APPLICATION NO:
F/2002/6216

LOCATION:
116 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr C Gulley C/O P J Preston

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **04/05/2002**
28 day expiry - 8/5/02
APPLICATION WILL HAVE EXPIRED ON:
20/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

184

03

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Gulley
C/O P J Preston
126 Whitworth Road
Swindon
SN25 3BJ

Application Number: F/2002/6216

Parish: **WOODLEY**

Location: **116, Loddon Bridge Road, Woodley, Reading.**

Proposal: **Proposed two storey rear extension 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.

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6216	FL
BUILDING CONTROL NUMBER.	BX 2002/1302	North
APPLICANT/AGENT	Mr C. Gulley	
ADDRESS OF SITE	116 Loddon Bridge Road Woodley	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		A 1588/2B
ELEVATIONS	no plans.	— "
FLOOR PLANS		- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	25/02	

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

COMMENCED ON SITE	8/4/02
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6216

Applicant : Mr C Gulley C/O P J Preston.

Location : 116, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? : YES ✓ NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 10/5/02

Date Registered : 25/03/2002

Earliest Date for Decision : 04/05/2002

Latest Consultation Date/Site Notice Expiry Date : 04/05/2002

This application will have expired on: 20/05/2002. 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 :

Highways : Good approval with conditions
BW Agency : no objections
Woodley Parish : safety concerns about bedroom windows not being fully opening.
reservations about obscured glass to bedrooms despite the fact that they were overlooking.

Planning Issues : I'd sett.

LBE1, LBE2
WOS3, WBE1
EN1

Application Number: F/2002/6216 **Officer : Francis Leo**
116 Loddon Bridge Road,
Woodley, Reading

Appraisal :

Development
Proposed two storey rear extension to dwelling.

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

Impact upon neighbouring properties
No 114, adjoining property to the south, extends some 7.5m beyond the rear building line of application site and would not be affected by the proposal.

The southern flank wall of no118, adjoining property to the north, is not visible from the front because it is very close to the 1.8m high boundary fence and in addition there is a 3m high hedge along the boundary up to the front of the site. No 118 extends some 5.25m beyond application site at the rear.

Because the rear building line of adjoining properties extend beyond application site the proposed 4m rear extension would not affect either adjoining property. The proposed dormer would have 3 windows facing no118. ~~with~~ 2 of these would have obscured glazing to avoid any overlooking. The middle bedroom window due to its position and relationship with the adjoining properties would not result in undue overlooking and clear glazing would be acceptable in this location. In view of the above it is felt the proposed development would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposed dormer would appear the same as the dormer at no118 and number of other properties along Loddon Bridge Road. The proposal would therefore blend in with the street scene and would have no adverse impact upon the character of the area.

Parking: Highways has recommended approval with conditions.

Woodley Parish Council has concerns about the obscured glazing to bedrooms. While clear glazing is preferred, to avoid a poor outlook within the bedrooms, there is no specific requirement for clear glazing. Of the three windows to the dormer, one is a bathroom and bedroom 1 at the rear would have an additional window with clear glazing on the rear wall, therefore only one bedroom ie window to bedroom 2, the smallest of the 3 bedrooms, would have a window with obscured glazing as the principle window.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6216
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C024	R024	
3	C049	R049	
4	C122	R122	
5	~~C046~~	~~R046~~	~~add at the end~~
			~~except for the fanlight that can~~
			~~be opened~~
			Notwithstanding the plans submitted only
			the Bedroom 1. and bathroom windows in
			the side elevation of the ~~dormer~~ extension
			hereby approved shall be fitted with
			obscure glazing. These windows ~~each~~ shall be fixed shut
			with the exception of a fanlight which can be
			opened and shall be so maintained thereafter.
[illegible]	[illegible]	[illegible]	
			① Revised ~~dig~~ drawing NO A01588/2B.
			received 17 April 02.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2
~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS 3 WBE1.
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES:~~

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

Date: [illegible]
6.6.02

RECORD OF SITE VISIT

SITE ADDRESS: 116 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2002/6216

OFFICER: Francis Leo

DATE OF SITE VISIT: 10/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Chalet type bungalows; long front garden. No 118 has a similar dormer also with a number of properties in the Road

3. DESCRIPTION OF SITE/BUILDING Chalet type bungalow long front garden.; Rear conservatory and Store Room

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 114 has a garage to the side 1m from boundary; between Nos 116 and 114 & No 118. Not possible to see if there are windows also flank wall of No 118

5. SITE CONSTRAINTS

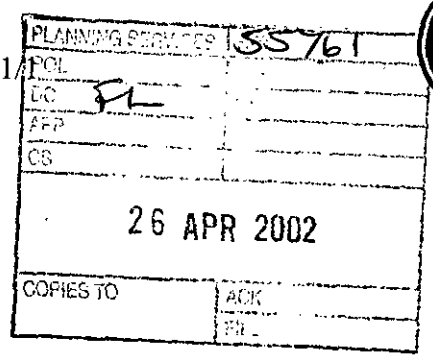
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 3m high border from pavement to property. 1.8m high timber fence beyond

OTHERS



ENVIRONMENT AGENCY

Our Ref : SP/2002/005560-1/1
Your Ref : F/2002/6216

Date : 22 April 2002

PLANNING SERVICES 55761
POL
DC FL
APP
CS
26 APR 2002
COPIES TO
ACK
FILE

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

FAO: Francis Leo

Dear Sir

Location: 116 Loddon Bridge Road, Woodley, Reading
Proposal: Two storey rear extension

Thank you for your letter dated 10 April 2002, received on 11 April 2002. Please quote the following reference in any correspondence: SU77SE/12/60. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development. However, we ask that the following advice is taken into account:

PLANNING INFORMATIVE

The following planning informative 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 Ian Doyle on 01276 454365 for further details.

ADVICE

Waste Regulation

According to our records, there is one landfill site within 250 metres of the site known as Loddon Bridge Road.

In view of the nature of the waste deposited and the distance from the site it is unlikely that landfill gas will present a risk to this proposal.

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

Environment Protection

Surface water from hardstandings should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

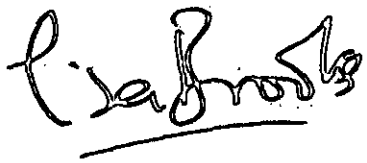
Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

I hope this information is useful, but if you have any further queries please do not hesitate to contact me.

Yours faithfully



LISA BROOKS
Development Planning Officer

Direct dial: 01276 454341
Direct fax: 01276 454352
Email: lisa.brooks@environment-agency.gov.uk

CC: PJ PRESTON ARCHITECTURALSERVICES

FROM: Francis Leo

DELEGATED

DATE: 10 April 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6216

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 116, Loddon Bridge Road, Woodley, Reading.

Applicant: Mr C Gulley C/O P J Preston.

Your observations are required in respect of this application **by 04/05/2002** .

Members considered that the description was misleading and expressed the following concerns about the application:

- safety concerns about the bedroom windows not being fully opening
- reservations about obscure glass in bedrooms, despite the fact that they were overlooking

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CP	
DS	

07 MAY 2002

COPIES TO	ACK:
	FILE:

SIGNED: _____ DATE: 2.5.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 10 April 2002

Application Number: F/2002/6216

Proposal: Proposed two storey rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
116, Loddon Bridge Road, Woodley, Reading.

Applicant:
Mr C Gulley C/O P J Preston.

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).

C069, R069
C122, R122.

Signed: _____ **Print name:** AC 11/4/02.

Application Number : F/2002/6216	Map No : 47
Case Officer : FL	Site Area : 0.04
Valid Date : 25/03/02	Received Date: 25/03/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : 116, Loddon Bridge Road, Woodley, Reading.

Parish : WY Ward : LOD

Applicant : Mr C Gulley C/O P J Preston.

Fee Required: £95 Fee Received: £95 (5)

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	CHECK SIZE & LOCATION OF STORE WINDOW.	requested with SN 10/04	
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 – LANDFILL SITE 250m CONSULTATION

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

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

+ address within red line

OTHERS

No pre-apps

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

Tel: 0118 974 6502

Date: 10 April 2002

My ref: F/2002/6216

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/2002/6216
116, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear extension 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 **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/2002/6216**
116, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear extension 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 6502

Date: 10 April 2002

My ref: F/2002/6216

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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116, Loddon Bridge Road, Woodley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6216**
116, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear extension 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 A Clifford
**********FILE COPY**********

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

Tel: 0118 974 6502

Date: 10 April 2002

My ref: F/2002/6216

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/2002/6216
116, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6216**
116, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear extension 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/2002/6216

Proposal:
Proposed two storey rear extension to dwelling.

Location:
116, Loddon Bridge 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/2002/6216 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 04/05/2002. 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

10 April 2002

Organisation_Name	Building_Name	address1	Postcode
		51RIVERMEAD ROADREADING	RG5 4DH
		103LODDON BRIDGE ROADREADING	RG5 4AE
		97LODDON BRIDGE ROADREADING	RG5 4AE
		114LODDON BRIDGE ROADREADING	RG5 4AW
		116LODDON BRIDGE ROADREADING	RG5 4AW
		118LODDON BRIDGE ROADREADING	RG5 4AW

Neighbour consultation list

F/2002/6216

25 MAR 2002

PETER J PRESTON
architectural · surveying · drafting services
126 Whitworth Road
Swindon Wiltshire SN2 3BJ

Telephone : 01793 · 513306

ref : A.1588/PJP/pp

date : 23rd March 2002

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

Dear Sirs,

Re : 116 Loddon Bridge Road, Woodley, Reading.

I enclose six completed Application Forms with Certificate A, with six copies of each of my drawings nos A.1588/1 and 2a and a fee payment of £ 95.00 being a Planning Application relating to proposed works at the above property.

I would be grateful if you would please give this Application your consideration as soon as possible.

Yours faithfully,

Peter J, Preston.

Environmental Services

For office use only
Application number: 25 MAR 2002 * 6216

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

1	Your name Address and postcode Phone number	MR C GULLEY 52 ALLCROFT RD READING —
2	Agent's Name Address and postcode Phone number	P.J PRESTON ARCHITECTURAL SERVICES 126 WHITWORTH RD SWINDON SN25 -3BJ 01793 - 513306
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.	116 LODDON BRIDGE RD WOODLEY READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION & ADDITION OF DORMER TO SIDE OF NEW+EXISTING ROOF
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.	SEE DRAWING
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 3544
Clarity approved by Plain English Campaign

Please turn over

ADDRESS 116 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
416/51	Mr. A. Wheeler	Verandah	11.9.51	App. N/A
F/2002/6216				

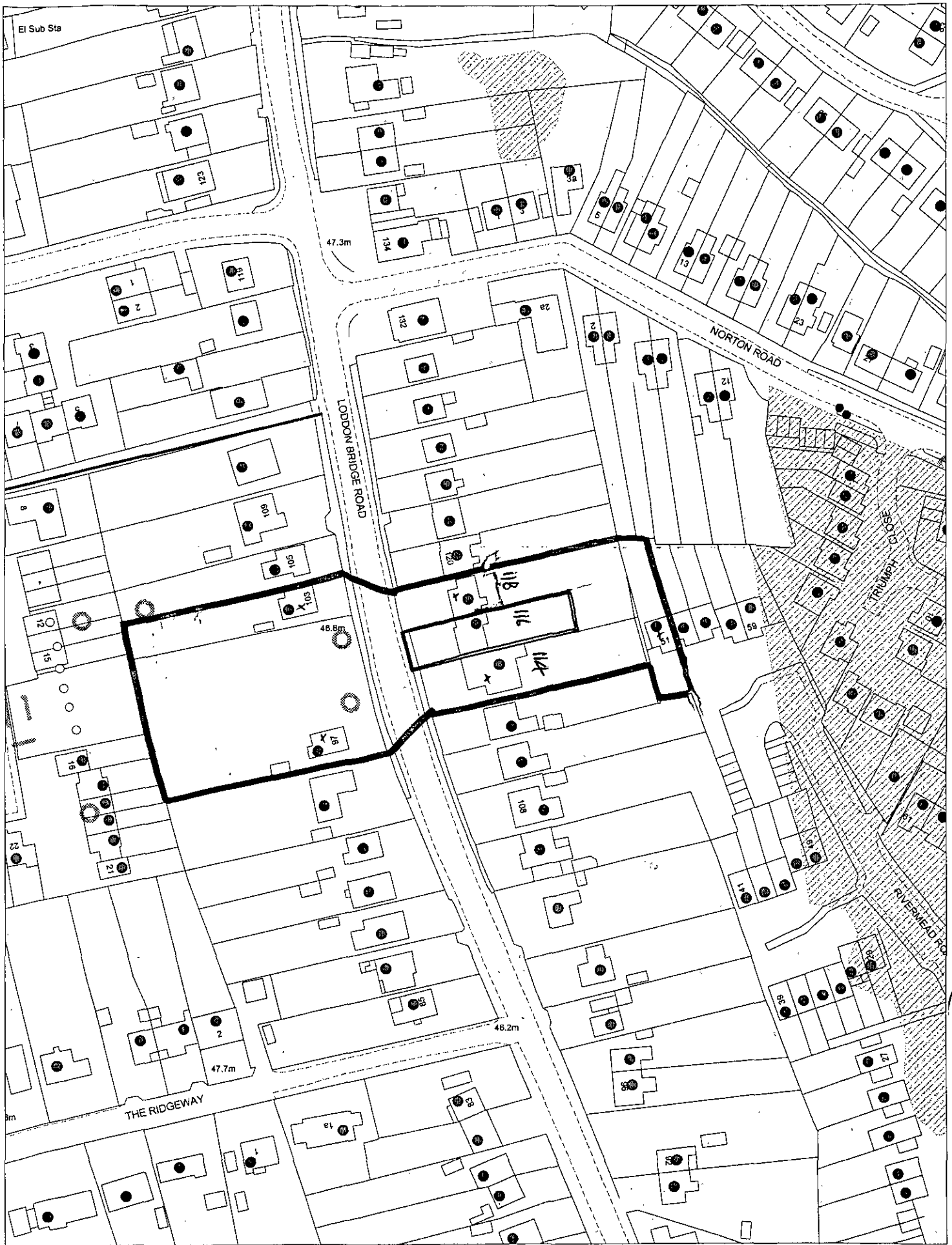
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

25.MAR2002* 6216



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Development Control Section, Environmental Services, Wokingham District Council.

2 April 2002

Scale: 1 : 1250

N
W E
S