APPLICATION NO.
F/2002/8172

LOCATION:
7 Walmer Road, Woodley Reading.

APPLICANT:
Mr A Brown

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

EARLIEST DATE FOR DECISION 09/01/2003

APPLICATION WILL HAVE EXPIRED ON 05/02/2003

CASE OFFICER:

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Brown
7 Walmer Road
Woodley
Reading
Berks
RG5 4PN

Application Number: F/2002/8172

Parish: **WOODLEY**

Location: **7, Walmer Road, 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, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

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 : RICHARD KNIGHT

Application Number : F/2002/8172

Applicant : Mr A Brown .

Location : 7, Walmer Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : 17/12/02.

Date of Site Visit : 2/01/03.

Date Registered : 11/12/2002

Earliest Date for Decision : 09/01/2003

Latest Consultation Date/Site Notice Expiry Date : 09/01/2003

This application will have expired on: 05/02/2003. 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 :

5. WALMER ROAD – SUPPORT

T.C. – NO COMMENT

Planning Issues :

Application Number: F/2002/8172

Appraisal :

Victorian Style Conservatory set in the centre of the rear elevation.
Hidden by existing S(S rear extension from no 9.
Screened by exting boundary fence and shrubbery from no 5.
There will be ~~no adverse~~ no adverse effect on Street scene or neighbours.

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

Application Number F/2002/8172
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
~~02~~	~~C014~~.		
02	C014	R014.	

RECORD OF SITE VISIT

SITE ADDRESS: 7 Walmer Road
Woodley Reading.

APPLICATION NUMBER: F/2002/8172

OFFICER:

DATE OF SITE VISIT: 2/01/03.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES- Post in garden.

2. DESCRIPTION OF SURROUNDINGS

Detached dwellings - open fronted - linked by garages in some cases.

3. DESCRIPTION OF SITE/BUILDING

Detached house with S/S rear extension to boundary with No 9.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Level with no 9, set behind no 5.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A.

LEVELS Level site.

BOUNDARY TREATMENT EXISTING FENCE/SHRUBBERY ON SIDE WITH NO 5.

OTHERS NONE.

RKK

COMMENTS ON APPLICATION: F/2002/8172

YOUR NAME: Mr & Mrs G. ALLCHURCH

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***

5 WALMER ROAD
WOODLEY
BERKSHIRE
RG5 4PN

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO	

24 DEC 2002

Ack 10/1/03

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐

SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

FROM: RICHARD KNIGHT

DELEGATED

DATE: 17 December 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8172

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

Site Address: 7, Walmer Road, Woodley, Reading.

Applicant: Mr A Brown .

Your observations are required in respect of this application **by 09/01/2003** .

No comment

SIGNED: _____ DATE: 8.1.03.

Clerk To Woodley Town Council Parish/Town Council.

COMMENTS ON APPLICATION: F/2002/8172 RXK

YOUR NAME: Mr & Mrs G. ALLCHURCH

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***

5 WALMER ROAD
WOODLEY
BERKSHIRE
RG5 4PN

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO	

24 DEC 2002

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐

SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Application Number: F/2002/8172

Case Officer : QxK

Valid Date :	11.12.02

Map No :	37
Site Area :	0.04
Received Date: 11/12/2002	

Level : Delegated Application

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

Location : 7, Walmer Road, Woodley, Reading.

Parish : WY **Ward :** Coronation 17.12.02 -B.

Applicant : Mr A Brown .

Fee Required: £110 **Fee Received: £110** (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			
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 17.12.02 B.

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

Groundwater Zone

NEIGHBOURS

S/N & Sec mar:

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		51GLENDEVON ROADREADING	RG5 4PL
		10WALMER ROADREADING	RG5 4PN
		12WALMER ROADREADING	RG5 4PN
		5WALMER ROADREADING	RG5 4PN
		7WALMER ROADREADING	RG5 4PN
		8WALMER ROADREADING	RG5 4PN
		9WALMER ROADREADING	RG5 4PN
		5TELFORD CRESCENTREADING	RG5 4QT

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

Tel:

Date: 17 December 2002

My ref: F/2002/8172

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/8172
7, Walmer Road, 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 on in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM RICHARD KNIGHT
Case officer: Application Number: **F/2002/8172**
7, Walmer Road, 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 Lennard

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

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

Tel:

Date: 17 December 2002

My ref: F/2002/8172

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ashman
60 Park View Drive North
Charvil
Berks
RG10 9QY

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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7, Walmer Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: Application Number: **F/2002/8172**
7, Walmer Road, 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 Ashman

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

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

Tel:

Date: 17 December 2002

My ref: F/2002/8172

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Swaddle
26 Palmerstone Road
Earley
Berks
RG6 1HL

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/2002/8172
7, Walmer Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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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.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM RICHARD KNIGHT
Case officer: Application Number: **F/2002/8172**
7, Walmer Road, 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 Swaddle

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

Received by Wokingham District Council

Application No: F/2002/8172

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

Location:
7, Walmer 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/2002/8172 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/01/2003. 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

17 December 2002

11.DEC.2002 8172

7 Walmer Road
Woodley
Reading
Berks
RG5 4PN

8172

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157, Shute End
Wokingham RG40 1WR

11 DEC 2002

Dear Sir

Planning Application for an Extension to 7 Walmer Road, Woodley

In connection with the above I enclose:

- 6 copies of the householder planning application form
- 6 copies of 1:2500 scale location plan
- 6 copies of 1:500 scale block plan
- 6 copies of the ground floor plan
- 6 copies of rear and side elevations
- a cheque for £110.00 to cover the planning application fee

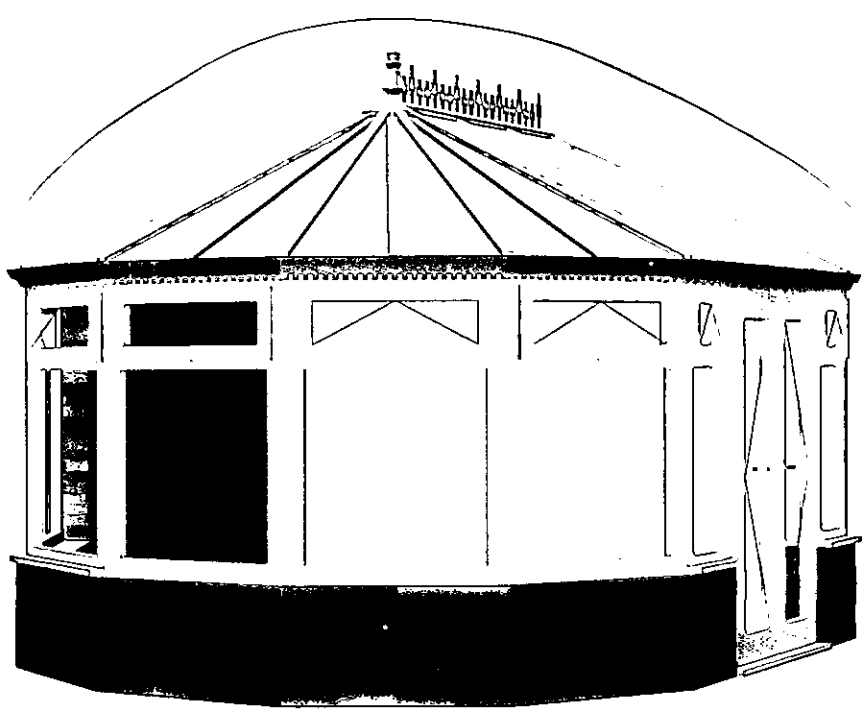
From talking to a duty planning officer, I understand that Building Regulations consent is not required as, in particular, existing external doorways are unaffected and the floor area of the proposed extension is only 16 m sq.

I have not included a first floor plan as the upstairs is unaffected by the proposed extension.

If you need more information or have any questions I am contactable at home on 0118 9696210.

Yours Faithfully

A.F.Brown
10.12.02



Environmental Services

For office use only.
Application number: 11.DEC.2002 8172

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.

WOKINGHAM UNITARY
Aiming for Excellence

11 DEC 2002

1	Your name	MR A.F. BROWN
	Address and postcode	7 WALMER ROAD WOODLEY READING, BERKS RG5 4PN
	Phone number	0118 9696210
2	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.	AS I AMOUR ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION IN THE FORM OF A VICTORIAN CONSERVATORY
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.	SOME TREES IN THE GARDEN Yes ☐ No ☑ BUT NONE WILL BE AFFECTED BY THE PROPOSED EXTENSION
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	0.6M WALL IN YELLOW BRICK TO MATCH EXISTING BRICKWORK. WHITE PVC-U FRAMES WITH DOUBLE-GLAZED WINDOWS AND DOORS. POLYCARBONATE ROOF.
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: 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: A J Bray on behalf of

Date 08.12.02

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

①

ADDRESS 7 WALMER ROAD PARISH WOODLEY

PLOT No. 13 ORD. SHEET No. SU 7674(37)

BUILDER New Ideal Homesteads Ltd

Plan No...	Applicant	Description of Development	Date of Decision	Decision
141/48	Ham River Grit Co	Gravel Excavation	23·4·48	N/A. C/A.
426/48	Thames Grit & Aggregates Ltd	" "	8·2·49	N/A. C/A.
630/57	Ham River Grit Co	" "	9·10·57	N/A. C/A.
01216/65	Mr. R. Prancia	Outline {Residential Development}	29·10·65	N/A. Refuse
178/67	New Ideal Homesteads Ltd	Detached House.	18·1·68	N/A. C/A.
67/68	" Supersedes 178/67	{Road & Sewer details Detached House}	11·7·68	RAPP. C/A.
BR 1687	MR V BOWEN	S/STOREY EXTENSION INCLUDING GARAGE	12·7·74	APP. N/A
BR 1686	"	EXTENSION TO EXISTING GARAGE	12·12·74	APP. N/A
1779	"	" " " "	19·12·74	N/A REFUSE
01780	"	" " " "	19·12·74	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

②

ADDRESS 7 WALMER ROAD PARISH WOODLEY

PLOT No. 13 ORD. SHEET No. SU 7674(37)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 2177	MR V BOWEN	2/STOREY EXTENSION	17·3·75	APP N/A
02238	"	" "	17·4·75	N/A C/A
BR 15747	"	DINING ROOM EXT., ENCL PORCH	28·10·80	APP N/A
14410	"	"	20·11·80	N/A- C/A
F/2002/8172	Mr Brown	S/St R. ext - Conservatory		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074