APPLICATION NO.
F/2002/8161

LOCATION:
70 Woodwaye, Woodley Reading.

APPLICANT:
Mrs Boulton-Cox C/O Poerland Conservatories

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **05/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 03/02/2003

CASE OFFICER: **Dawn Hancocks**

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

09.DEC.2002 8:51



VIEWS OF REAR

09.DEC.2002 8161



09.DEC.2002 8:51



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Boulton-Cox
C/O Portland Conservatories
Paragon House
Seymour Grove
Manchester
M16 OLN

Application Number: F/2002/8161

Parish: **WOODLEY**

Location: **70, Woodwaye, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

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.

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 Policy EN1.
Loddon Area Local Plan Policies LBE1 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

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.

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/8161

Applicant : Mrs Boulton-Cox C/O Poerland Conservatories.

Location : 70, Woodwaye, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....7/1/03.....

Date Registered : 09/12/2002

Earliest Date for Decision : 05/01/2003

Latest Consultation Date/Site Notice Expiry Date : 05/01/2003

This application will have expired on: 03/02/2003. 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 :

Woodley Town Council - no comment

Planning Issues :

Ld settlement
Impact upon neighbours
" " street scene

Application Number: F/2002/8161

Appraisal:

Development
The proposed is for a single storey rear extension to form a conservatory. The site is a detached bungalow located within the identified settlement of Woodley. The property has already been extended to the rear. The proposed conservatory would be 3.5m wide, 2.3m long with a mono pitch roof and a maximum height of 2.7m.

1) Impact upon the neighbours
The proposed conservatory would be set away from the boundaries with neighbouring properties. A 1.8m fence with vegetation encloses the site to the rear. No.68 has a flat roof single storey extension up to the side boundary, there are no overlooking windows. There are two storey houses to the rear at a distance of at least 35m. It is considered that there would be no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
No part of the proposed would be visible from the front of the house. It is therefore considered that there would be no adverse impact upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/8161
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LTV1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 W093

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. J.S. Andrewsville
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 21/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 70 Woodwaye
Woodley Reading.

APPLICATION NUMBER: F/2002/8161

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 7/1

1 SITE/STATUTORY NOTICE DISPLAYED ? √ Yes, post to front

2. DESCRIPTION OF SURROUNDINGS

bungalows

3. DESCRIPTION OF SITE/BUILDING

bungalow + 2 existing cons.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES tall to rear not affected.

ACCESS/PARKING

LEVELS garden slightly higher ~ 0.2m

BOUNDARY TREATMENT 1.8m fence to sides

OTHERS No 68 flat roof s/st/ to side, no windows
2 st houses to rear, cons to rear.

FROM: Dawn Hancocks

DATE: 13 December 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8161

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 70, Woodwaye, Woodley, Reading.

Applicant: Mrs Boulton-Cox C/O Poerland Conservatories.

Your observations are required in respect of this application **by 05/01/2003** .

PLANNING SE...
POL
CS
06 JAN 2003

No comment

SIGNED: _____ DATE: 8.1.03.

Clerk To Woodley Town Council Parish/Town Council.

Application Number: F/2002/8161

Case Officer : OSH.

Valid Date : 9.12.02

Map No : 41

Site Area :

Received Date: 09/12/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : 70, Woodwaye, Woodley, Reading.

Parish : WY **Ward :** Bulmershe 13.12.02 -B.

Applicant : Mrs Boulton-Cox C/O Poerland Conservatories.

Fee Required: £110 **Fee Received: £110** (10)

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			
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 13.12.02

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/v...&...see map.....

.....

.....

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		77BEECHWOOD AVENUEREADING	RG5 3DF
		9BEAUFIELD CLOSEREADING	RG5 3DH
		67WOODWAYEREADING	RG5 3HB
		68WOODWAYEREADING	RG5 3HB
		69WOODWAYEREADING	RG5 3HB
		70WOODWAYEREADING	RG5 3HB
		72WOODWAYEREADING	RG5 3HB

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

Tel: (0118) 974 6446

Date: 13 December 2002

My ref: F/2002/8161

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Rahmouni
33 Manners Road
Woodley
Berks
RG5 3EA

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/2002/8161
70, Woodwaye, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8161**
70, Woodwaye, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rahmouni

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

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

Tel: (0118) 974 6446

Date: 13 December 2002

My ref: F/2002/8161

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bland
5 Linden Road
Woodley
Berks
RG5 3QT

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
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Development Control Manager

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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bland

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

Ref: eds/711418

09 DEC 2002 8161

Date:06 December 2002

09 DEC 2002

Planning Department,
Wokingham District Council.
PO. BOX 155,
Shute End,
Wokingham,
Berkshire. RG40 1 WR.

Dear Sirs

Re: **Proposed Conservatory**

Please find enclosed herewith our Planning Application for the erection of a conservatory at:70, Woodwaye.

I have also enclosed the necessary plans/elevations (1:50), site plan (1: 1250), block plan (1:500) and a cheque (if appropriate) for £ 110.00 to cover the prescibed fee.

Should you require any further details regarding this matter, please do not hesitate to contact our Planning Liaison Officer, Christine Melody on 0161 872 1001.

Please quote reference No 711418.

Yours sincerely

Eric Stacey

Eric Stacey
Planning Officer

Enc.

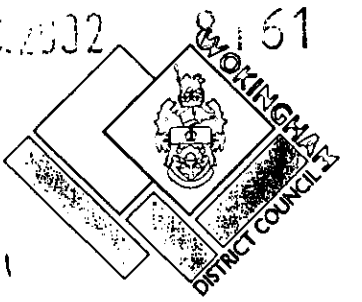
Paragon House, Seymour Grove, Manchester M16 0LN
Telephone: 0161 872 1001 Facsimile: 0161 786 0800
www.portland-conservatories.co.uk

Portland Conservatories Ltd. registered in England No. 1657801

Conservatory Association
GGF Glass and Glazing Federation

1959/a

HOUSEHOLDER PLANNING APPLICATION



8161

09 DEC 2002

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 153, 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	MRS BOULTON-COX
	ADDRESS	70, WOODWAYE
		WOODLEY
		READING
	POST CODE	RG5 3HB Tel. No. 969 4241
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	PORTLAND CONSERVATORIES
	ADDRESS	PARAGON HOUSE
		SEYMOUR GROVE
		MANCHESTER
	POST CODE	M16 0LN Tel. No. 0161 872 1001
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	AS APPLICANT
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR CONSERVATORY 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 — LBC. TUDOR FACING BRICK; HARDWOOD FRAMES; GREEN TINTED GLASS ROOF

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) ✓
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 MRS BOULTON-COX

DATE 06/12/2002

Received by Wokingham District Council

Application No: F/2002/8161

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
70, Woodwaye, 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/2002/8161 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2003. 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.

Trevor Watson
Development Control Manager

13 December 2002