENSION AT 10 WRIGHT CLOSE, WOODLEY, READING

Thank you for your letter dated 11th December 2001, received on 14th December 2001. Please quote the following reference in any correspondence: **SU77SE/18/56**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

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 currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

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.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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

Pollution Control

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing 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.

Foul Water
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.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source

pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Day Tanner Partnership

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Phillip Taylor
Development Control

Your Ref: F/2001/5372

From: Tom Payne
Environmental Health

My Ref: 20015898

Date: 17 December 2001

PROPOSED TWO STOREY REAR EXTENSION TO DWELLING.

10 WRIGHT CLOSE, WOODLEY.

These proposals have been evaluated and I have the following comments:

According to our records there is one landfill site within 250 metres of the site.

NGR	Landfill Distance	Landfill Name	Landfill Description
SU 771 733	150 metres	Woodley Airfield	Inert

In view of the distance and type of the waste it is unlikely that landfill gas will present a risk to this proposal.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

FROM: Phillip Taylor

DATE: 11 December 2001

DEPARTED

WOODLEY TOWN CONSULTATION SHEET

SERVICES	HPT
	TLS
	ENF
P	
CS	

11 JAN 2002

COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5372

Proposal: Proposed two storey rear extension to dwelling.

Site Address: 10, Wright Close, Woodley, Reading.

Applicant: Mr/Mrs Tanner C/O Day Tanner P/Ship.

Your observations are required in respect of this application **by 04/01/2002** .

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

However, there was some concern as to whether the plans complied with building regulations.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 11 December 2001

Application Number: F/2001/5372

Proposal: Proposed two storey rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
10, Wright Close, Woodley, Reading.

Applicant:
Mr/Mrs Tanner C/O Day Tanner P/Ship.

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).

1/ C049, R049

2/ Driveway to be a minimum of 4.8 metres wide and surfaced with a hard bound material.
R: IHS&C.

3/ C122, R122.

Signed: _____ **Print name:** AC 13/12/01

Received by Wokingham District Council

Application No: F/2001/5372

Proposal:
Proposed two storey rear extension to dwelling.

Location:
10, Wright 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5372 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2002. 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 be possible for an individual reply to be issued 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

11 December 2001

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

Tel: (0118) 974 6444

Date: **11 December 2001**

My ref: F/2001/5372

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

Dear Councillor

Application Number: F/2001/5372
10, Wright Close, Woodley, Reading.
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5372**
10, Wright Close, Woodley, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

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

Tel: (0118) 974 6444

Date: **11 December 2001**

My ref: F/2001/5372

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
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_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: (0118) 974 6444

Date: **11 December 2001**

My ref: F/2001/5372

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
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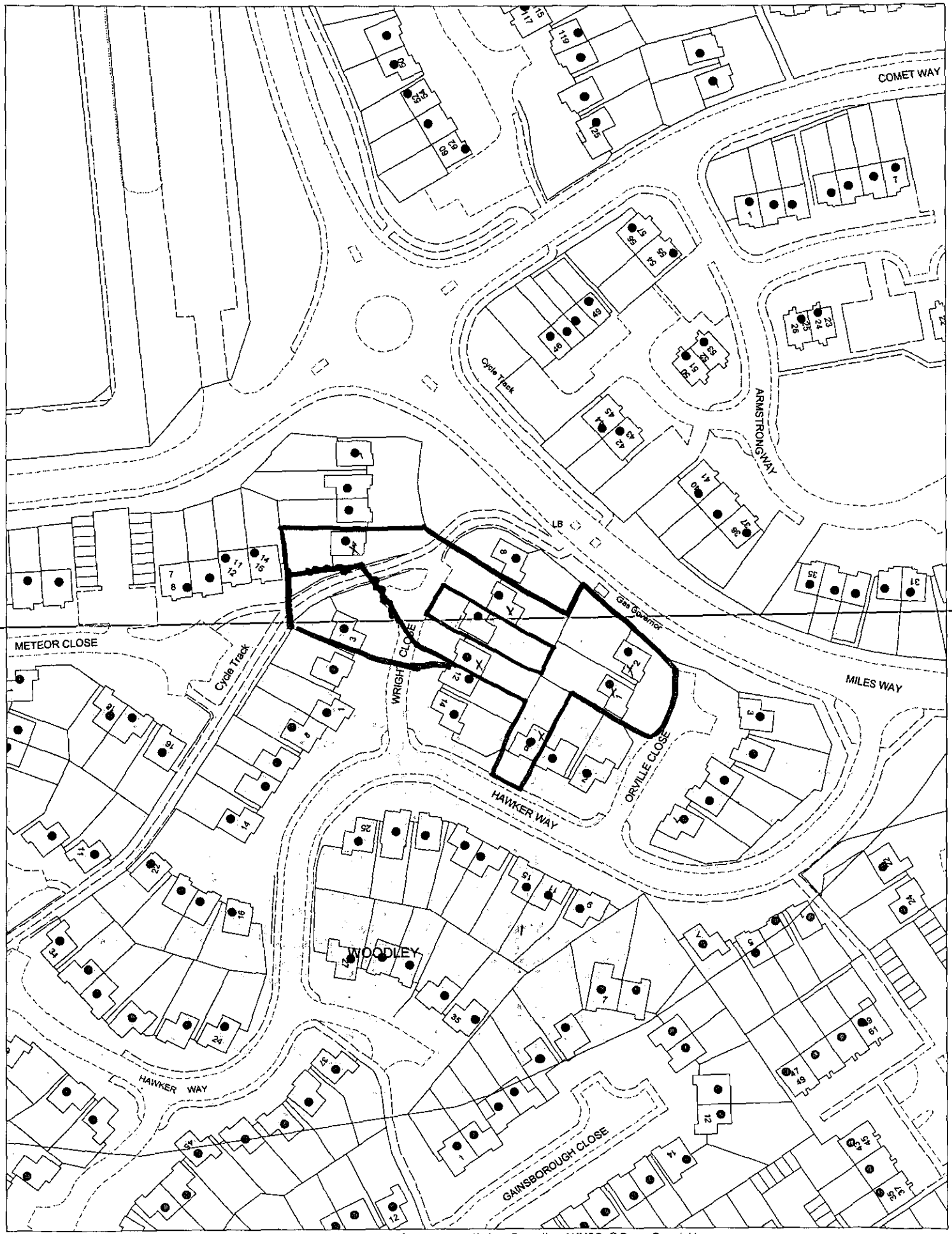
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

04.DEC.2001 * 5372



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Development Control Section, Environmental Services, Wokingham District Council.
6 December 2001 Scale: 1 : 1250

N
W E
S

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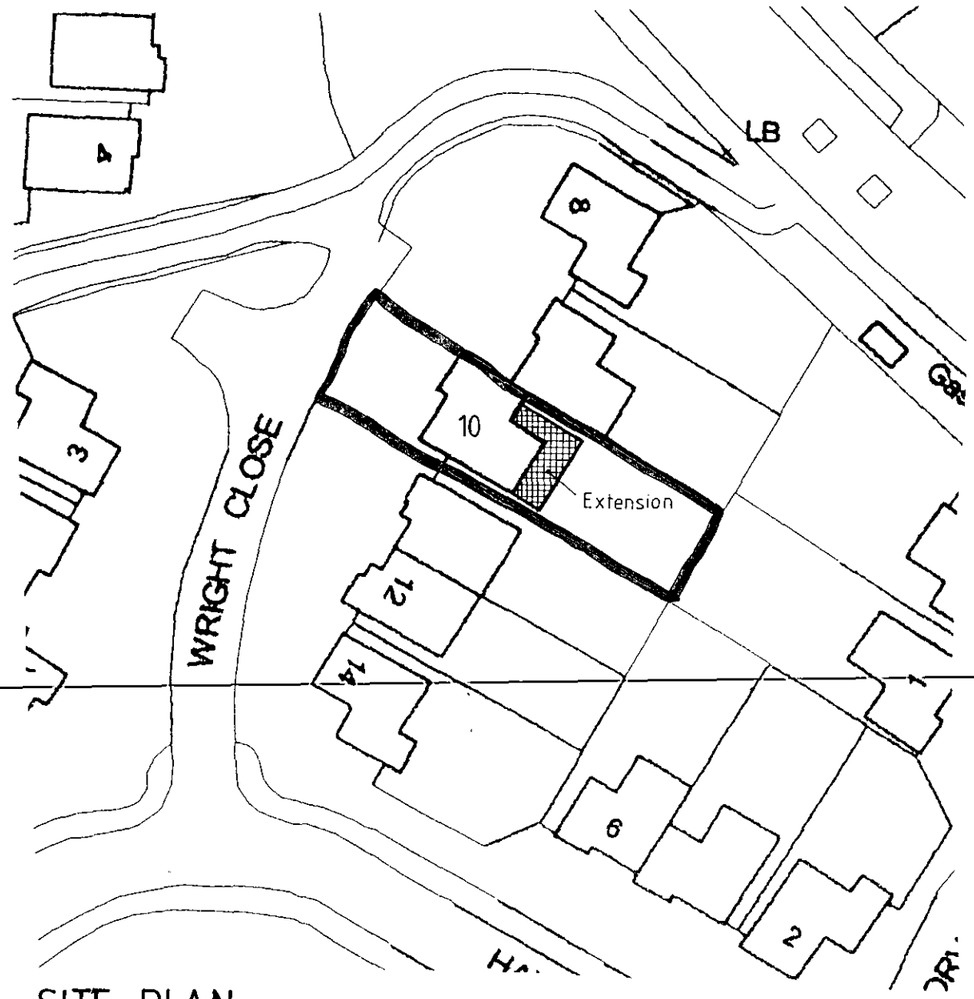
04.DEC.2001* 5372



SITE PLAN 1:500



LOCATION PLAN 1:1250

0 10 20 30 40 50 60 70 80 90 100

PR 183

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

CLIENT Mr & Mrs A.Tanner

JOB 10 Wright Close, Woodley

DRG SITE/LOCATION PLAN

SCALE 1: 1250 500 DRAWN PDB DATE Nov 01

BAGSHOT HOUSE
37-39 HIGH STREET
BAGSHOT, SURREY
GU19 5AF
01276 · 451456

55 CHURCH ST
CAVERSHAM
READING
RG4 8AX
0118 · 948 1242

1766/05

D 26/3/02

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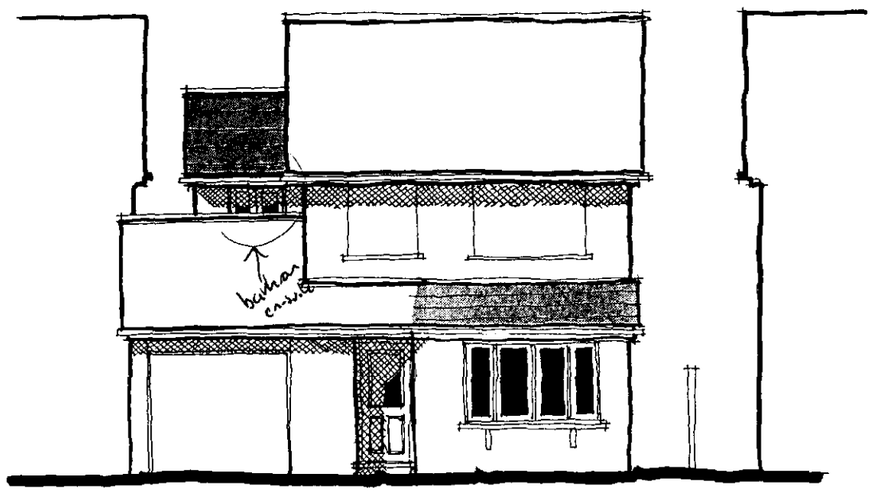
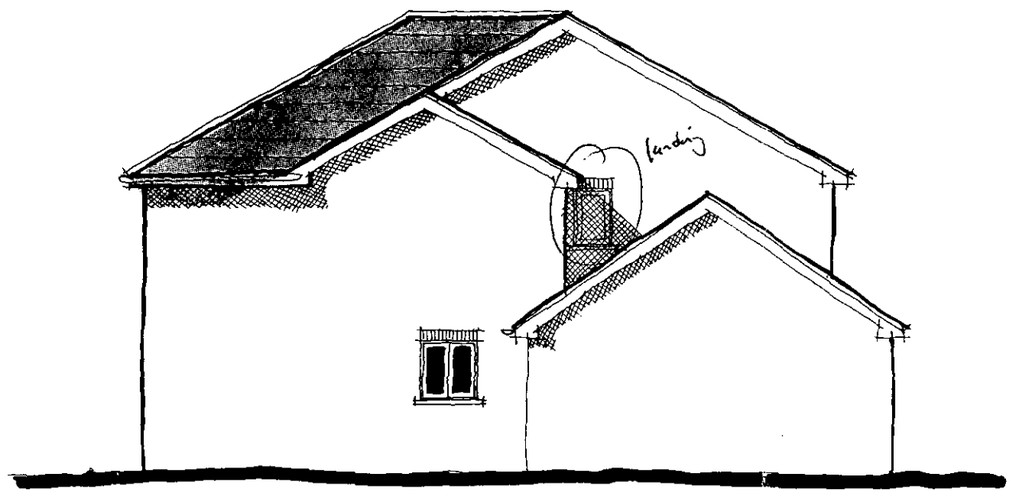


Front Elevation



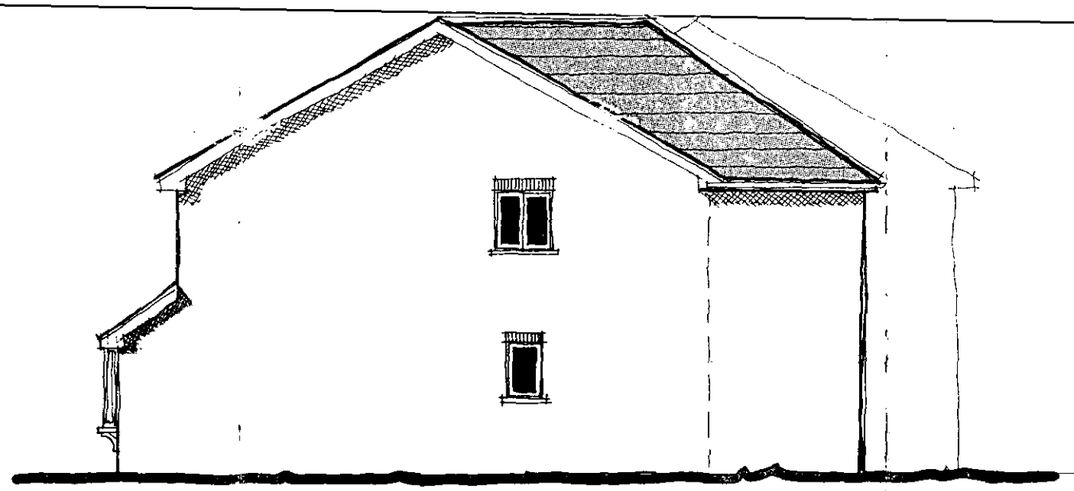
Side Elevation

REVISED PLAN

5372 33



Rear Elevation

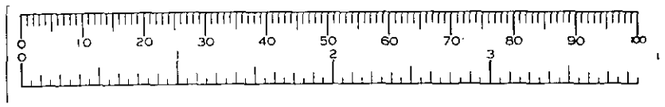


Side Elevation

APPROVED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 JAN 2002	
COPIES TO:	ACK

REVISED PLAN



DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

REV A WINDOW ADDED AND FIRST FLOOR, [illegible] EXTENDED JAN 02

CLIENT Mr & Mrs A. Tanner

JOB 10 Wright Close, Woodley

DRG PROPOSED ELEVATIONS

SCALE 1:100 DRAWN PDB DATE Nov 01

1766 / 04 A

BAGSHOT HOUSE
37-39 HIGH STREET
BAGSHOT, SURREY
GU19 5AF
01276 · 451456

55 CHURCH ST
CAVERSHAM
READING
RG4 8AX
0118 · 946 1242

TPR 183

HD 26/2/02

DO [redacted] SCALE FROM THIS DRAWING, VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.
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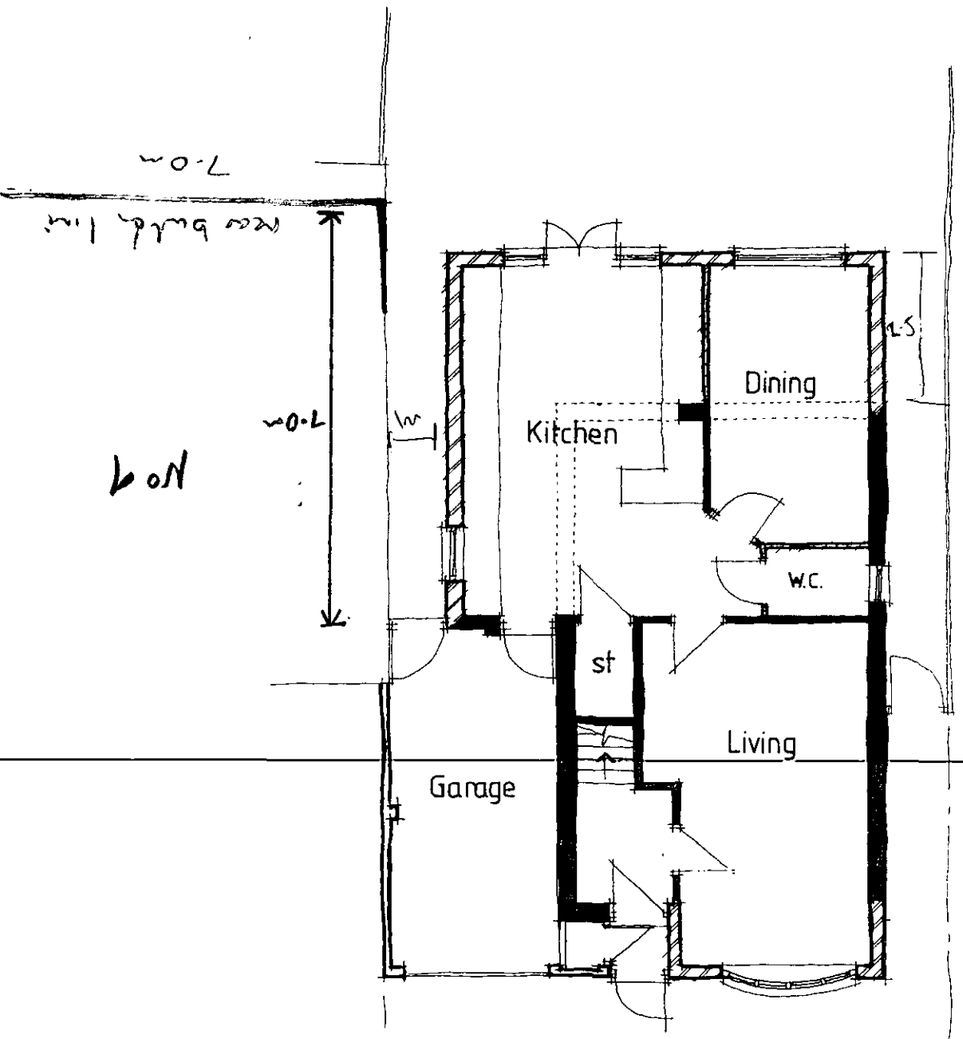
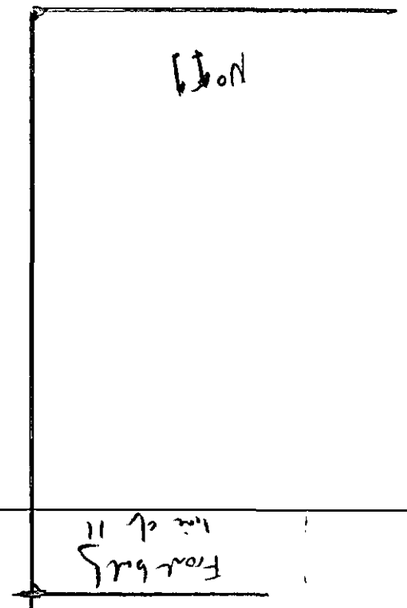
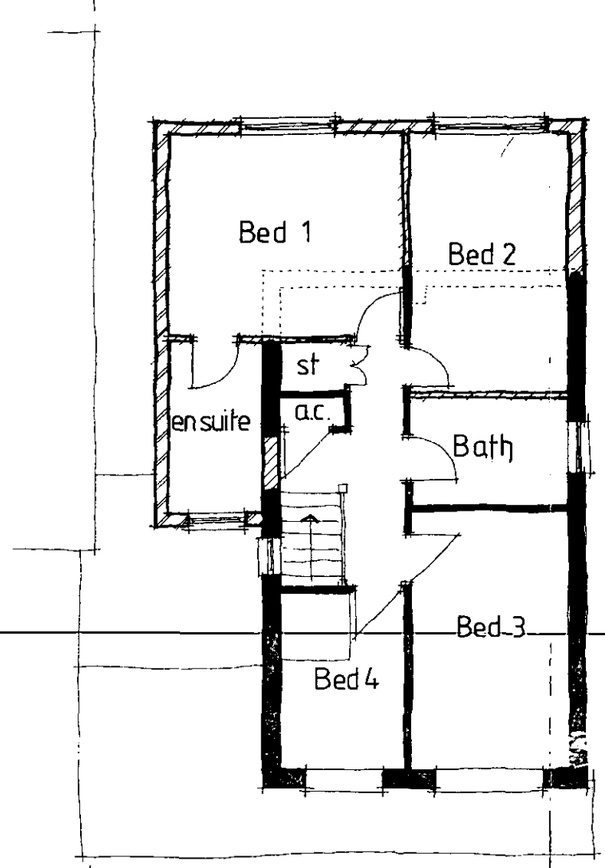


Ground Floor Plan





First Floor Plan

REVISED PLAN

5372

APPROVED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 JAN 2002	
COPIES TO:	ACK:
	FILE:

REVISED PLAN

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

REV A - FRONT BAY EXTENDED / JAN 02
WINDOW ADDED TO ... ONE

CLIENT Mr & Mrs A. Tanner

JOB 10 Wright Close, Woodley.

DRG PROPOSED PLANS

SCALE 1:100 DRAWN PDB DATE Nov '01

BAGSHOT HOUSE
37-39 HIGH STREET
BAGSHOT, SURREY
GU19 5AF
01276 - 451456

55 CHURCH ST
CAVERSHAM
READING
RG4 8AX
0118 - 946 1242

1766/03A

26/3/02

PR 183