APPLICATION NO:
F/2001/3260

LOCATION:
117 Western Avenue, Woodley Reading.

APPLICANT:
Mr & Mrs Palmer C/O Void Projects (P Ireland)

PROPOSAL:
Proposed two storey side extension to dwelling. Demolition of existing lean to.

EARLIEST DATE FOR DECISION: **26/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/03/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Palmer
C/O Void Projects (P Ireland)
Coach House
West Drive
Cheltenham
Glos
GL50 4LB

Application Number: F/2001/3260

Parish: **SONNING**

Location: **117, Western Avenue, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling. Demolition of existing lean to.**

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. 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
3. 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.

Condition
4. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
5. Prior to implementation of the development hereby approved, details of the following shall be submitted to and approved in writing: a) solar panel; b) hand rail; c) door frame window frame section or details at a scale of 1:20; d) materials to be used for the garage doors; e) coping; and f) roof tiles. The development hereby approved shall thereafter be carried out in accordance with the materials agreed in writing.

Condition
6. The solar panels hereby approved shall not be erected or placed so as to be higher than the ridge line of the pitched roof vault to which they are proposed, and they shall be placed so as not to protrude from the face of the said roof by more than 0.75mm.

Condition
7. The development hereby approved shall be carried out strictly in accordance with the drawings hereby approved, without deviation or variation, other than in compliance with the submission of details as stipulated in Condition 5 above where they may vary from the materials stated on the approved drawings.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. In the interests of highway safety and convenience.

Reason
5. To ensure a visually satisfactory scheme.

Reason
6. To ensure a visually satisfactory scheme, in the absence of submitted details and because of the inconsistency between the 'Perspective View' (Drawing No. 503/04/11) and 'Proposed Elevations 1' (Drawing No. 503/04/09), it is considered appropriate to stipulate acceptable design parameters.

Reason
7. To ensure a visually satisfactory scheme.

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 LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/03/2001

Notice checked by: C Hurst

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.

3260

V O I D : P R O J E C T S
PETER IRELAND : ARCHITECT & DESIGNER
COACH HOUSE, WEST DRIVE, CHELTENHAM, GLOS, GL50 4LB
TEL/FAX: 01242 234483
MOBILE: 07949 066817
e-mail: peter@voidprojects.co.uk

3 August 2001

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

FAO Mr G. Allpress

Dear Mr. Allpress,

Re: Demolitions & Extension, 117, Western Avenue, Woodley.
Application No. F/2001/3260

Since planning permission was granted on the above proposal, I must now inform you that we have made substantial revisions to the scheme. However, whilst the changes are extensive, I hope you will agree that in planning terms they are uncontroversial and should be able to be accepted within the existing permission.

Essentially, the changes are to reduce the amount of work to a single storey extension to the rear of the property. This will minimise the actual alteration work, leaving existing garaging and parking unchanged. The revised version will also be a far more modest addition to the existing in materials to complement rather than mimic the existing. I should also add that in view of the tree cover on site it will be a largely invisible extension; even from within the site it will be very hard to get more than a glimpse of its ends.

I look forward to hearing from you; obviously if you have any queries please contact me.

Yours sincerely

PETER IRELAND

GA 46484

PLANNING SERVICES
POL
DC
APP
07 AUG 2001

V O I D : P R O J E C T S

PETER IRELAND : ARCHITECT & DESIGNER

THE COACH HOUSE, WEST DRIVE, CHELTENHAM, GLOS, GL50 4LB

TEL/FAX: 01242 234483

MOBILE: 07949 066617

e-mail: peter@voidprojects.co.uk

503	Client	Project	DRAWING ISSUE
	Mr & Mrs Palmer	The Knoll, 117 Western Avenue Woodley, Reading	

25		18	18	04	06																		
01		04	04	07	08																		
01		01	01	01	01																		

No.	Title																						
04/00	Location & Block Plan	1/500	/																				
04/01	Existing Plans.	1/200	A																				
04/02	Existing greund fl (part)	1/50																					
04/03	Existing Elevations 1	1/100	/																				
04/04	Existing Elevations 2	1/100	/																				
04/05	Sketch scheme 1																						
04/06	Sketch scheme 2																						
04/07	Proposed Ground floor	1/100	/				B	B															
04/08	Proposed First Floor	1/100	/				B	B															
04/09	Proposed Elevations 1	1/100	/				B	B															
04/10	Proposed Elevations 2	1/100	/				B	B															
04/11	Proposed Perspective	NTS	/																				
04/12	Proposed sections						A	A															
04/17	Alternative ground fl	1/100		/	/																		
04/18	Alt. First floor	1/100		/	/																		
04/19	Alt. Elevations 1	1/100		/	/																		
04/20	Alt. Elevations 2	1/100		/	/																		
04/21	Alt. Sections	1/100			/	/																	

Distribution

Planning	2					2																	
Building Control																							
Client	1	1		1	1																		
Contractor			1		1																		
Structural Engineer																							

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

Tel: 0118 974 6442

Date: **02 February 2001**

My ref: F/2001/3260

CONFIDENTIAL

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/2001/3260
117, Western Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing lean to.

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3260**
117, Western Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing lean to.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: 0118 974 6442

Date: **02 February 2001**

My ref: F/2001/3260

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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/2001/3260
117, Western Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing lean to.

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3260**
117, Western Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing lean to.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6442

Date: **02 February 2001**

My ref: F/2001/3260

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/3260
117, Western Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing lean to.

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3260**
117, Western Avenue, Woodley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing lean to.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

Received by Wokingham District Council

Application No: F/2001/3260

Proposal:
Proposed two storey side extension to dwelling. Demolition of existing lean to.

Location:
117, Western Avenue, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/02/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

02 February 2001

01242 234483 480141

FAX FROM VOID : PROJECTS

PETER IRELAND
COACH HOUSE
WEST DRIVE
CHELTENHAM
GLOUCS, GL50 4LB

TEL/FAX: 01242 234483
MOBILE: 07949 066617
e-mail: peter@voidprojects.co.uk

DATE : 24 September 2001

TO : George Allpress, Planning Services, Wokingham DC
FAX NO : 0118 974 6484
PAGES : 1
SUBJECT : 117 Western Avenue, Woodley – F/2001/3260

I was amazed to receive your letter today (again, the24 September 2001) in reply to my letter of the 3rd August; not so much for the content but for the fact that it has taken over 7 weeks to get a simple reply to a simple question.

In view of this huge delay I must ask again if you could reconsider. I never suggested the amendments were minor – they are definitely substantial, however I maintain that as a planning issue they are uncontroversial.

The approved scheme was 2 storey, had a floor area of over 90m sq, was comparatively visible and modern. All final details and materials were subject to approval.

The revised version is single storey, 56m sq, virtually impossible to see from within the site and certainly impossible to see from any vantage point a neighbour could possibly erect, and of a far more vernacular form. Materials would of course remain to be approved, though these are now nearly finalized.

It is not as if this is a site in a conservation area or on a high street, though even this would not preclude you accepting this as an amendment – I have just completed 9000m sq of industrial building done as an amendment which is overlooked by a substantial part of the Lake District.

In principle you have therefore already approved a larger scheme on what is a very uncontentious site, and there is no reason why you shouldn't choose to regard it as an amendment if you so wish.

I would appreciate your reply by return; I have obviously been assuming that there was no planning issue here and we are therefore due to start work in a few weeks. If I genuinely do need to resubmit then I will need to get this underway as soon as possible.

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 26 November, 2001
My ref. BC/DC/2001/3260

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs R Palmer
c/o Mr P Ireland
Void Projects
Coach House
West Drive
Cheltenham
GL50 4LB

Dear Sirs

PLANNING PERMISSION 2001/3260
SITE: 117 WESTERN AVENUE, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3260 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

MICHAEL THORP
Principal Development Control Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	3260
BUILDING CONTROL NUMBER	FP 2001/2268 North
~~APPLICANT~~/AGENT	Mr P Ireland
ADDRESS OF SITE	117 Western Avenue Woodley
DESCRIPTION OF PROPOSED WORK	demolish existing lean-to 2 storey side ext (S/S rear ext-new proposal) with revised plans.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		Revised plans recd.
FLOOR PLANS		Cannot be treated as minor amendment.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/3/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	27/9/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	19/9/01.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

3260

Tel. (0118) 974 6442 (Direct Line)
Fax. (0118) 974 6484
Email. George.Allpress@wokingham.gov.uk
Date September 19, 2001
My ref. F/2001/3260

Void Projects
Peter Ireland
Coach House
West Drive
Cheltenham
Glos. GL50 4LS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sirs

117 WESTERN AVENUE, WOODLEY, READING - F/2001/3260

I refer to your letter dated 3 August 2001 and accompanying drawings.

I write to inform you that I cannot agree that the substantial changes you have made to the approved scheme can be treated as minor amendments. The drawings you have submitted bear no resemblance to that approved and therefore a new application is necessary.

I hope this reply is of assistance to you. Please accept my apology for the long delay before replying to your letter.

Yours faithfully

M L THORP
Principal Development Control Officer

WORK SHEET FOR: George Allpress

Application Number: F/2001/3260

Applicant: Mr & Mrs Palmer C/O Void Projects (P Ireland).

Location: 117 Western Avenue, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling. Demolition of existing lean to.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		16/2/01

Date of Neighbour Notifications : 02/02/01

Date of Site Visit : 15/02/01

Date Registered : 29/01/2001

Earliest Date for Decision : 26/02/2001

Latest Consultation Date/Site Notice Expiry Date : 26/02/2001
15/03/01 (GA)

This application will have expired on: 26/03/2001. 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 - recommend approval subject to appropriate conditions.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3260
Appraisal :

The application property is a detached bungalow on a back land site. The property is situated on high ground at the rear of nos.109-115 Western Avenue. The dwelling is accessed via a private drive that runs between nos. 115 and 117 Western Avenue. There is a railway line to the north and a woodland coppice to the west of the property.

The bungalow is roughly rectangular in plan form with a side extension on its east side. It is a traditional bungalow in its appearance with hipped roof and dormer windows. The fenestration is designed to imitate leaded lights and the walls are painted rough render finished.

The application proposes a two storey side extension over the site of the existing side extension, albeit the new extension being slightly larger in its envelope. The design of the extension is in the style of the 1920/30's modernism.

The design is not in keeping with the character of the existing dwelling, all the existing design parameters are ignored. However, the proposed extension's design is considered to be of a good standard and well executed. Moreover, the location is considered one where the requirement that new development is in keeping with the character of its surroundings can be relaxed.

The application site is on a piece of high ground, 5.0 or more metres above the level of the road below. However, the application site is largely screened from view, from Western Avenue, by the houses in front, nos.109 to 115. Brief glimpses of the property can be seen from between the houses, but the application property has no direct impact on the street scene. To the rear is a railway line and the land beyond is wooded. Likewise the adjoining site to the west is wooded. The application site is also heavily treed with a tree screen to the front of the house.

The application proposal would therefore have little direct impact to the street scene. The proposal has however been submitted with little detail in respect of materials and some aspects of its design. It is therefore considered appropriate to require development strictly in accordance with the application drawings and to require the submission of materials for approval prior to commencement of the works.

In terms of amenity, there is sufficient distance and height variation between the application property and the houses in front, those facing Western Avenue, to ensure no loss of privacy.

The land level rises such that what is first floor level of nos.113 and 115 on their street frontage, becomes ground floor level at their rear.

The application property lies to the north west of those houses, and applicant has supplied an additional plan to demonstrate that the extension would be

well below a 25 degree sight line, and therefore would not result in a material loss of light to the habitable accommodation of the two dwellings immediately in front of the application site.

Nos.111 and 109 are further distanced and therefore no material harm to those dwellings.

The property has a free standing garage and ample parking for several vehicles. The proposal demonstrates compliance with parking standards.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3260
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
3	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
4			TURNING WITHIN SITE
			INSERT: .....extension....
5			Prior to implementation of the development hereby approved, details of the following shall be submitted to and approved in writing: a) solar panel; b) hand rail; c) door frame window frame section or details at a scale of 1:20; d) materials to be used for the garage doors; e) coping; and, f) roof tiles; the development hereby approved shall thereafter be carried out in accordance with the materials agreed in writing.
			Reason:
			To ensure a visually satisfactory scheme.
6			The solar panels hereby approved shall not be erected or placed so as to be higher than the ridge line of the pitched roof vault to which they are proposed, and they shall be placed so as not to protrude, from the face of the said roof by more than 0.75 mm.
			To ensure a visually satisfactory scheme, in the absence of submitted details and because of the inconsistency between the 'Perspective View' (Drawing no. 503/04/11) and 'Proposed Elevations 1' (Drawing no. 503/04/09), it is considered appropriate to stipulate acceptable design parameters.
7			The development hereby approved shall be carried out strictly in accordance with the drawings hereby approved, without deviation or variation, other than in compliance with the submission of details as stipulated in Condition 5 above where they may vary from the materials stated on the approved drawings.
			Reason
			To ensure a visually satisfactory scheme.
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

19/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 117 Western Avenue, Woodley, Reading.

APPLICATION NUMBER: F/2001/3260

OFFICER: George Allpress

DATE OF SITE VISIT: 15/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by modern detached and semi-detached houses, railway line adjacent to the north of the site and woodland to the west.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Nos 109-115 Western Avenue to the south - no other dwelling impacted upon.

5. SITE CONSTRAINTS

TREES No trees in the vicinity of the proposed extension, the application property is otherwise heavily populated with trees.

ACCESS/PARKING Double garage with ample parking for four or more cars.

LEVELS 5 or more metres above the general land level of Western Avenue.

BOUNDARY TREATMENT 4 metre plus conifers immediately in front of the application property and deciduous trees to southern boundary.

OTHERS None

1792

GA

I have today displayed the site notice(s) in a prominent position on the land/~~buildings~~ to which the application number F/2001/3260 relates.

Address of site THE KNOLL, 117 WESTERN AVENUE

WOODLEY, READING RG5 3BL

Signed Helen Palmer

Date 10th February 2001

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N. Ireland or the Isle of Man

PLEASE USE YOUR POSTCODE

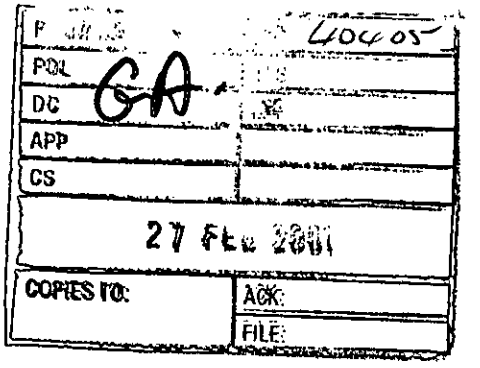
Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

V O I D : P R O J E C T S
PETER IRELAND : ARCHITECT & DESIGNER
COACH HOUSE, WEST DRIVE, CHELTENHAM, GLOS, GL50 4LB
TEL/FAX: 01242 234483
MOBILE: 07949 066617
e-mail: peter@voidprojects.co.uk

24 February 2001



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

FAO Mr G. Allpress

Dear Mr. Allpress,

Re: Demolitions & Extension, 117, Western Avenue, Woodley.
Application No. F/2001/3260

Following our telephone conversation I enclose some further details as requested.

Primarily this includes the section through the site. Whilst this may not be 100% accurate I would doubt that I can be more than a meter or so out with the indicated eye level. This suggests that the extension is 7 meters below the mentioned sight line of 25 degrees., which would seem to allow a generous margin for error. In addition, as indicated, the belt of trees along this boundary is largely evergreen and is sufficiently dense to suggest that this extension, and indeed the existing house, is almost entirely invisible until well within the confines of my clients site.

Your other request, for what amounts to detail specifications of all external finishes, is I am afraid, difficult to fulfill at short notice. As is quite usual, the selection of materials is at this point fairly provisional, and we wouldn't normally finalise things until we had both planning permission and a contractor. However, as far as I can be certain the answers are as follows.

The existing roof has a Double Roman interlocking tile, of 2 distinct types. Whilst it is not intended necessarily to 'match' the existing, or either part of it, since there are known technical problems with it, an interlocking concrete tile of a similarly aged rustic appearance is intended, and there is no reason why this cannot be again a Double Roman tile of some sort. Therefore it will be at tile 'similar to' the existing.

As you rightly mentioned, the intended windows are a timber/aluminium composite, so the outer face will be a powder coated aluminium. I have looked through my library, but no illustration shows this as a particularly distinctive item. In practice, with the fairly simple arrangements of panes shown on the elevations there would be little to distinguish them from either fully aluminium, steel or timber, or even pvc if they made them with any sort of colour range. As indicated on my perspective, we would anticipate these to be black framed to complement the existing. Garage doors are unspecified, however they are indicated as vertically boarded and would either be painted to match the existing shutters or left in natural red cedar, so fading in time to a silver grey. I would agree that the railing shown is a prominent feature, and one which would repay proper design time at a later date. However the current view is that it will be fairly simply proportioned as indicated, fabricated in galvanized steel with a timber top rail.

We discussed briefly the zinc copings and flat roof shown. Whilst zinc makes fine flashings, as you say it is not particularly suited to copings and I would propose that these are all more conventionally precast concrete. Similarly, whilst it is an attractive finish it has quite stringent requirements in terms of minimum pitch and ventilation, which would substantially increase the thickness of the roof from that shown, which is intended as near as possible to fit into the depth of the existing flat roofed dormer to the rear. At present I think the more likely material is a single ply membrane, which doesn't have the same restrictions. I have enclosed a sample of a typical membrane; as you can see the colour is similar to zinc, especially when weathered. Lead is a toxic material with no advantages over zinc. If the detailing can be resolved and the costs allow, then I would return to zinc, or look at using a more inert metal such as stainless steel.

Finally, the solar panels. In some ways I have shown these as a worst possible option, and they are little more than an expression of intent. There is a growing range of models and types now around; if water heaters then they would essentially be flat black glassy panels, not unlike a rooflight in appearance. If photovoltaic panels are found to be cost effective then these could either be the same, or a tiled version that could be built into the roof tiling and appearing as a blacker shinier tile. Considerably more research is needed before we know what form or quantity of solar collector is appropriate if at all.

I apologise if this is less conclusive than you would wish, however it is all I can provide at this stage and would, all else being found satisfactory, be a suitable basis for a conditional approval. In view of the property and its secluded location it is hard to see why any of these items should be at all contentious. This is probably the best way to ensure the best solution, rather than being saddled with a hastily made decision at this stage. I would obviously be more than happy to supply further details as they are finalized.

Yours sincerely



PETER IRELAND

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 02 February 2001

Application Number: F/2001/3260

Proposal: Proposed two storey side extension to dwelling. Demolition of existing lean to.

Parish: SONNING PARISH

Site Address:
117, Western Avenue, Woodley, Reading.

Applicant:
Mr & Mrs Palmer C/O Void Projects (P Ireland).

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).

C049, R049.
C122, R122.
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Adam Coggins 6/2/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 JAN 2001
Officer: GA	Application No. F 2001 3260

Map No. 37 Site 035
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING DEMOLITION OF EXISTING GARAGE TO.

Location: 117 WESTERN AVENUE

Parish: WOODLEY Ward: Coronation 2.2.01

Applicant: MR | MRS PALMER

Fee Received 95-00 Required ..... Additional ..... Refund .....

(S)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	~~Retaining layout required~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish Sonning
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre apps
Parish boundary at side of site (Woodley - Sonning)

NEIGHBOURS:

Site notice and see map

29.JAN.2001 * 3260

V O I D : P R O J E C T S

PETER IRELAND : ARCHITECT & DESIGNER

THE COACH HOUSE, WEST DRIVE, CHELTENHAM, GLOS, GL50 4LB

TEL/FAX: 01242 234483

MOBILE: 0973 624896

e-mail: peter@voidp.demon.co.uk

503	Client	Project	DRAWING ISSUE
	Mr & Mrs Palmer	The Knoll, 117 Western Avenue Woodley, Reading	

25																					
01																					
01																					

No.	Title																				
04/00	Location & Block Plan	1/500	/																		
04/01	Existing Plans.	1/200	A																		
04/02	Existing ground fl (part)	1/50																			
04/03	Existing Elevations 1	1/100	/																		
04/04	Existing Elevations 2	1/100	/																		
04/05	Sketch scheme 1		.																		
04/06	Sketch scheme 2																				
04/07	Proposed Ground floor	1/100	/																		
04/08	Proposed First Floor	1/100	/																		
04/09	Proposed Elevations 1	1/100	/																		
04/10	Proposed Elevations 2	1/100	/																		
04/11	Proposed Perspective	NTS	/																		

Distribution

Planning	6																				
Building Control																					
Client	1																				
Contractor																					
Structural Engineer																					
.																					

29.JAN.2001 * 3260

V O I D : P R O J E C T S
PETER IRELAND : ARCHITECT & DESIGNER
COACH HOUSE, WEST DRIVE, CHELTENHAM, GLOS, GL50 4LB
TEL/FAX: 01242 234483
MOBILE: 07949 066617
e-mail: peter@voidprojects.co.uk

26 January 2001

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

Dear Sirs,

Re: Demolitions & Extension, 117, Western Avenue, Woodley.

Enclosed is an application for the above; I trust this is all in order but obviously please contact me if there are any errors or omissions.

Could I also ask for clarification of what my clients current rights regarding permitted development would be on this property? Nothing appears to have been done of note since before the war, so my belief is that they would be allowed a full 15% of the existing house, however I would be grateful if this could be confirmed.

Yours sincerely

PETER IRELAND

ADDRESS 117 WESTERN AVENUE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 37/7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
364/50	The Knoll Gardens Ltd	Greenhouse & Potting Shed	10 10 50	App N/A.
108/56 Now 117	Mr J Newton	outline - 1 dwelling on part of land at E. side	13 3 56	N/A - C/A.
0/211/59	Mr C T Clark	outline - Rural Dept. Surrounding No 117	10 11 59	N/A. Refuse
0/257/59	Now Various W. Mrs	"	12 1 60	N/A C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 29.JAN.2001* 3260

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 & MRS . R. PALMER
	Address and postcode	THE KNOLL 117 WESTERN AVENUE WOODLEY, READING RG5 3BL
	Phone number	0118 969 2755
2	Agent's Name	P. IRELAND
	Address and postcode	VOID: PROJECTS COACH HOUSE, WEST DRIVE, CHELTENHAM GLOS, GL50 4LB
	Phone number	01242 234483
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.	117, WESTERN AVENUE WOODLEY, READING
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF EXISTING LEAN TOS; REPLACE WITH 2 STOREY 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 ☐ NONE AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	COLOURED RENDER; CONCRETE INTERLOCKING TILES; SHEET METAL ROOF (ZITE).
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.

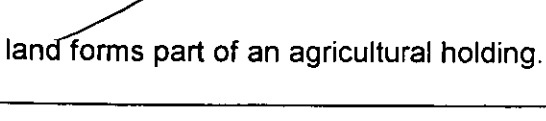
Certificate B

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

None of the land forms part of an agricultural holding.

Your signature: 

on behalf of MR/MRS PALMER Void Projects

Date 25.1.01

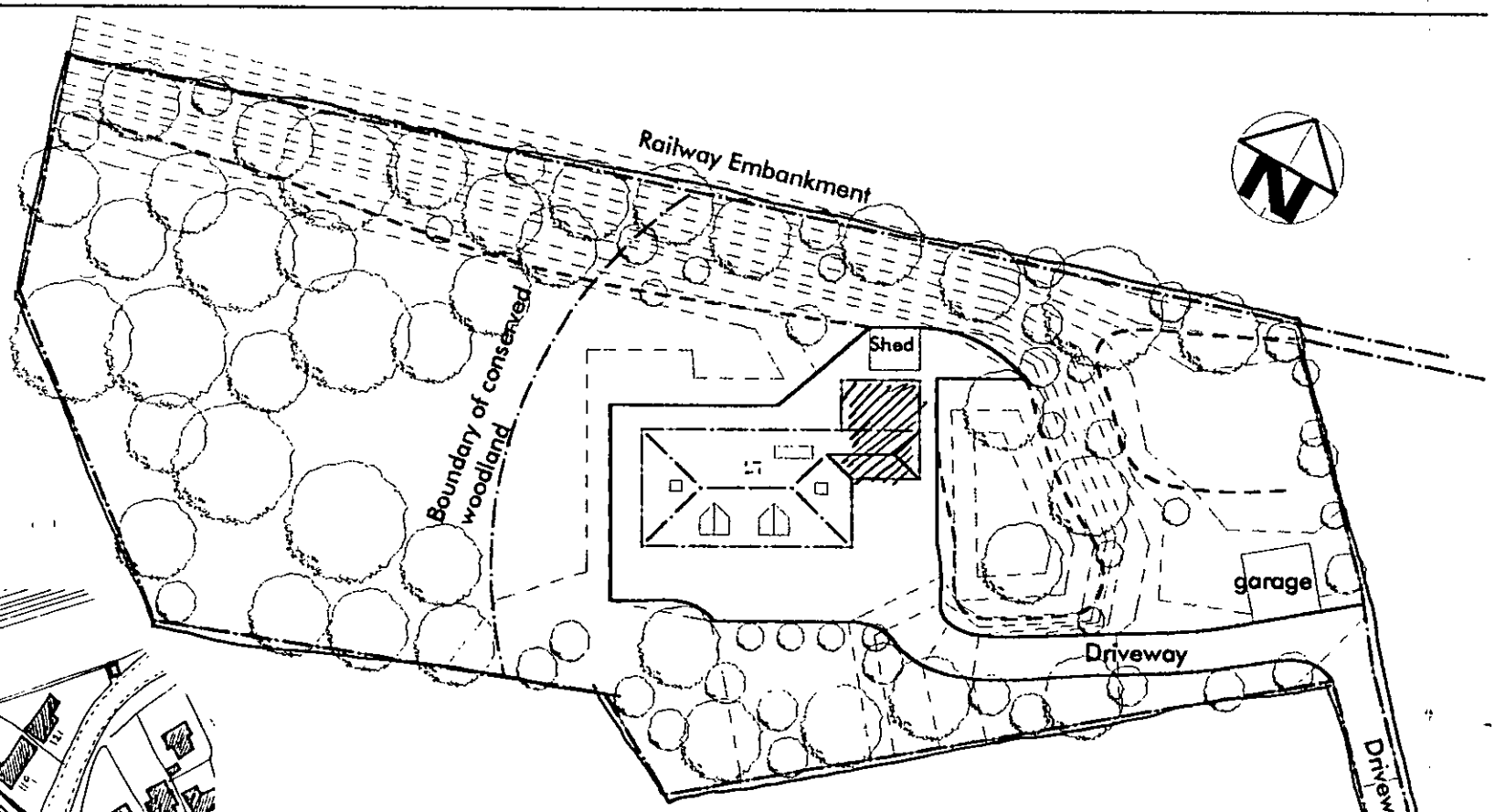
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

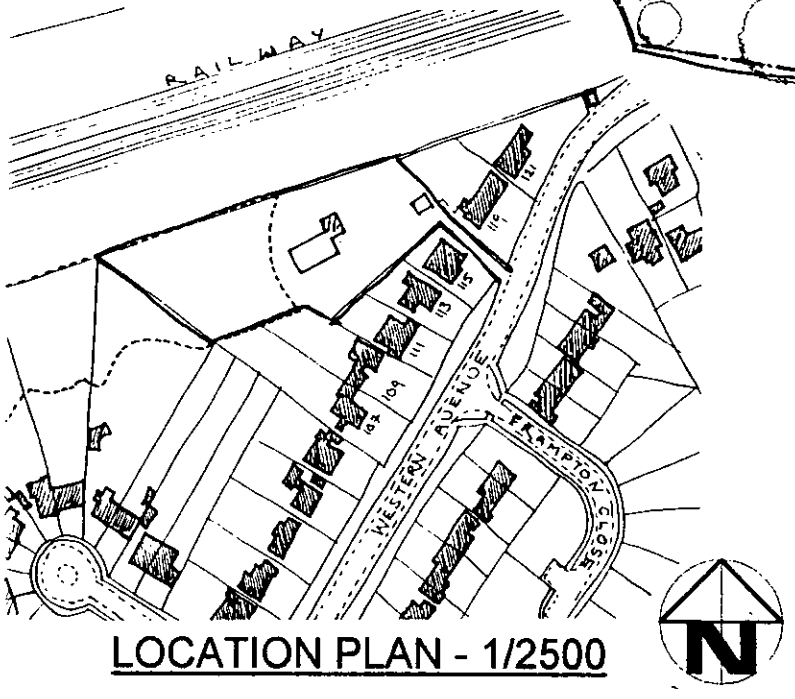
APPLICATION NO: **F/2001/3260**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

29.JAN.2001* 3260



BLOCK PLAN - 1/500



LOCATION PLAN - 1/2500

APPROVED

VOID PROJECTS

PETER IRELAND : ARCHITECT & DESIGNER
WEST DRIVE : CHELTENHAM : 01242 234483

Client MR & MRS PALMER

Job ALTERATION & EXTENSION, THE KNOLL, 117 WESTERN AVENUE, WOODLEY

Title LOCATION & BLOCK PLAN

Scale As noted

Date May 2000

No. 503 / 04 / 00



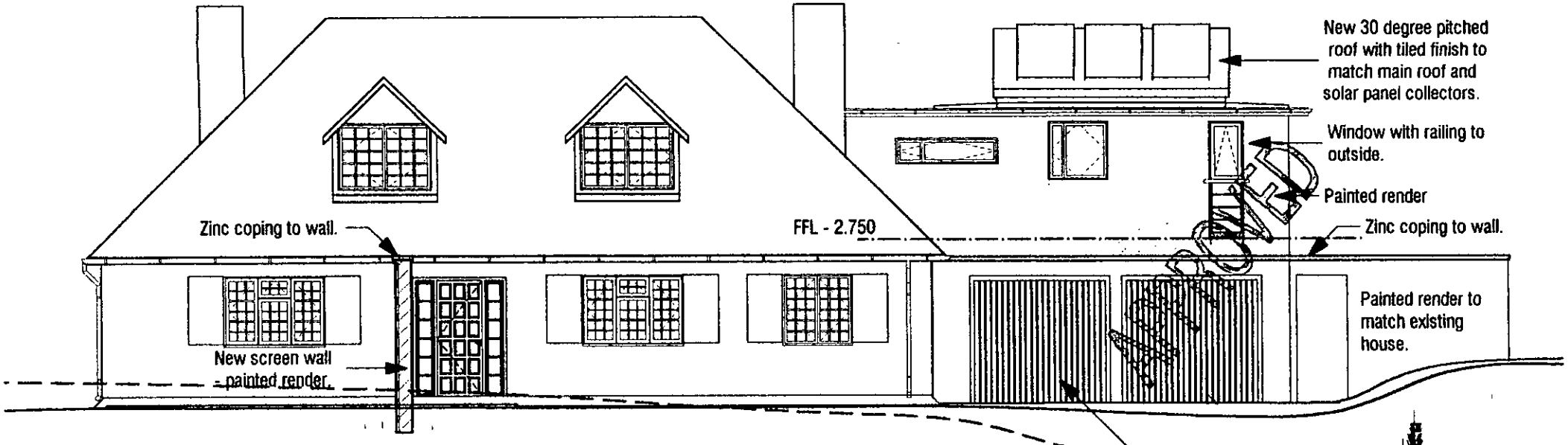
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

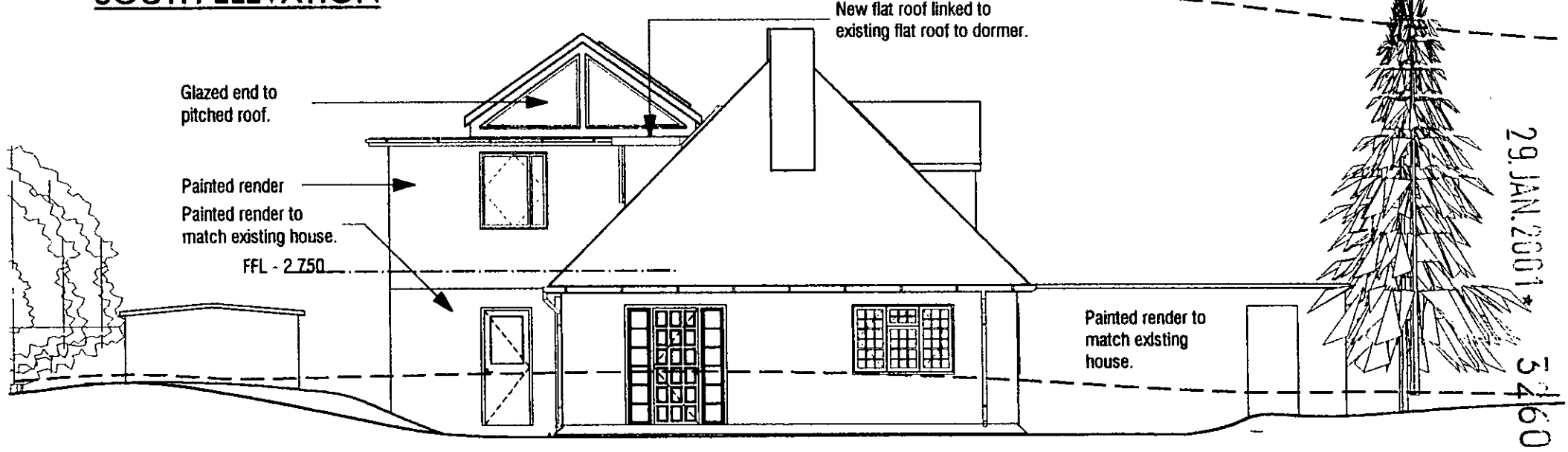
31 January 2001

Scale: 1 : 1250

N W E S



SOUTH ELEVATION



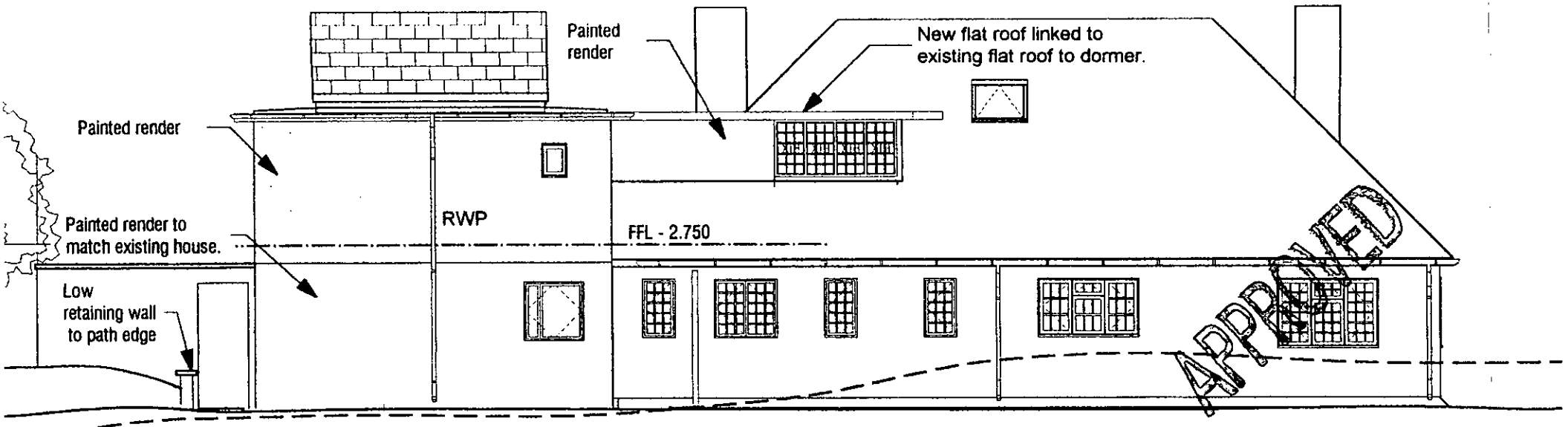
29 JAN 2001 * 5460

WEST ELEVATION

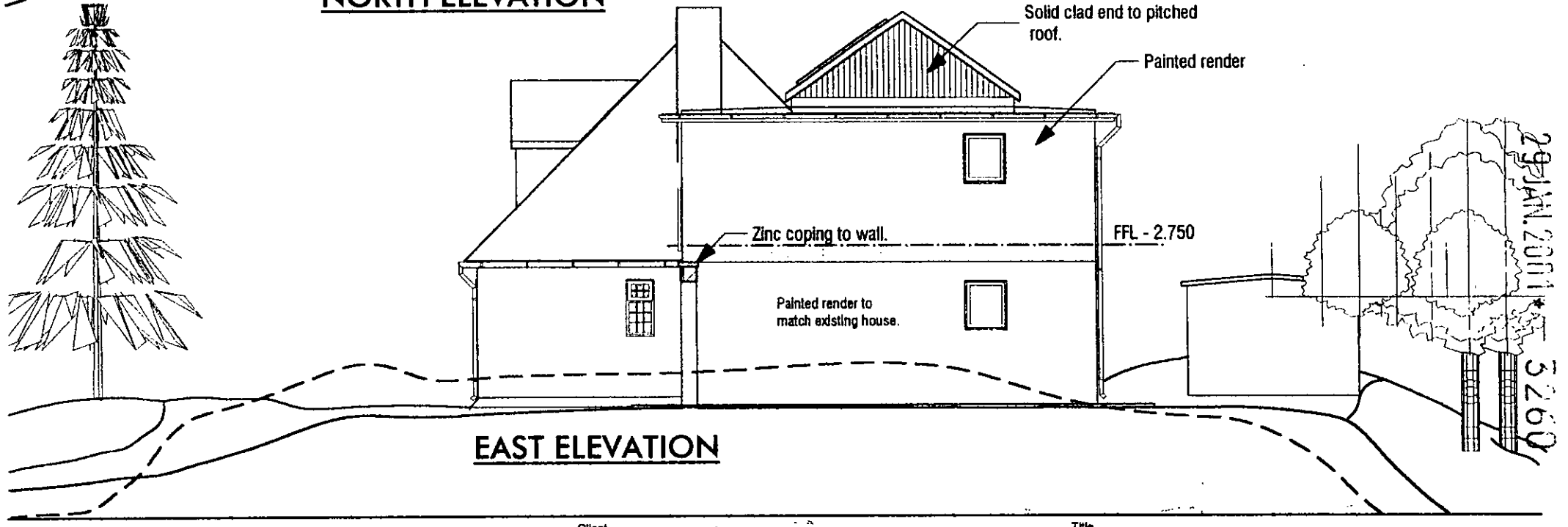
VOID PROJECTS
PETER IRELAND : ARCHITECT & DESIGNER
WEST DRIVE : CHELTENHAM : 01242 234483

Client MR & MRS PALMER
Job ALTERATION & EXTENSION, THE KNOLL, 117 WESTERN AVENUE, WOODLEY

Title PROPOSED ELEVATIONS - 1
Scale 1/100
Date Jan 2001
No. 503 / 04 / 09



NORTH ELEVATION



EAST ELEVATION

VOID PROJECTS

PETER IRELAND : ARCHITECT & DESIGNER
WEST DRIVE : CHELTENHAM : 01242 234483

Client: MR & MRS PALMER

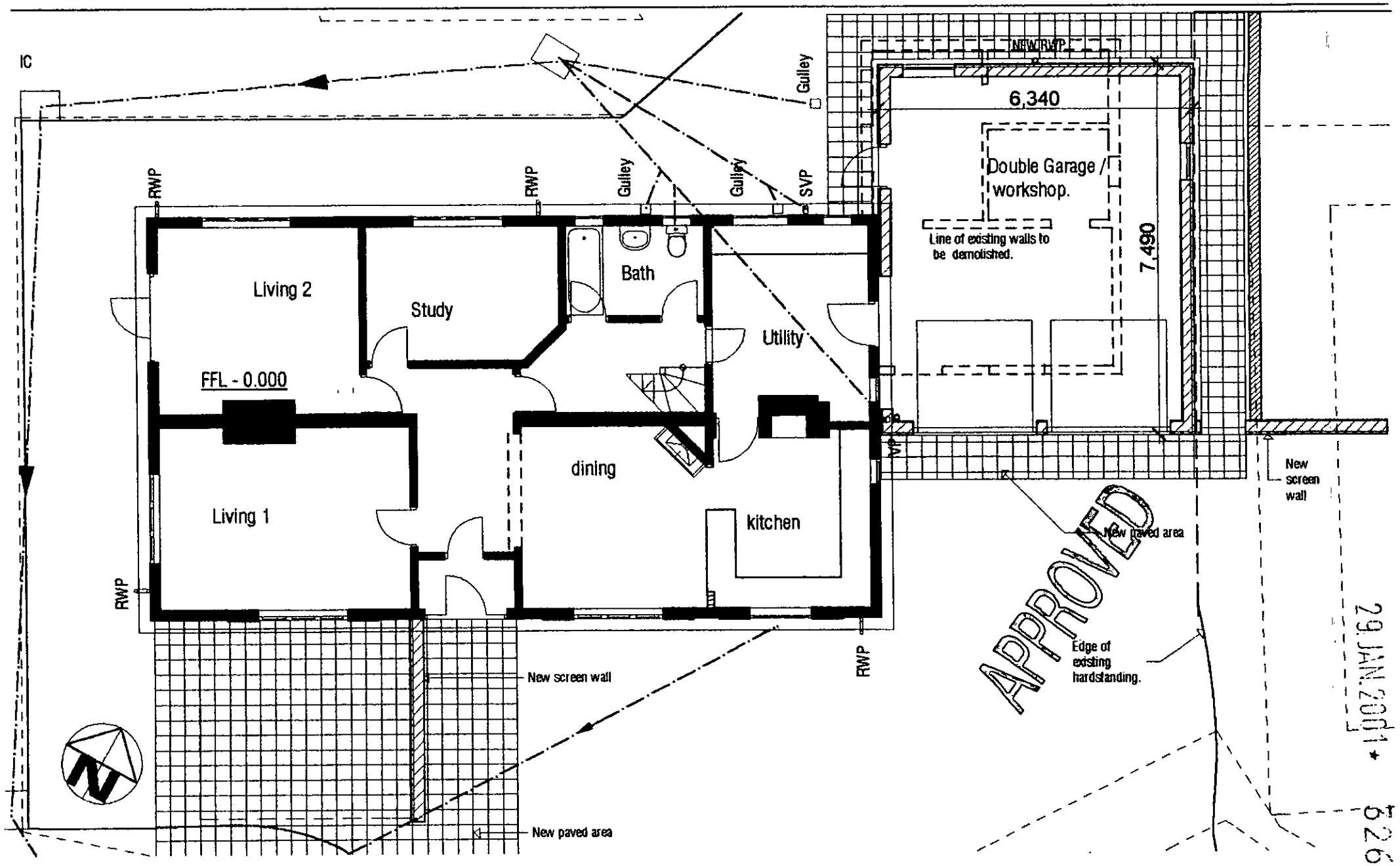
Job: ALTERATION & EXTENSION, THE KNOLL, 117 WESTERN AVENUE, WOODLEY

Title: PROPOSED ELEVATIONS - 2

Scale: 1/100

Date: Jan 2001

No. 503 / 04 / 10



VOID PROJECTS

PETER IRELAND : ARCHITECT & DESIGNER
WEST DRIVE : CHELTENHAM : 01242 234483

Client MR & MRS PALMER

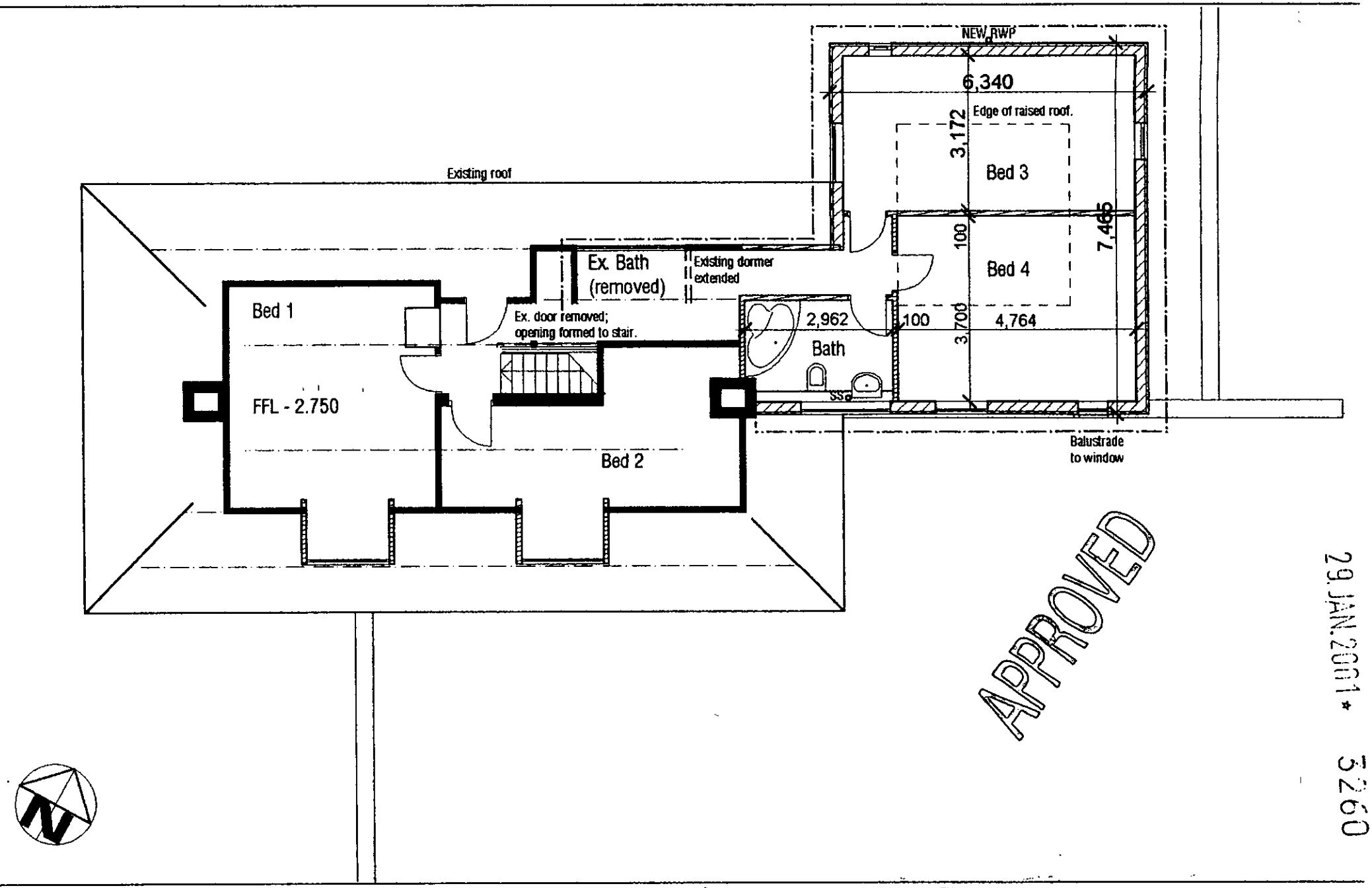
Job ALTERATION & EXTENSION, THE KNOLL, 117 WESTERN AVENUE, WOODLEY

Title PROPOSED LAYOUT - GROUND FLOOR

Scale 1/100

Date Jan 2001

No. 503 / 04 / 07



VOID PROJECTS

PETER IRELAND : ARCHITECT & DESIGNER
WEST DRIVE : CHELTENHAM : 01242 234483

Client: MR & MRS PALMER

Job: ALTERATION & EXTENSION, THE KNOLL, 117 WESTERN AVENUE, WOODLEY

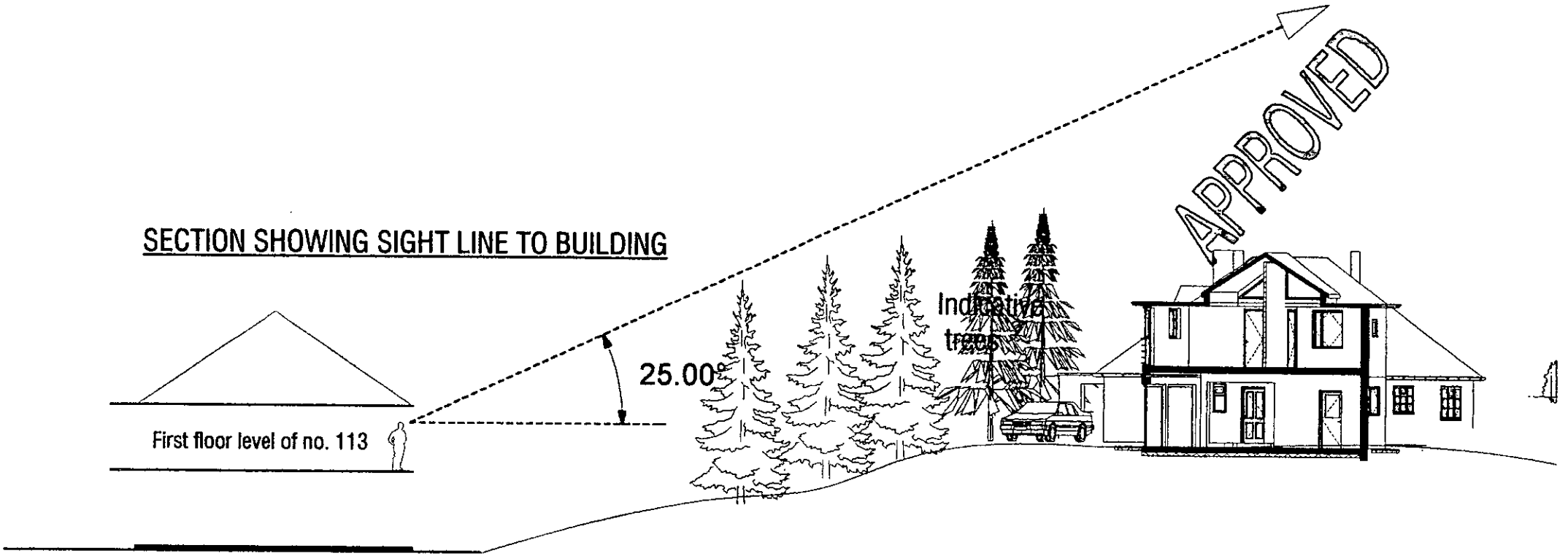
Title: PROPOSED LAYOUT - FIRST FLOOR

Scale: 1/100

Date: Jan 2001

No. 503 / 04 / 08

SECTION SHOWING SIGHT LINE TO BUILDING



VOID PROJECTS
PETER IRELAND : ARCHITECT & DESIGNER
WEST DRIVE : CHELTENHAM : 01242 234483

Client MR & MRS PALMER

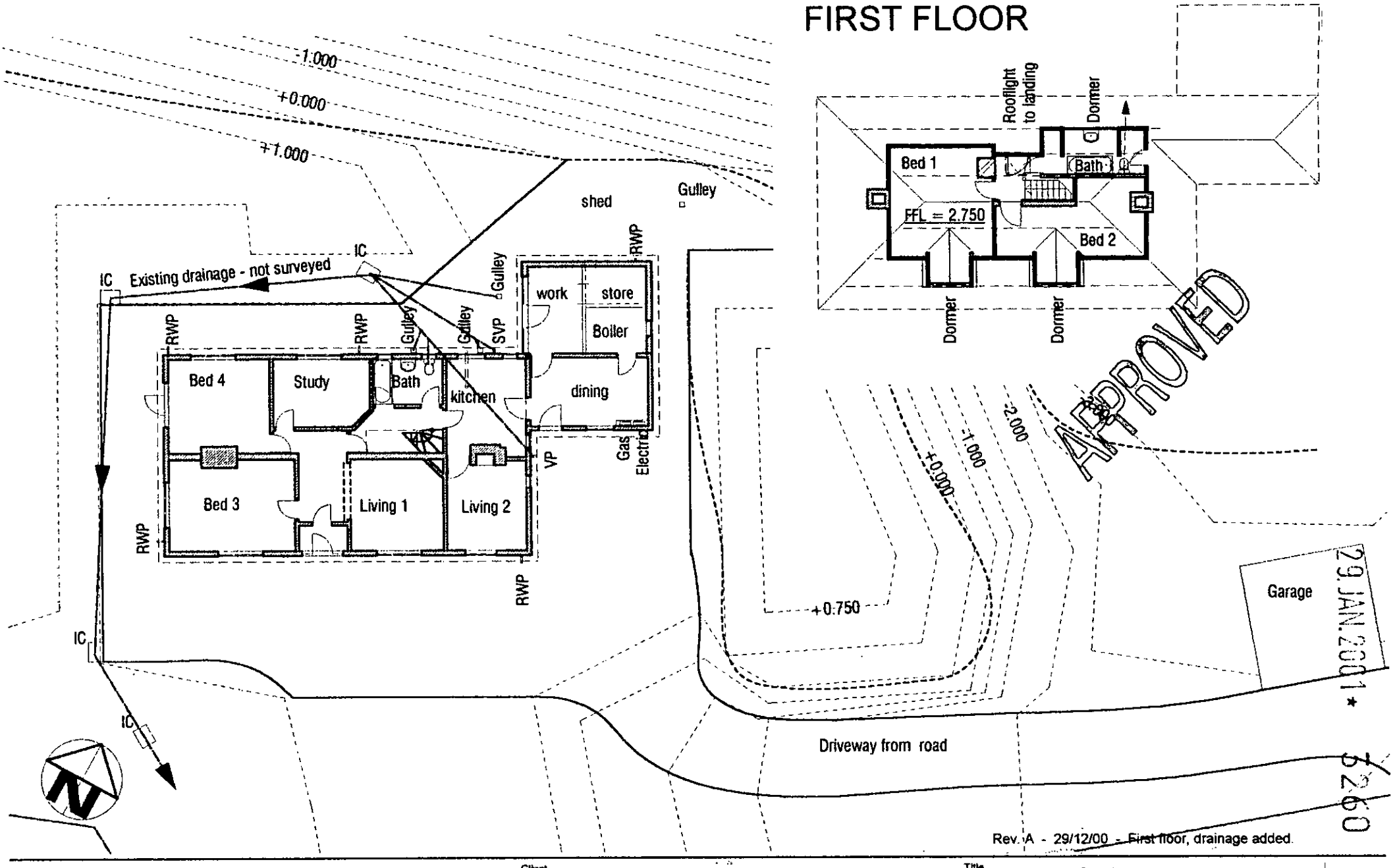
Job ALTERATION & EXTENSION, THE KNOLL,
117 WESTERN AVENUE, WOODLEY

Title SIGHT LINES TO ADJACENT PROPERTIES

Scale 1/200

Date Feb 2001

No. 503 / 04 / 13



Rev. A - 29/12/00 - First floor, drainage added.

VOID PROJECTS

PETER IRELAND : ARCHITECT & DESIGNER
WEST DRIVE : CHELTENHAM : 01242 234483

Client: MR & MRS PALMER

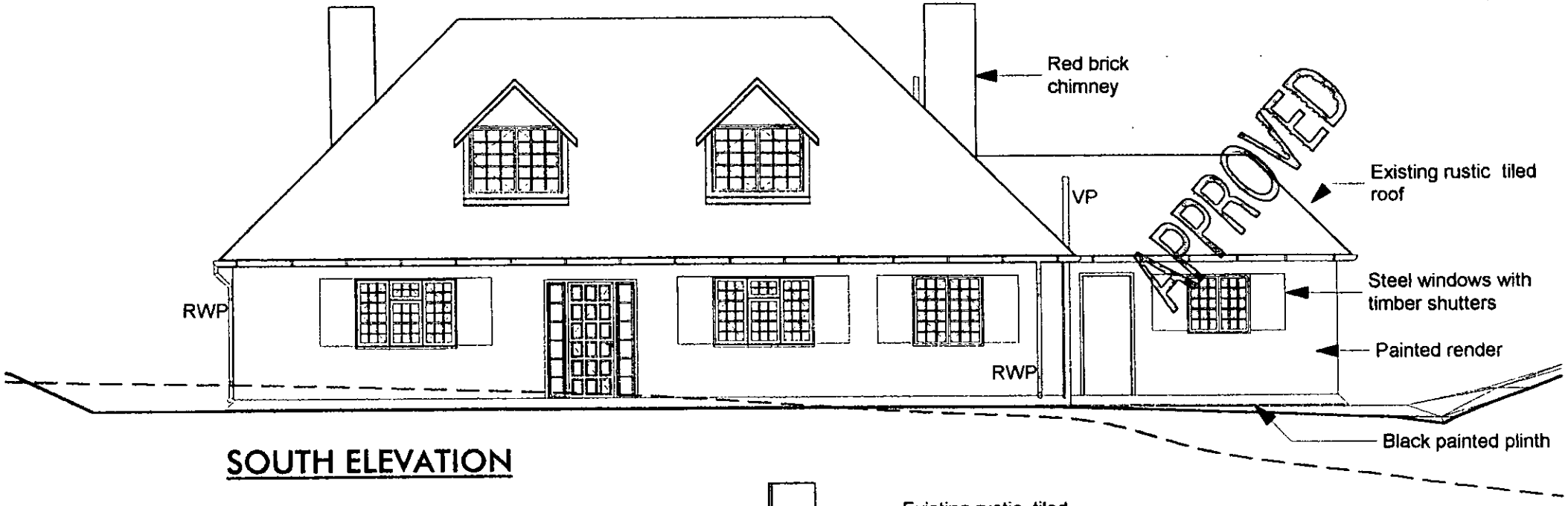
Job: ALTERATION & EXTENSION, THE KNOLL, 117 WESTERN AVENUE, WOODLEY

Title: EXISTING SITE PLAN

Scale: 1/200

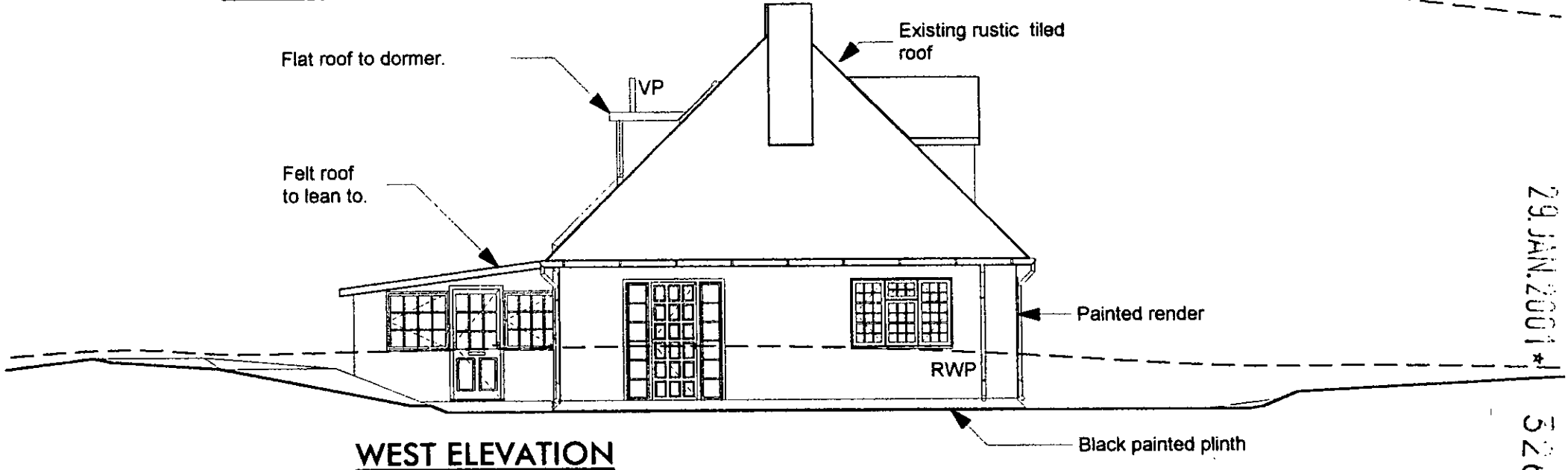
Date: May 2000

No.: 503 / 04 / 01 A



APPROVED

SOUTH ELEVATION



WEST ELEVATION

29 JAN 2001

5260

VOID PROJECTS

PETER IRELAND : ARCHITECT & DESIGNER
WEST DRIVE : CHELTENHAM : 01242 234483

Client MR & MRS PALMER

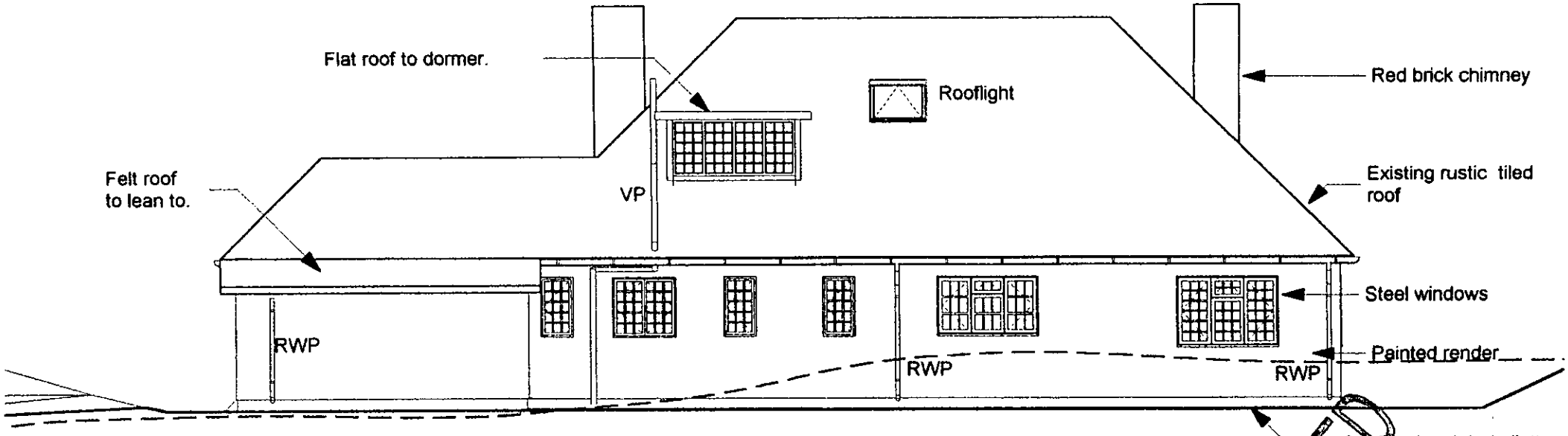
Job ALTERATION & EXTENSION, THE KNOLL, 117 WESTERN AVENUE, WOODLEY

Title EXISTING ELEVATIONS - 1

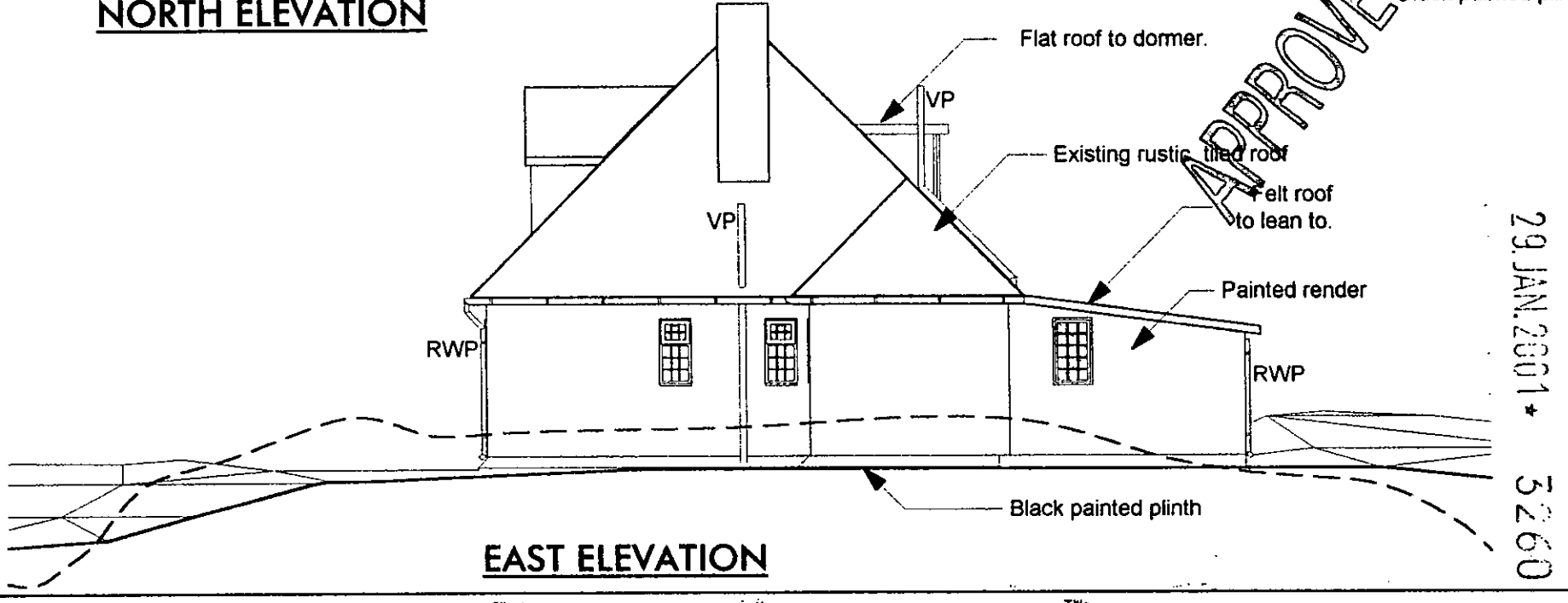
Scale 1/100

Date Dec 2000

No. 503 / 04 / 03



NORTH ELEVATION



EAST ELEVATION

APPROVED

29 JAN 2001 * 5260

VOID PROJECTS

PETER IRELAND : ARCHITECT & DESIGNER
WEST DRIVE : CHELTENHAM : 01242 234483

Client MR & MRS PALMER

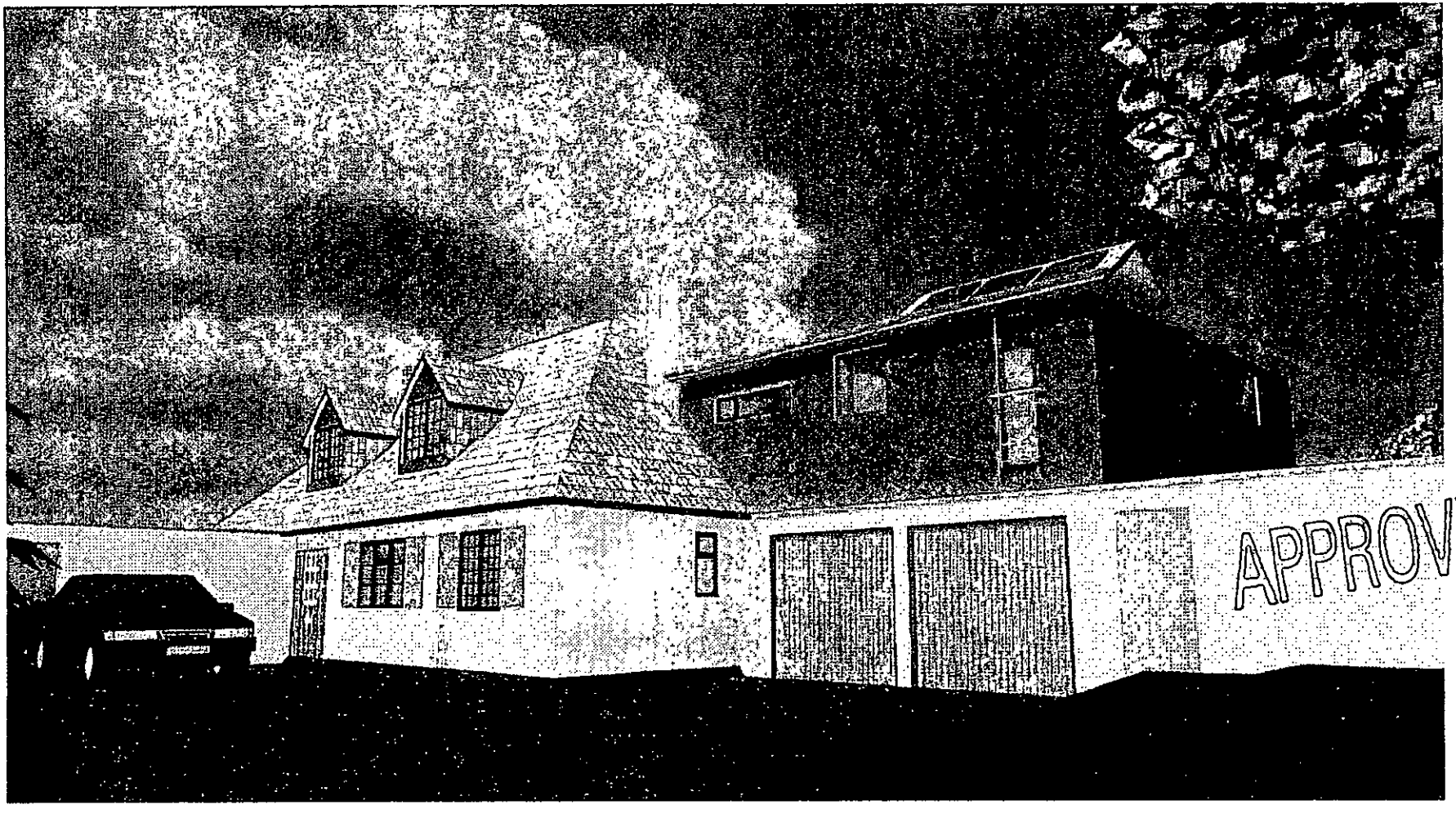
Job ALTERATION & EXTENSION, THE KNOLL,
117 WESTERN AVENUE, WOODLEY

Title EXISTING ELEVATIONS - 2

Scale 1/100

Date Dec 2000

No. 503 / 04 / 04



PROPOSED SCHEME - VIEW APPROACHING FROM SOUTH EAST

VOID PROJECTS
PETER IRELAND : ARCHITECT & DESIGNER
WEST DRIVE : CHELTENHAM : 01242 234483

Client MR & MRS PALMER

Job ALTERATION & EXTENSION, THE KNOLL, 117 WESTERN AVENUE, WOODLEY

Title PERSPECTIVE VIEW

Scale NTS

Date Jan 2001

No. 503 / 04 / 11