26/9

APPLICATION NO:
F/2002/7412

LOCATION:
74 Austin Road, Woodley Reading.

APPLICANT:
Mr/Mrs G Carpenter C/O Colin Dawson & Associates

PROPOSAL:
Proposed single storey rear and front extensions to dwelling.

EARLIEST DATE FOR DECISION: **22/09/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/10/2002

CASE OFFICER: **Louise Smith**

APPROVED

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Carpenter
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
READING
Berkshire RG10 9PY

Application Number: F/2002/7412

Parish: **WOODLEY**

Location: **74 Austin Road, Woodley, Reading**

Proposal: **Proposed single storey rear and front extensions 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.

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

T. G Watson

Trevor Watson
Development Control Manager
Date: 01/10/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	74/2	LS
BUILDING CONTROL NUMBER.	BR2003/3806	NVK
~~APPLICANT~~/AGENT	Colin Dawson + Assoc.	
ADDRESS OF SITE	74 Austin Road Woodley	
DESCRIPTION OF PROPOSED WORK	S/S. front + rear exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D667-01A	D667-01
ELEVATIONS	-u-	-u-
FLOOR PLANS	-u-	-u-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/10/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	17/1/03	

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 : Louise Smith

Application Number : F/2002/7412

Applicant : Mr/Mrs G Carpenter C/O Colin Dawson & Associates.

Location : 74, Austin Road, Woodley, Reading.
Proposal : Proposed single storey rear and front extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/08/2002

Earliest Date for Decision : 22/09/2002

Latest Consultation Date/Site Notice Expiry Date : 22/09/2002

This application will have expired on: 14/10/2002. 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 :
PC - no comment

Planning Issues :
Identified Settlement
Impact on Neighbouring Dwellings
" " character of Street Scene.

Application Number: F/2002/7412

Appraisal :

The site is a semi-detached dwelling, situated on a corner plot within the identified settlement boundary. This applicato- proposes S/S front porch extension and S/S rear extension.

Impact on neighbouring dwellings:
Due to the scale, siting and design of the front porch extension, no adverse impacts are considered

The S/S rear extension would project to the same level as No 72's single storey rear extension and form a party wall along the side boundary. No overbearing or loss of light issues would result. Furthermore, there is sufficient boundary screening and distance to the rear of the site to prevent significant overlooking.

Impact on character of street scene:
The design of the extensions would be in keeping with the original dwelling. There is a mix of front porch designs along the street scene and extensions to the side and rear of sites are not uncommon. The extensions are not considered to detract from the character of the street scene.

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

Application Number F/2002/7412
Conditions/Reasons for Refusal

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

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

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: LP3 EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 1/10/02

RECORD OF SITE VISIT

SITE ADDRESS: 74 Austin Road
Woodley Reading.

APPLICATION NUMBER: F/2002/7412

OFFICER: Louise Smith

DATE OF SITE VISIT: 2/9/2

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Residential road - semi-d 2/s dwellings.
open plan estate

3. DESCRIPTION OF SITE/BUILDING
2/s semi - corner plot
2/s side extension - set back in front elevation.

4. RELATIONSHIP TO ADJOINING PROPERTIES
existing flat roof porch canopy
mix in street scene No 76 gable end No 71 - mono pitch.
82 flat roof

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING Detached gge to rear of property + one space in driveway

LEVELS Level.

BOUNDARY TREATMENT right 2m high conifer hedge left 2m cb fencing + rear shrubs along

OTHERS
No 72 has flat roofed s/s rear ext to boundary c. 3m projection

FROM: Louise Smith

DATE: 30 August 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7412

Proposal: Proposed single storey rear and front extensions to dwelling..

Site Address: 74, Austin Road, Woodley, Reading.

Applicant: Mr/Mrs G Carpenter C/O Colin Dawson & Associates.

Your observations are required in respect of this application **by 22/09/2002** .

No Comment.

PLANNING SERVICES	HPT
POL	TLS
20 SEP 2002	

SIGNED: _____ DATE: 18.9.02.

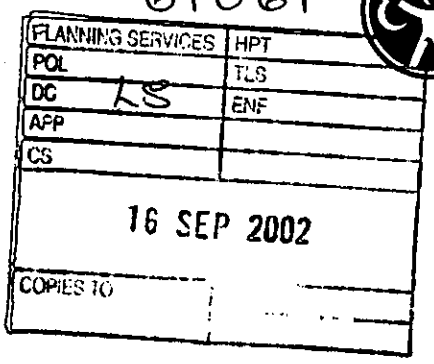
Clerk To Woodley Parish/Town Council.

61061

PLANNING SERVICES	HPT
POL	TLS
DC LS	ENF
APP	
CS	

16 SEP 2002

COPIES TO



ENVIRONMENT AGENCY

Our Ref : SP/2002/006379-1/1
Your Ref : F/2OO2/7412

Date : 13 September 2002

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

Dear Sir/Madam

SINGLE STOREY REAR AND FRONT EXTENSIONS TO DWELLING 74, AUSTIN ROAD, WOODLEY, READING

Thank you for your letter dated 30 August 2002, received on 03 September 2002. Please quote the following reference in any correspondence: **SU77SE/13/24.** The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development.

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.

ADVICE

Environment Protection

Surfacc water from hard surfaced 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.

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.

Water Conservation

Household Use

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

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season

(generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

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

REBECCA CHEATLEY
Development Planning Officer

Direct dial: 01276 454492
Direct fax: 01276 454352
Email: rebecca.cheatley@environment-agency.gov.uk

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 30 August 2002

Application Number: F/2002/7412
re: Parking
Proposal: Proposed single storey rear and front extensions to dwelling.

Parish: WOODLEY TOWN

Site Address:
74, Austin Road, Woodley, Reading.

Applicant:
Mr/Mrs G Carpenter C/O Colin Dawson & Associates.

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).

C22, R22
C049, R049

Signed: _____ **Print name:** AC 12/9/02

HIGHWAYS CONSULTATION SHEET

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Proposal: Proposed single storey rear and front extensions to dwelling.

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✓ 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 2 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:** AK 9/9/02

Adam,

The driveway and garaging is to the rear of the plot - (access from Consul Close).

∴ on this basis surely OK -

Think there was previous confusion over impact of front extension or driveway which was probably the reason why you were consulted

Louise

Application Number : F/2002/7412	Map No : 47
Case Officer : LS	Site Area : 0.04
Valid Date : 19/8/02	Received Date: 19/08/2002

Level : Delegated Application

Description : Proposed single storey rear and front extensions to dwelling.

Location : 74, Austin Road, Woodley, Reading.

Parish : WY Ward : LOD

Applicant : Mr/Mrs G Carpenter C/O Colin Dawson & Associates.

Fee Required: £110 Fee Received: £110 (4)

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	encroachment onto N° 72 - Should be 72 - See wall.	Certificate 'B' on appn. form.	
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 – parking?

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency – Landfill 250m Consultation 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

25/N + see map

1 for Consul Close

1 for Austin Road

OTHERS

Proposed environmental improvement - No pre-apps

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

Tel: (0118) 974 6463

Date: 30 August 2002

My ref: F/2002/7412

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C E 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/2002/7412
74, Austin Road, Woodley, Reading.
Proposed single storey rear and front extensions to dwelling.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/7412**
74, Austin Road, Woodley, Reading.
Proposed single storey rear and front extensions to dwelling.
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 C E Clacey

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

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

Tel: (0118) 974 6463

Date: 30 August 2002

My ref: F/2002/7412

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Trevor Watson
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 A Clifford

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

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

Tel: (0118) 974 6463

Date: 30 August 2002

My ref: F/2002/7412

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7412
74, Austin Road, Woodley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/7412**
74, Austin Road, Woodley, Reading.
Proposed single storey rear and front extensions to dwelling.
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 D Thair

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

Received by Wokingham District Council

Application No: F/2002/7412

Proposal:
Proposed single storey rear and front extensions to dwelling.

Location:
74, Austin 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/2002/7412 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/09/2002. 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.

Trevor Watson
Development Control Manager

30 August 2002

Organisation_Name	Building_Name	address1	Postcode
		10CONSUL CLOSEREADING	RG5 4ET
		9CONSUL CLOSEREADING	RG5 4ET
		1HUDSON ROADREADING	RG5 4EN
		3HUDSON ROADREADING	RG5 4EN
		5HUDSON ROADREADING	RG5 4EN
		7HUDSON ROADREADING	RG5 4EN
		72AUSTIN ROADREADING	RG5 4ES
		74AUSTIN ROADREADING	RG5 4ES
		76AUSTIN ROADREADING	RG5 4ES
		2FITZROY CRESCENTREADING	RG5 4EU

Neighbours consultation list F/2002/7412

19 AUG 2002 7412

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

19 AUG 2002

7412

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
Thursday, 15 August 2002

Dear Sir or Madam:

RE; 74 AUSTIN ROAD, WOODLEY

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £110.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Environmental Services

For office use only.
Application number: 19. AUG. 2002 7412

Householder planning application form

19 AUG 2002

WOKINGHAM DISTRICT COUNCIL

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 & Mrs G Carpenter 74 Austin Road, Woodley Reading, Berks RG5 4ES 0118 9618144
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way Twyford, Reading, Berks RG10 9PY 0118 9343322
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.	74 Austin Road, Woodley, Reading, Berks RG5 4ES
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey front and single storey rear 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.	~~Red facing bricks to match existing~~ walls. Red/brown tiles to match existing roof. White windows 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
Mr Medland	72 Austin Road, Woodley, Reading, Berks	15th August 2002

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs Carpenter

Date 15/08/02

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

PC 23 050 066

ADDRESS 74 AUSTIN ROAD

PARISH WOODLEY

PLOT No. 80 (Phase 2.3)

ORD. SHEET No. S.U.7772 (4

BUILDER Bestwick & Taylor

Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/48	Mr. W. J. Chaffey	outline use of land for gravel workings	10. 1. 50	N/A C/A
217/60	Messrs Bestwick & Taylor (Bldg) Ltd	Layout	11. 1. 61	App C/A
165/61	"	Semi/Det. House	7. 9. 61	App C/A
O/13/59	Messrs Chaffey Winn Simmond Ltd	Outline Resi Devlt	14. 4. 59	N/A C/A
R/160/65	Mr J. P. Hindley	Resiting Flank Screen	8. 7. 65	N/A C/
PD/154/68	"	Addl^n (Playroom)	11. 4. 68	APP N/
06077	"	resiting of screen fence	14. 4. 77	N/A Ref
BR 12857.	Mr Hindley	Kitchen/cloakroom. bedroom extn	29. 2. 80	Ref N/
		2/storey side extn	13. 3. 80	N/A C/A
12677	"	Kit cloakroom bedroom ext.	21. 4. 80	app N/
BR 13340	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE