APPLICATION NO:
F/2002/6197

LOCATION:
27 Mitchell Way, Woodley Reading.

APPLICANT:
Mr Jones C/O Harlequin Amex Holdings Ltd

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

EARLIEST DATE FOR DECISION: **26/04/2002**
28 days expiry 30/4/02
APPLICATION WILL HAVE EXPIRED ON:
16/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

148

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Jones
C/O Harlequin Amex Holdings Ltd
243a Fleet Road
FLEET
Hants
GU51 3BN

Application Number: F/2002/6197

Parish: **WOODLEY**

Location: **27 Mitchell Way, 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:

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6197

Applicant : Mr Jones C/O Harlequin Amex Holdings Ltd.

Location : 27, Mitchell Way, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 10/5/02

Date Registered : 21/03/2002

Earliest Date for Decision : 26/04/2002

Latest Consultation Date/Site Notice Expiry Date : 26/04/2002

This application will have expired on: 16/05/2002. 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 :
Woodley Parish : no comment.

Planning Issues : I'd Sett.

LBE1 LBE2
WOS3 WBE1
ENI

Application Number: F/2002/6197 **Officer : Francis Leo**
27 Mitchell Way, Woodley, Reading

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory.

The site is a detached property located in the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The proposal would have no adverse impact upon neighbouring properties because: it is a conservatory ie a glass structure located alongside the existing single storey rear extension, the adjoining properties are angled and the rear faces away from application site and there is a 1.8m high fence along both boundaries which would help to minimise the appearance of the conservatory. It should be noted that both adjoining properties also have conservatories at the rear that are much larger than the proposal.

Impact upon the character of the area
The proposal is at the rear and would not be seen from the front hence there would be no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6197

Appraisal :

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

RECORD OF SITE VISIT

SITE ADDRESS: 27 Mitchell Way
Woodley Reading.

APPLICATION NUMBER: F/2002/6197

OFFICER: Francis Leo

DATE OF SITE VISIT: 10/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Identical 2 storey detached dwellings. integral garage, open front pitched roof

3. DESCRIPTION OF SITE/BUILDING 2 storey, detached. open front. integral garage, single storey side ext. large rear garden

4. RELATIONSHIP TO ADJOINING PROPERTIES No 25 is angled, rear faces away from site. Similar No 29. Both 25 and 29 have conservatories at the rear - No adverse effect -

5. SITE CONSTRAINTS

TREES at rear of garden

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence. all round -

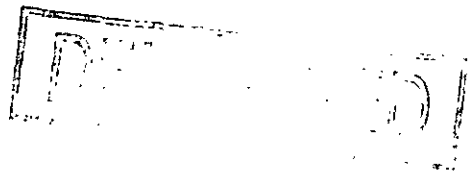
OTHERS

Application Number F/2002/6197
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	COD1	ROO1	
2	COL4	ROL4	

FROM: Francis Leo

DATE: 02 April 2002



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6197

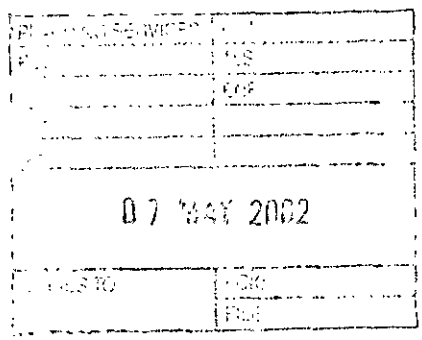
Proposal: *Proposed single storey rear extension to dwelling to form conservatory..*

Site Address: . 27, Mitchell Way, Woodley, Reading.

Applicant: Mr Jones C/O Harlequin Amex Holdings Ltd.

Your observations are required in respect of this application **by 26/04/2002** .

Members had no comment to make on this application.



SIGNED: _____ DATE: 25.02.

Clerk To Woodley Parish/Town Council.

Application Number : F/2002/6197	Map No : 42
Case Officer : FL	Site Area : 0.04
Valid Date : 21 / 03 / 02	Received Date: 21/03/2002

Level : Delegated Application

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

Location : 27, Mitchell Way, Woodley, Reading.

Parish : WY Ward : LOD

Applicant : Mr Jones C/O Harlequin Amex Holdings Ltd.

Fee Required: £95 Fee Received: £95 (12)

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

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

NEIGHBOURS

S/N. + see map

OTHERS

No pre-apps

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

Tel: 0118 974 6502

Date: 02 April 2002

My ref: F/2002/6197

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/2002/6197
27, Mitchell Way, 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6197**
27, Mitchell Way, 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 C E Clacey
**********FILE COPY**********

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

Tel: 0118 974 6502

Date: 02 April 2002

My ref: F/2002/6197

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
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_____

_____

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Signed: _____ Date: _____

Councillor A Clifford

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

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

Tel: 0118 974 6502

Date: 02 April 2002

My ref: F/2002/6197

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

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Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6197**
27, Mitchell Way, 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 D Thair

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

Received by Wokingham District Council

Application No: F/2002/6197

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

Location:
27, Mitchell Way, 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/2002/6197 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/04/2002. 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**

02 April 2002

Organisation_Name	Building_Name	address1	Postcode
		15MITCHELL WAYREADING	RG5 4NQ
		17MITCHELL WAYREADING	RG5 4NQ
		19MITCHELL WAYREADING	RG5 4NQ
		21MITCHELL WAYREADING	RG5 4NQ
		23MITCHELL WAYREADING	RG5 4NQ
		25MITCHELL WAYREADING	RG5 4NQ
		~~27MITCHELL WAYREADING~~	~~RG5 4NQ~~
		29MITCHELL WAYREADING	RG5 4NQ
		31MITCHELL WAYREADING	RG5 4NQ
		32BEAVER WAYREADING	RG5 4UD
		34BEAVER WAYREADING	RG5 4UD
		36BEAVER WAYREADING	RG5 4UD
		38BEAVER WAYREADING	RG5 4UD

Neighbour consultation list
F/2002/6197

6197

Environmental Services

For office use only.
Application number 21.MAR2002* 6197

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 Jones
	Address and postcode	27 Mitchell Way Woodley Reading RG£ 4NQ
	Phone number	01189 694789
2	Agent's Name	Harlequin Amex Holdings Ltd
	Address and postcode	c/o 243A Fleet Road Fleet Hampshire GU51 3BN
	Phone number	01252 810310
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.	27 Mitchell Way Woodley Reading RG5 4NQ
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey conservatory extension at the rear of the property.
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.	Brick dwarf walls to match the existing, white UPVC frames clear glass side walls and clear polycarbonate roof panels
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

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
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: [signature]

on behalf of: Mr Jones

Date: 19.03.2002

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

ADDRESS 27 MITCHELL WAY

PARISH WOODLEY

PLOT No. 322 WOODLEY FAIRFIELD PH I

ORD. SHEET No. SU.7773 62

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16670	ADNEST / BRYANT	SUBST. OF HOUSE TYPE	17.12.81	N/A RCF
16941	"	DETACHED HOUSE & GARAGE	11.3.82	N/A CLA
BR18419	"	"	15.4.82	APP N/A
BRA 3015	MR. L. ROBERTSON	DINING/HALL/WC		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

21.MAR2002* 6197



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Development Control Section, Environmental Services, Wokingham District Council.
28 March 2002 Scale: 1 : 1250

N
W E
S