APPLICATION NO:
F/2001/5499

LOCATION:
55 Church Road, Woodley Reading.

APPLICANT:
Mr T Hayden

PROPOSAL:
Proposed single storey side extension to dwelling and front porch extension.

EARLIEST DATE FOR DECISION: **13/01/2002**
28 day exp 17 Jan 02
APPLICATION WILL HAVE EXPIRED ON:
08/02/2002

CASE OFFICER: **Phillip Taylor**
F Lee
APPROVED

614

01

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Hayden
55 Church Road
Woodley
Reading, Berks
RG5 4QG

Application Number: F/2001/5499

Parish: **WOODLEY**

Location: **55, Church Road, Woodley, Reading.**

Proposal: **Proposed single storey side extension to dwelling and front porch extension.**

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

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

Condition
2. All new 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. 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.

Condition
5. The driveway shall be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

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

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

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 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
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
3. 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 Policy 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: 07/02/2002

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	5499	Francoise
BUILDING CONTROL NUMBER.	BP 2001/2551	North
APPLICANT/~~AGENT~~	Mr T. Hayden	
ADDRESS OF SITE	55 Church Road Woodley	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 14/12/01	Rec'd 2/1/02
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	31/5/02.	

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

COMMENCED ON SITE	4/4/02
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Francis Loo

WORK SHEET FOR : ~~Phillip Taylor~~

Application Number : F/2001/5499

Applicant : Mr T Hayden .

Location : 55, Church Road, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling and front porch extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		29 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 29 Jan 02

Date Registered : 14/12/2001

Earliest Date for Decision : 13/01/2002

Latest Consultation Date/Site Notice Expiry Date : 13/01/2002

This application will have expired on: 08/02/2002. 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 :

Wordley Parish : no comment.

Highways. : The driveway shall be widened to a minimum of 4.6 metres + the associated crossing extended to accommodate this., COH, R049. C122, R122. NO7.

Environment Agency: no objection in principle but requests informative be included.

Planning Issues : I'd Pett

LBE1. LBE2

WOS3. WBE1

EN1.

Application Number: F/2001/5499 **Officer : Francis Leo**
55 Church Road Woodley Reading

Appraisal :

Development
Proposed single storey side extension to dwelling and front porch extension. The proposal would involve the demolition of existing garage and store at its rear.

The site is a detached property located within the identified settlement of Woodley.

Impact upon neighbouring properties
No 36 Glendevon Road, adjoining property, is located at the corner of Church Road and Glendevon Road and is well away from the proposed development. No 53, the adjoining property to the south, is handed and has a garage to the side next to application site. The proposal would allow a path of 800mm between the boundary and the new garage. Being a single storey extension there would be no adverse impact upon the neighbouring property.

Impact upon the character of the area
No 36 Glendevon Road has a two storey front extension. There are similar front extensions at nos 39, 43 and at no 15 Laverham Drive. The proposed development would therfore be in keeping with the appearance and character of the street. In view of this it is felt there would be no adverse impact upon the character of the area.

Parking: There are 3 bedrooms at present and no additional bedrooms are proposed, however there is scope for 2 additional parking spaces in front of the garage to conform to Councils parking requirement as shown on attached unnumbered drawing.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5499

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2001/5499
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C01	R01	
2	C14	R14	
3.	G49	R049	
4	C122	R122	
5			The driveway shall be widened to a minimum of 4.8m plus the associated crossing extended to accommodate this..
			Reason.
			In the interest of highway safety and convenience.
Informative for approvals			(1) Environment Agency (see attached)
N16			(2) No7. page 3 of Standard conditions.
LODDON AREA LOCAL PLAN POLICIES:			LBE1. LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WOS3 WBE1.
~~GREEN BELT LOCAL PLAN POLICIES:~~			
BERKSHIRE STRUCTURE PLAN POLICIES:			EN1
~~MINERALS LOCAL PLAN POLICIES:~~			

(3)

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

Date: 7.2.02

RECORD OF SITE VISIT

Francis Loo

SITE ADDRESS: 55 Church Road Woodley Reading. APPLICATION NUMBER: F/2001/5499	OFFICER: ~~Phillip Taylor~~ DATE OF SITE VISIT: 29 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey dwelling with integral garage, open frontage. Two Conifers in the front. Door to side alley odd number

3. DESCRIPTION OF SITE/BUILDING
2 storey dwelling with separate garage at side to gether with no 53. Conserve at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 51 and 49 have rear exts.

5. SITE CONSTRAINTS

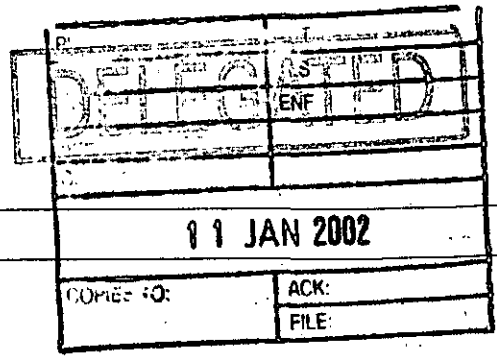
TREES	3 trees at rear.
ACCESS/PARKING	
LEVELS	—
BOUNDARY TREATMENT	1.8m high timber fence.
OTHERS	

No 43 has a 2 storey rear extn

*① House adj No 55 has a front 2 storey extn and goes round the side alley. Glen devon Road.
② No 39 has the same
③ No 15 Lavenham Drive has Sinclair

FROM: Phillip ~~Taylor~~ Francis Leo

DATE: 20 December 2001



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5499

Proposal: Proposed single storey side extension to dwelling and front porch extension..

Site Address: 55, Church Road, Woodley, Reading.

Applicant: Mr T Hayden .

Your observations are required in respect of this application **by 13/01/2002** .

The committee made no comment on this application.

SIGNED: _____ DATE: 10.1.02

Clerk To Woodley Parish/Town Council.

HIGHWAYS [redacted] ION SHEET

From: ~~Phillip Taylor~~ Francis Leo **Date:** 20 December 2001

Application Number: F/2001/5499

Proposal: Proposed single storey side extension to dwelling and front porch extension.

Parish: WOODLEY TOWN

Site Address:
55, Church Road, Woodley, Reading.

Applicant:
Mr T Hayden .

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).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam Coggins 24/12/01

[redacted]

PG 2J26500055 00

ADDRESS 55 CHURCH ROAD

PARISH WOODLEY

42

PLOT No.

O/RD. SHEET No. SU. 7673, 777

BUILDER P.H. Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr. & Mrs. Pither	Use of land for excavation of Sand & Ballast	No decision	
275/55	"	Outline	24.6.55	N/A. Refus
613/56	Mr. J. Pither	Winning & Working of Gravel	4.12.56	N/A. Refus
584/57	New Ideal Homesteads Ltd	Outline	16.10.57	N/A. Refus
0/325/60	P.H. Smith (Reading) Ltd	"	21.12.60	N/A. Cla
90/61	"	Detached House	18.5.61	App. App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environm[redacted]ices

For office use only.
Application number: 14 DEC 2001 • 5499

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 T HAYDEN 55 CHURCH RD WOODLEY RG5 4RG 0118 9696092
	Agent's Name Address and postcode Phone number	
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.	55 CHURCH ROAD WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	FRONT PORCH AND SINGLE STOREY SIDE EXTENSION.

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS AND TILES TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by
Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐ No ☑
11	Checklist. Please make sure that you enclose the following.	
	a Six copies of this form signed and dated.	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	
	c Six copies of each set of plans and drawings listed below.	
	• 1:2500 scale location plan with the site outlined in red.	
	• 1:500 scale site layout plan.	
	• 1:100 or 1:200 scale floor plans and elevations.	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: G A Heyden

on behalf of

Date 4/12/2001

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

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

Tel: (0118) 974 6444

Date: **20 December 2001**

My ref: F/2001/5499

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/5499
55, Church Road, Woodley, Reading.
Proposed single storey side extension to dwelling and front porch extension.

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

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

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

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5499**
55, Church Road, Woodley, Reading.
Proposed single storey side extension to dwelling and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

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

Tel: (0118) 974 6444

Date: **20 December 2001**

My ref: F/2001/5499

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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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/2001/5499**
55, Church Road, Woodley, Reading.
Proposed single storey side extension to dwelling and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: (0118) 974 6444

Date: **20 December 2001**

My ref: F/2001/5499

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Application Number: F/2001/5499
55, Church Road, Woodley, Reading.
Proposed single storey side extension to dwelling and front porch extension.

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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5499**
55, Church Road, Woodley, Reading.
Proposed single storey side extension to dwelling and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

Received by Wokingham District Council

Application No: F/2001/5499

Proposal:
Proposed single storey side extension to dwelling and front porch extension.

Location:
55, Church Road, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2001/5499 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 13/01/2002. 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

20 December 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5499
CASE OFFICER: Phillip Taylor

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

S2048

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

ENVIRONMENT AGENCY

Our Ref : SP/2001/005074-1/1
Your Ref : F/2001/5499

Date : 18 January 2002

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

Dear Mr ~~Taylor~~ Mr Leo

SINGLE STOREY SIDE EXTENSION TO DWELLING AND FRONT PORCH AT 55 CHURCH ROAD, WOODLEY, READING

Thank you for your letter dated 20th December 2001, received on 24th December 2001. Please quote the following reference in any correspondence: **SU77SE/17/21**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is 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 are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

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

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Clean Roof and Surface Water
The site is 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.

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: Mr T Hayden

Application Number : F/2001/5499	Map No : 42
Case Officer : PT	Site Area : 0.04
Valid Date : 14/12/01	Received Date: 14/12/2001

Level : Delegated Application

Description : Proposed single storey side extension to dwelling and front porch extension.

Location : 55, Church Road, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Mr T Hayden .

Fee Required: £95 Fee Received: £95 (1)

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	21/12	
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 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) ✓ LANDFILL SITE 250m CONSULTATION
- GROUNDWATER PROTECTION ZONE

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

NEIGHBOURS

S/W + see map

OTHERS

No pre-apps

5499

Environmental Services

For office use only.
Application number: 14 DEC 2001 5499

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR T HAYDEN
	Address and postcode	55 CHURCH RD WOODLEY RG5 4QG
	Phone number	0118 9696092
	Agent's Name	
	Address and postcode	
	Phone number	
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.	55 CHURCH ROAD WOODLEY
4	Give brief details of the proposal for example, two storey side extension: About the application	FRONT PORCH AND SINGLE STOREY SIDE EXTENSION.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS AND TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: C A Hayden

on behalf of

Date 4/12/2001

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

PG 2J26500055 00

ADDRESS 55 CHURCH ROAD

PARISH WOODLEY

42

PLOT No.

ORD. SHEET No. SU. 7673, 7773

BUILDER P. H. Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr. & Mrs. Pither	Use of land for excavation of Sand & Ballast	No decision	
275/55	"	Outline	24.6.55	N/A. Refus
613/56	Mr. J. Pither	Winning & Working of Gravel	4.12.56	N/A. Refus
584/57	New Ideal Homesteads Ltd	Outline	16.10.57	N/A. Refus
01325/60	P.H. Smith (Reading) Ltd	"	21.12.60	N/A. Cln.
90/61	"	Detached House	18.5.61	App. App

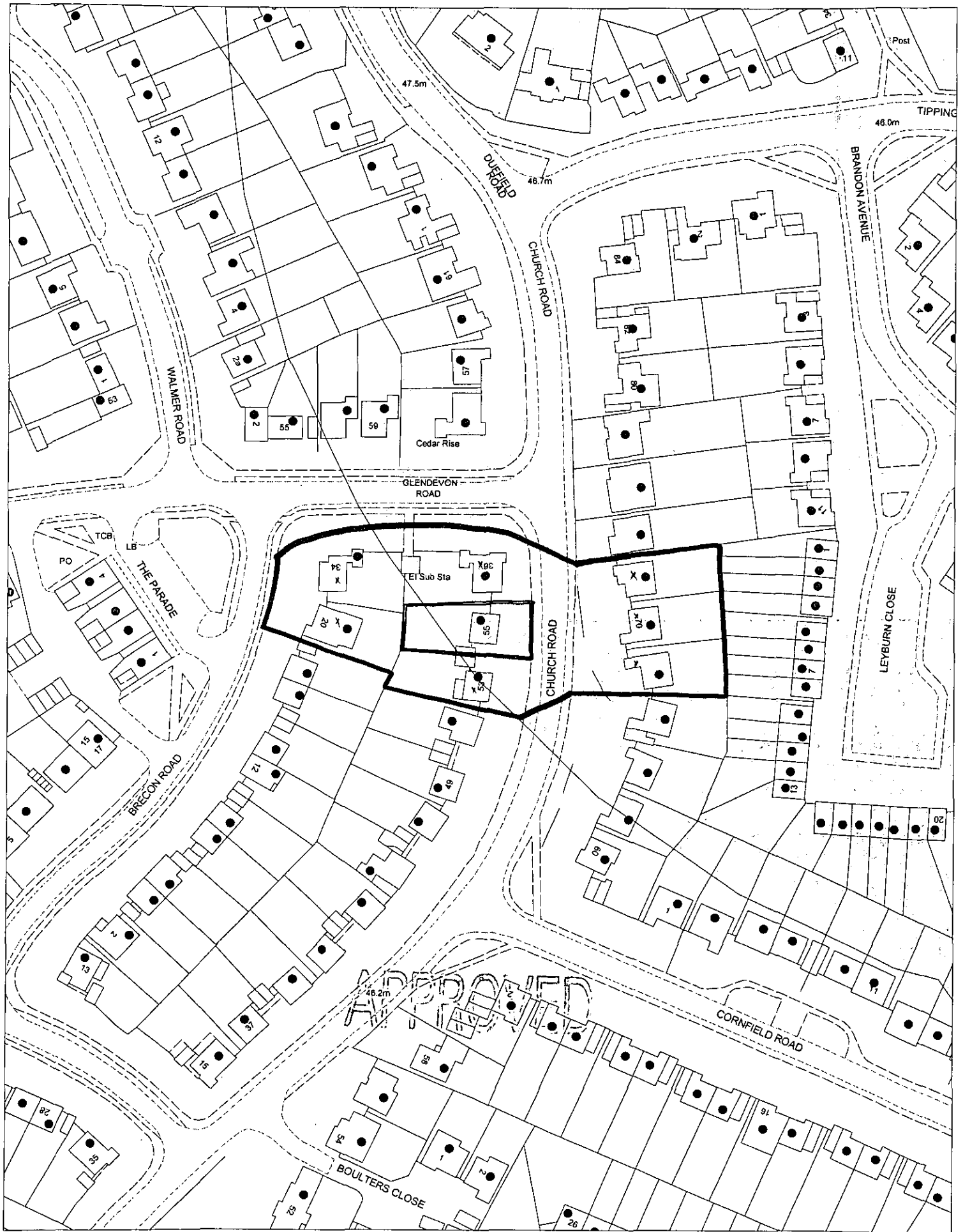
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

14.DEC.2001 5499



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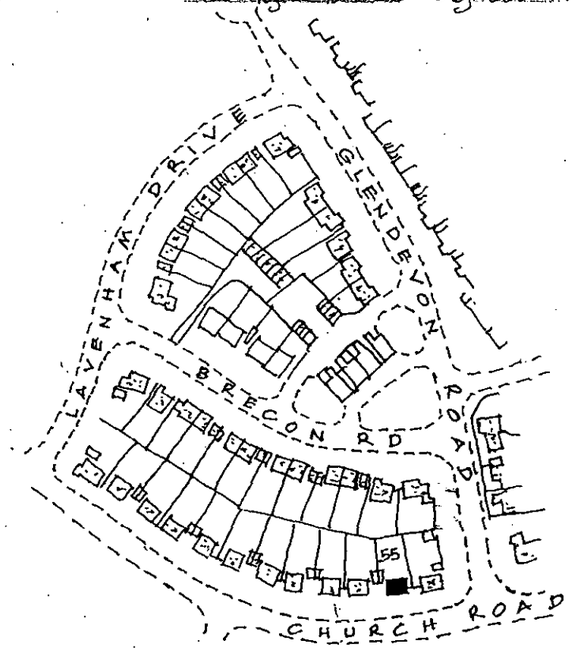
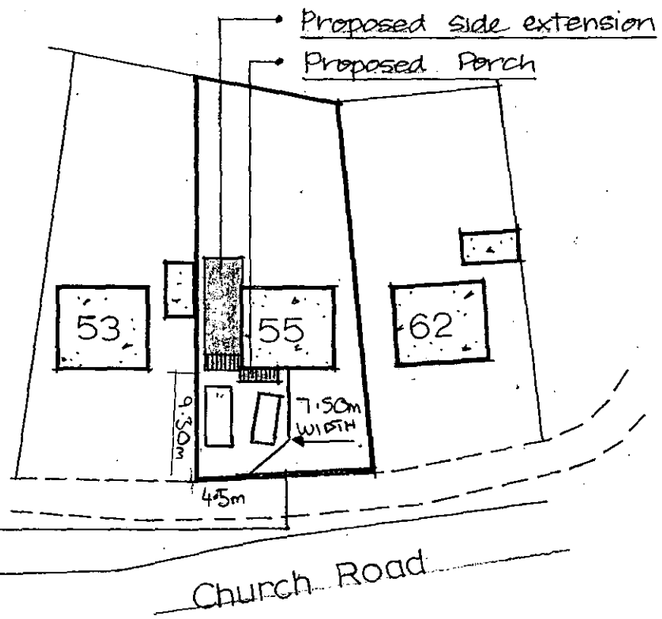
Development Control Section, Environmental Services, Wokingham District Council.
18 December 2001 Scale: 1 : 1250

N
W E
S

Min' 600 x 300 concrete strip foundations taken down to suitable load-bearing strata, min 1m deep and below invert level of drainge.
All subject to inspection and Approval by L.A. Blg Control and to any relevant TWA requirements.
Suitable steps to be formed at door from breakfast room down to patio. Design to be agreed with owner.



location plan 1 : 2500



site plan 1 : 500

600mm high retaining wall to be built across frontage of property in brickwork to match existing.

APPROVED

PLANNING SERVICES
POL
DC
APP
CS
02 JAN 2002
ACK:
FILE:

F/2001/5499

MRS T HAYDEN 55 CHURCH RD, WOODLEY

SCALE 1 : 100

