APPLICATION NO:
F/2001/3353

LOCATION:
47 Hawker Way, Woodley Reading.

APPLICANT:
Mr & Mrs Wheeler C/O Brian G Wheeler MBIAT ACIOB

RAILEX
Marbleboard

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **17/03/2001**

EASIFILE EP7

APPLICATION WILL HAVE EXPIRED ON: 09/04/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Wheeler
C/O Brian G Wheeler MBIAT ACIOB
'El Dorado'
Ashmore Green
Thatcham
Berkshire
RG18 9HD

Application Number: F/2001/3353

Parish: **WOODLEY**

Location: **47, Hawker Way, Woodley, Reading.**

Proposal: **Proposed single 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. The WC window in the north east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained. thereafter.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 03/04/2001

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3353	HP
BUILDING CONTROL NUMBER.	FP 2001/1688	Nick
~~APPLICANT~~/AGENT	Brian G. Wheeler.	
ADDRESS OF SITE	47. Hawker Way. Woodley.	
DESCRIPTION OF PROPOSED WORK	S/S side/Rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	BN01 321 A	BN01 321
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/4/01	

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 : Helen Pollock

Application Number : F/2001/3353

Applicant : Mr & Mrs Wheeler C/O Brian G Wheeler MBIAT ACIOB.

Location : 47, Hawker Way, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/03/01

Date Registered : 12/02/2001

Earliest Date for Decision : 17/03/2001

Latest Consultation Date/Site Notice Expiry Date : 17/03/2001

This application will have expired on: 09/04/2001. 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 :

Woodley T. C: No comment → ASK Comments of us be taken into account.

Planning Issues :

1) impact upon neighbouring properties

2) impact upon street scene

Application Number: F/2001/3353

Appraisal:

The proposed development is for a single storey rear extension, infiling behind the existing garage to form a WC and kitchen. It would be 3.1m wide, 4.6m long and would protrude from the rear building line by 1m. The proposal would have a single pitched roof on the portion of the extension linking to the main house and a full pitched roof on the metre which protrudes beyond the building line, it will stand 2.3m to the eves, 3m to the ridge of the full pitch and 3.5m to the single ridge.

The property is semi-detached with No.49, and has a 1.8m fence enclosing the rear garden.

1. Impact upon neighbouring properties

The proposed extension would have no adverse effects upon neighbouring properties. Only the metre that protrudes beyond the building line would be visible to No.49, and there are no openings proposed in this elevation and therefore there would be no detrimental impact. No.45 Hawker Way is set forward of 47 by about 2m and the proposed single storey extension would have no new impacts to the property, a new WC window is proposed in the side elevation facing No.45, but this is to be obscurely glazed and as such will result in no overlooking.

2. Impact upon the character of the street scene

The proposed extension would not be visible from Hawker Way. The materials used would match existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ **~~Refusal:~~**

Application Number F/2001/3353
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~			
1	C007	R007	
2	C014	R014	
3	C045	R045	'WC' 'NORTH EAST'
			'Remove fixed shut'

1·8m enclosed garden.

nº 45 Stepped back by ≈ 2m.
2 upstairs windows 1 bedroom + 1 bathroom
Patio doors to ground floor.

- nº 43 has 1 side window facing one garden at 45 + into side of 47.

→ large blossom tree to rear of garden blocking view too + from house to rear.

- road curves round to nº 57. So can't see.

→ nº 49 already has rear ext. Check history.
with a flat roof + side window + door facing nº 57.

RECORD OF SITE VISIT

SITE ADDRESS: 47 Hawker Way
Woodley Reading.

APPLICATION NUMBER: F/2001/3353

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on tree in front.

2. DESCRIPTION OF SURROUNDINGS Residential - detached + Semi detached houses.

3. DESCRIPTION OF SITE/BUILDING Semi detached 2 Storey house late 1970's.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi with n° 49.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING garage + drive

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence

OTHERS N/A

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3353
CASE OFFICER: Helen Pollock

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3353

Proposal:
Proposed single storey rear extension to dwelling.

Location:
47, Hawker 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. 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/03/2001. 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

21 February 2001

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

Tel: 0118 974 6480

Date: **21 February 2001**

My ref: F/2001/3353

CONFIDENTIAL

Councillor 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/2001/3353
47, Hawker Way, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3353**
47, Hawker Way, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: 0118 974 6480

Date: **21 February 2001**

My ref: F/2001/3353

CONFIDENTIAL

Councillor 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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John Mitchell
Development Control Manager

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47, Hawker Way, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6480

Date: **21 February 2001**

My ref: F/2001/3353

CONFIDENTIAL

Councillor 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

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47, Hawker Way, Woodley, Reading.
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3353**
47, Hawker Way, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

FROM: Helen Pollock

DATE: 21 February 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3353

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 47, Hawker Way, Woodley, Reading.

Applicant: Mr & Mrs Wheeler C/O Brian G Wheeler MBIAT ACIOB.

Your observations are required in respect of this application **by 17/03/2001** .

The committee agreed to make no comment but particularly asked that any comments from neighbours at No. 45 be taken into account.

SIGNED: _____ DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 FEB 2001	
Officer: HP	Application No. F/2001/3353

Map No. 47 Site 0.02
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 47 HAWKER WAY

Parish: WOODLEY Ward: Loddon ✓ 1/2

Applicant: MR/MRS WHEELER

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

Enforcement Section to be notified (10) ☐ 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			
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 : ..... 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 : .....
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. .....

NEIGHBOURS:

..... S/N + see map. .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 47 HAWKER WAY PARISH WOODLEY

PLOT No. 122 (WOODLEY AIRFIELD - PHASE I) ORD. SHEET No. SU 7772 c4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
F/1/62 H/1/63	MOWLEM	MUNICIPAL EXTENSION	13.1.63	N/A	CLA
H/1/64	"	"	11.3.64	N/A	CLA
O/119/64	WOODLEY ACRES	O/APP ALL DEV 240 ACRES	28.2.66	N/A	RE
O/180/68	MOWLEM	" 10 "	24.4.68	N/A	REF
SD/73, 744/73	"	" AREA 1, PARA EXTENSIONS			
01201	"	" 20 ACRES CH2	5.9.74	N/A	REF
04538	"	" WAREHOUSING 28.3 ACRES			
08308	MOWLEM / WIMPEY	" 138.3 ACRES	30.10.76	N/A	CL
07209.10	"	PERIPHERAL ROAD	w/drawn		
09497	"	LINKS ROAD "	15.2.79	N/A	CLA
12133	BRYANT	SEMI-DET. HOUSE & GARAGE	13.12.79	N/A	CLA
BR12/151			04.11.79	APP	N/A

FP98/7828 Mr. & Mrs. I.J. Wheeler S/St/R Rect Withdrawn

MINISTRY DECISION O/180/68 - APPEAL DISMISSED - 3.1.71

SPECIAL ORDERS TPO 170

By hand 9/2/01

Environmental Services

For office use only.
Application number: 12.FEB.2001 * 3353

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 Address and postcode Phone number	MR. & MRS. I.J. WHEELER 47 HAWKER WAY WOODLEY READING BERKSHIRE RG5 4PF.
	Agent's Name Address and postcode Phone number	Brian G. Wheeler MBIAT ACIOB Architectural Technologist 'El Dorado', Ashmore Green Thatcham, Berkshire RG18 9HD Tel. 01635 862203
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.	47 HAWKEY WAY WOODLEY READING BERKSHIRE RG5 4PF
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION to Form KITCHEN & CLOAKROOM
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.	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 ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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

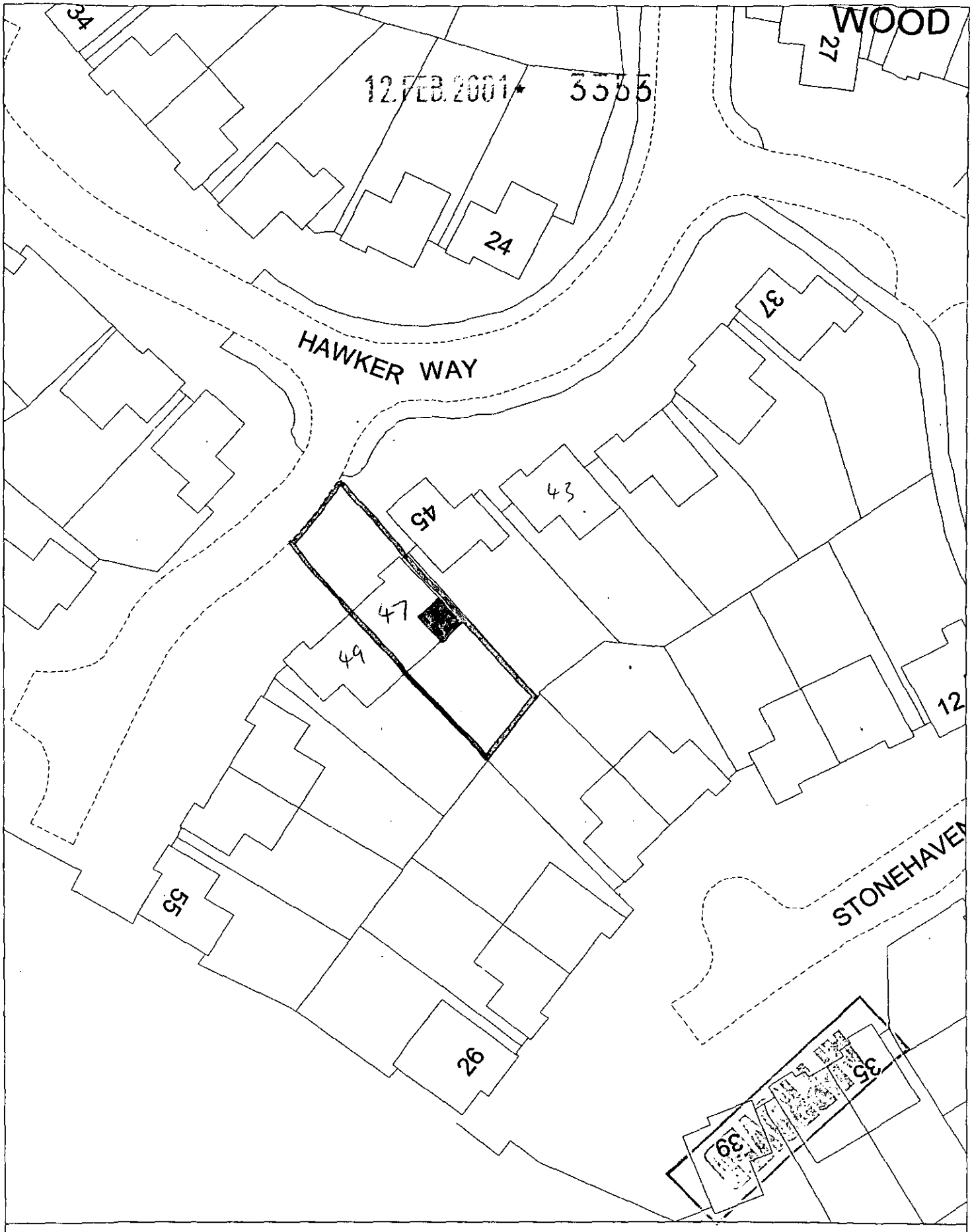
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS I. J. WHEELER

Date 8.2.01

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



Site Plan, Scale: 1 to 500

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Wokingham District Council, Licence No. LA086134
Date: 22 June 1998



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Development Control Section, Environmental Services, Wokingham District Council.

15 February 2001

Scale: 1 : 1250

N
W E
S

12.FEB.2001 * 3353



Site Plan, Scale: 1 to 2500

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Date: 22 June 1998