APPLICATION NO:
F/2001/5435

LOCATION:
25 Mitchell Way, Woodley Reading.

APPLICANT:
Mr T Morrison C/O Style

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

EARLIEST DATE FOR DECISION: **31/12/2001**
Member Listing : 7/1/02
APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Richard Kelly**

APPROVED

548 00

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Morrison
C/O Style
47 Wargrave Road
Twyford
Berkshire
RG10 9PB

Application Number: F/2001/5435

Parish: **WOODLEY**

Location: **25, Mitchell Way, Woodley, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 10/01/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5435
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2001/5435

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

Location:
25, Mitchell Way, Woodley, Reading.

The application is available for inspection at Wokingham District Council's *offices during the following times*:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5435 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2001. 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 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.**

Head Planning and Transportation

10 December 2001

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5435

Applicant : Mr T Morrison C/O Style.

Location : 25, Mitchell Way, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 12/12/01

Date Registered : 29/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application <u>will have expired on</u>: <u>24/01/2002.</u> 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 P.C.: No obs.

Planning Issues :

Application Number: F/2001/5435

Appraisal :

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

Application Number F/2001/5435
Conditions/~~Reasons for Refusal~~

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

RECORD OF SITE VISIT

SITE ADDRESS: 25 Mitchell Way
Woodley Reading.

APPLICATION NUMBER: F/2001/5435

OFFICER: Richard Kelly

DATE OF SITE VISIT: 12/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Detached dwellings (Woodley Airfield)

3. DESCRIPTION OF SITE/BUILDING Extended detached

4. RELATIONSHIP TO ADJOINING PROPERTIES Corner relationship with B.S.
Backs onto a road.

5. SITE CONSTRAINTS

TREES 1 to be removed

ACCESS/PARKING unaffected

LEVELS Flat

BOUNDARY TREATMENT 1.8m fence + brick walls with several mature trees

OTHERS

Application Number: F/2001/5435 – 25 Mitchell Close, Woodley, Reading

Appraisal:

This proposal is for the erection of a single storey extension to form a conservatory. It is considered that this proposal raises one issue:

Impact on adjoining properties: LBE 1, LBE 2, WBE 1

The application site has already been extended to the side and rear. This new conservatory will be on the rear of the extension such that it extends 5.5m from the original rear of the dwelling. The property is in a curved relationship with the neighbouring properties to both sides. Given the 1.8m high close-boarded fence it is considered that this will not cause undue overlooking. To the rear, the conservatory may be visible from the properties in Comet Way, but being at a distance of 32m from the nearest of those properties this will not have an undue impact.

Approval ~~**Refusal**~~

FROM: Richard Kelly

DATE: 10 December 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5435

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

Site Address: 25, Mitchell Way, Woodley, Reading.

Applicant: Mr T Morrison C/O Style.

Your observations are required in respect of this application ~~by 31/12/2001~~

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

The committee made no comment on this application.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2001	
Officer: RK	Application No. F/2001/5435

Map No. 42 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 25 MITCHELL WAY

Parish: WOODLEY Ward: Loddon.
10.12.01

Applicant: MR T MORRISON

Fee Received 95.00 Cash banned 29/11/01 Required ..... Additional ..... Refund .....

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			
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 : 10.12.01 B 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

29.NOV.2001 * 5435

ADDRESS 25 Mitchell Way PARISH Woodley

PLOT No. 323 Woodley Airfield Ph. I ORD. SHEET No. SU 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16670	ADNEST / BRYANT	SUBST. OF HOUSE TYPE	17.12.81	N/A REF
16941	"	DETACHED HOUSE & GARAGE	11.3.82	N/A C/A
BR 18419	"	"	15.4.82	APP N/A
BRA 5366	MR. S MORRISON	DINING ROOM	13.7.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

29.NOV.2001 ★ 5435

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	T MORRISON 25 MITCHELL WAY WOODLEY ~~READING~~ RG5 4NQ 0118 9375839
2	Agent's Name Address and postcode Phone number	STYLE 47 WARGRAVE RD TWYFORD RG10 9PB 0118 9343738
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension About the application	CONSERVATORY
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.	~~TIMBER~~ uPVC BRICK TO MATCH
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

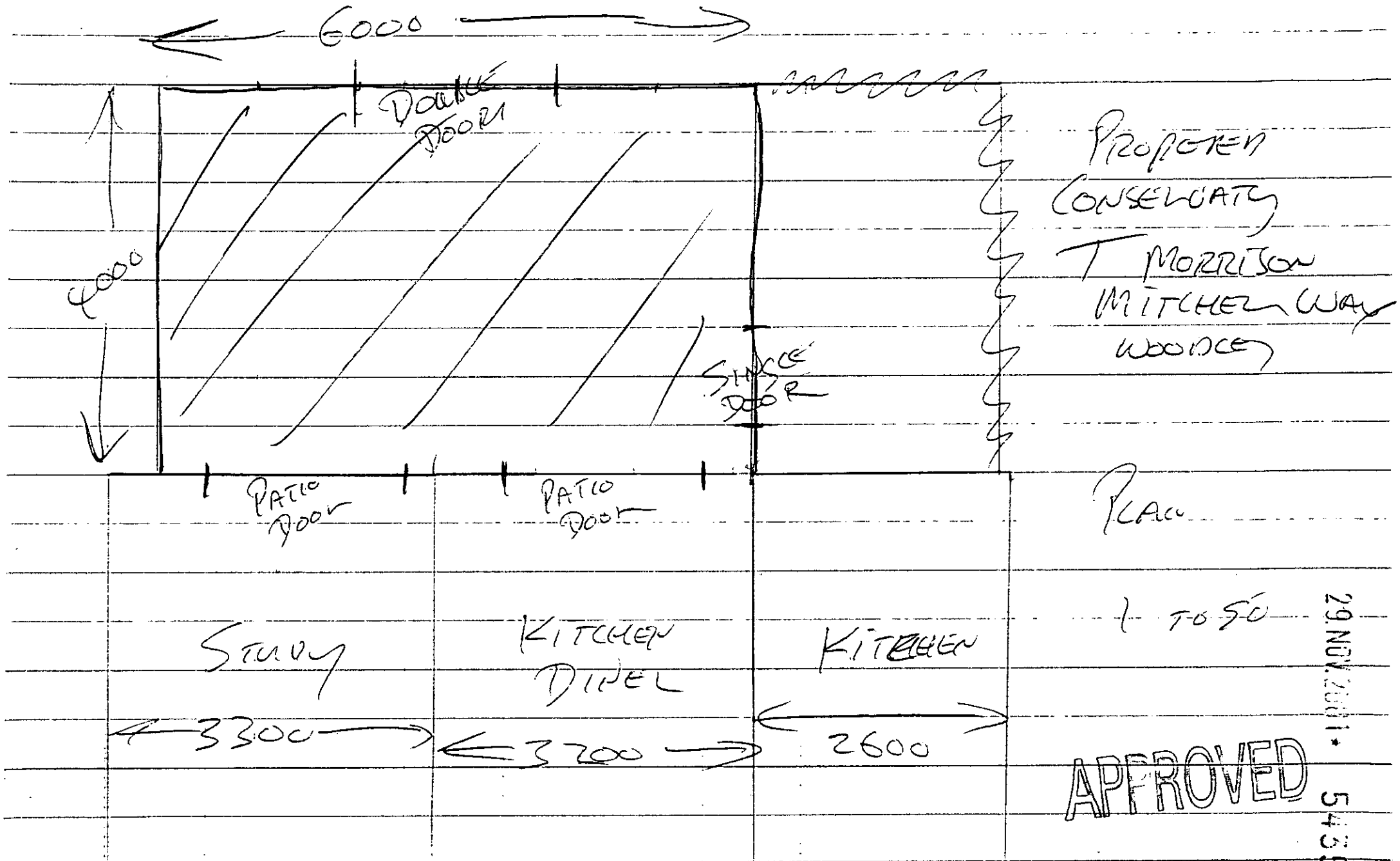
Owner's name	Address at which the notice was served	Date on which the notice was served

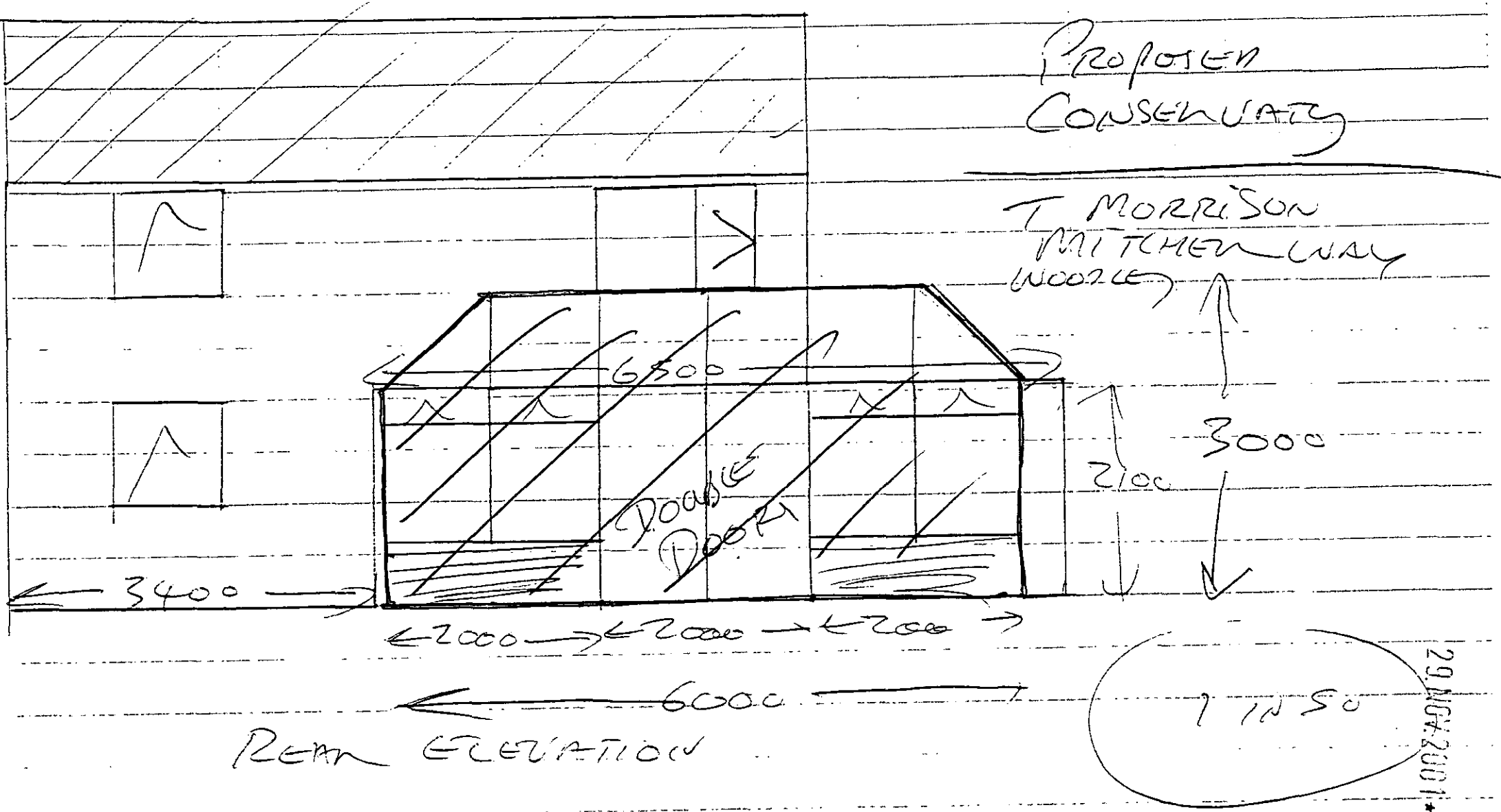
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of T Morrison

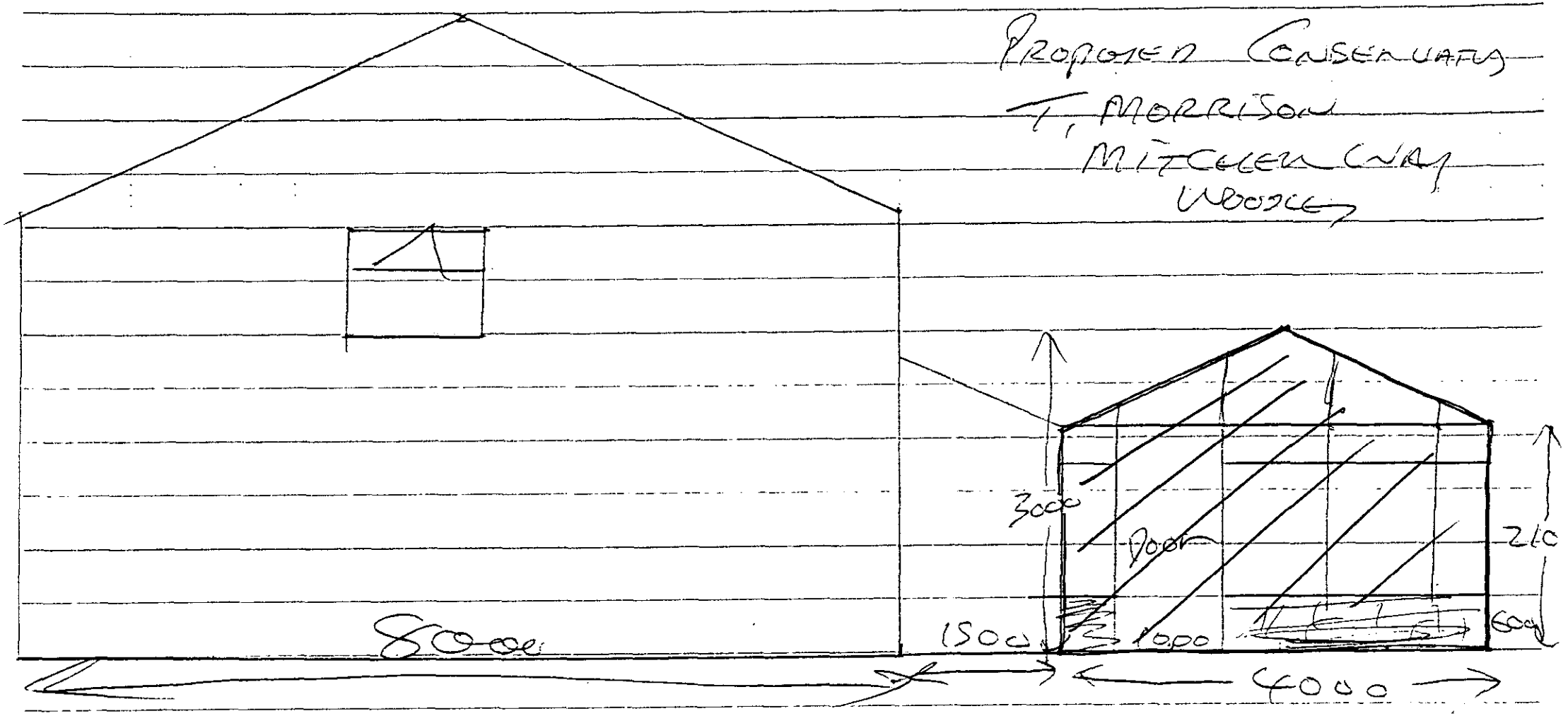
Date 27/11/01

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


6000
4000
DOUBLE DOOR
SINGLE DOOR
PATIO DOOR
PATIO DOOR
STUDY
KITCHEN DINER
KITCHEN
3300
3700
2600
PROPOSED CONSERVATORY T MORRISON MITCHELL WAY WOODCOCK
PLAN
1 TO 50
29 NOV 2001
APPROVED
5435


PROPOSED
CONSERVATORY
T MORRISON
MITCHELL WAY
WOODLEY
6500
3000
2100
DOUBLE
DOORS
3400
2000
2000
2000
6000
REAR ELEVATION
29 AUG 2001
APPROVED
5455

PROPOSED CONSERVATORY
T. MORRISON
MITCHELL WAY
WOODLEY



RIGHT SIDE

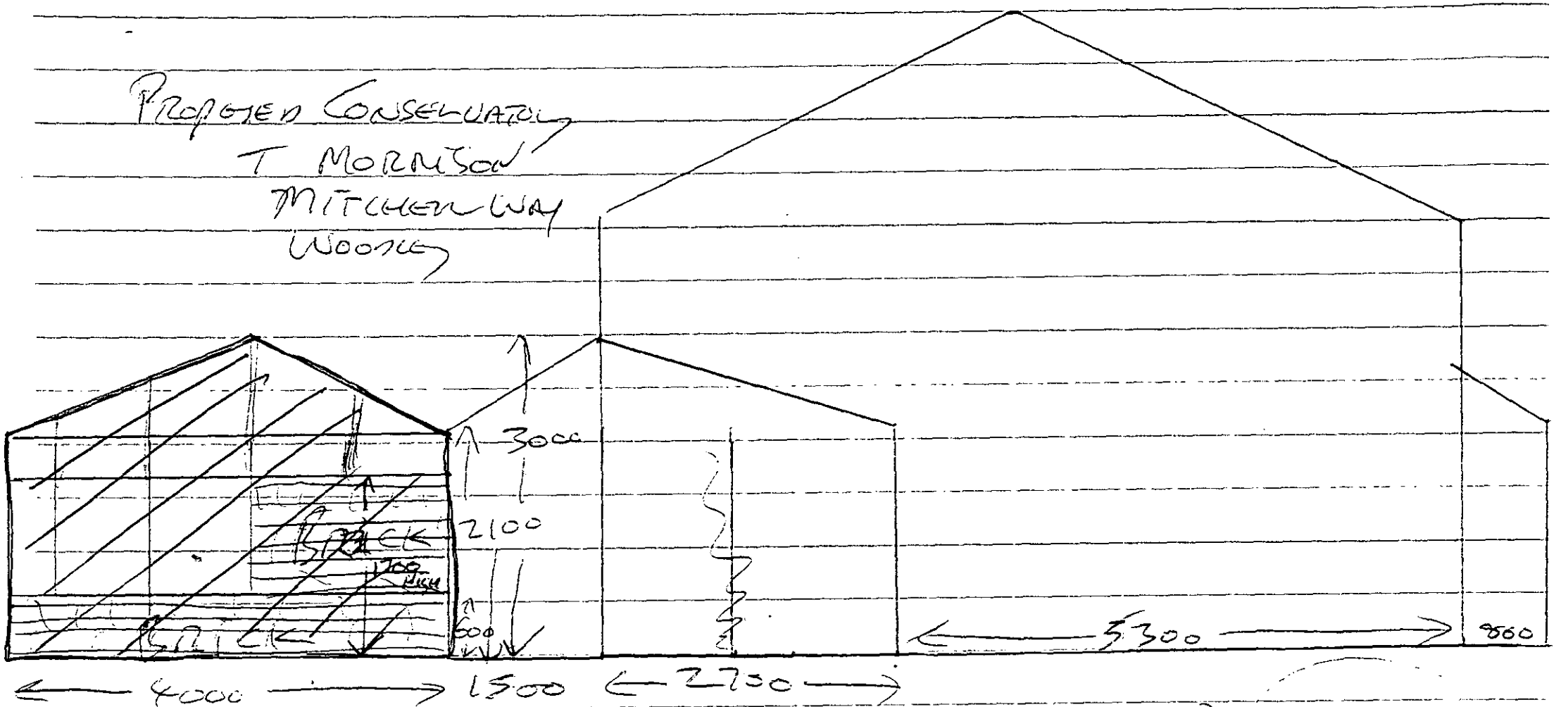
1 IN 50

APPROVED

29 NOV 2011

5425

PROPOSED CONSERVATORY
T MORRISON
MITCHEN WAY
WOODLEY

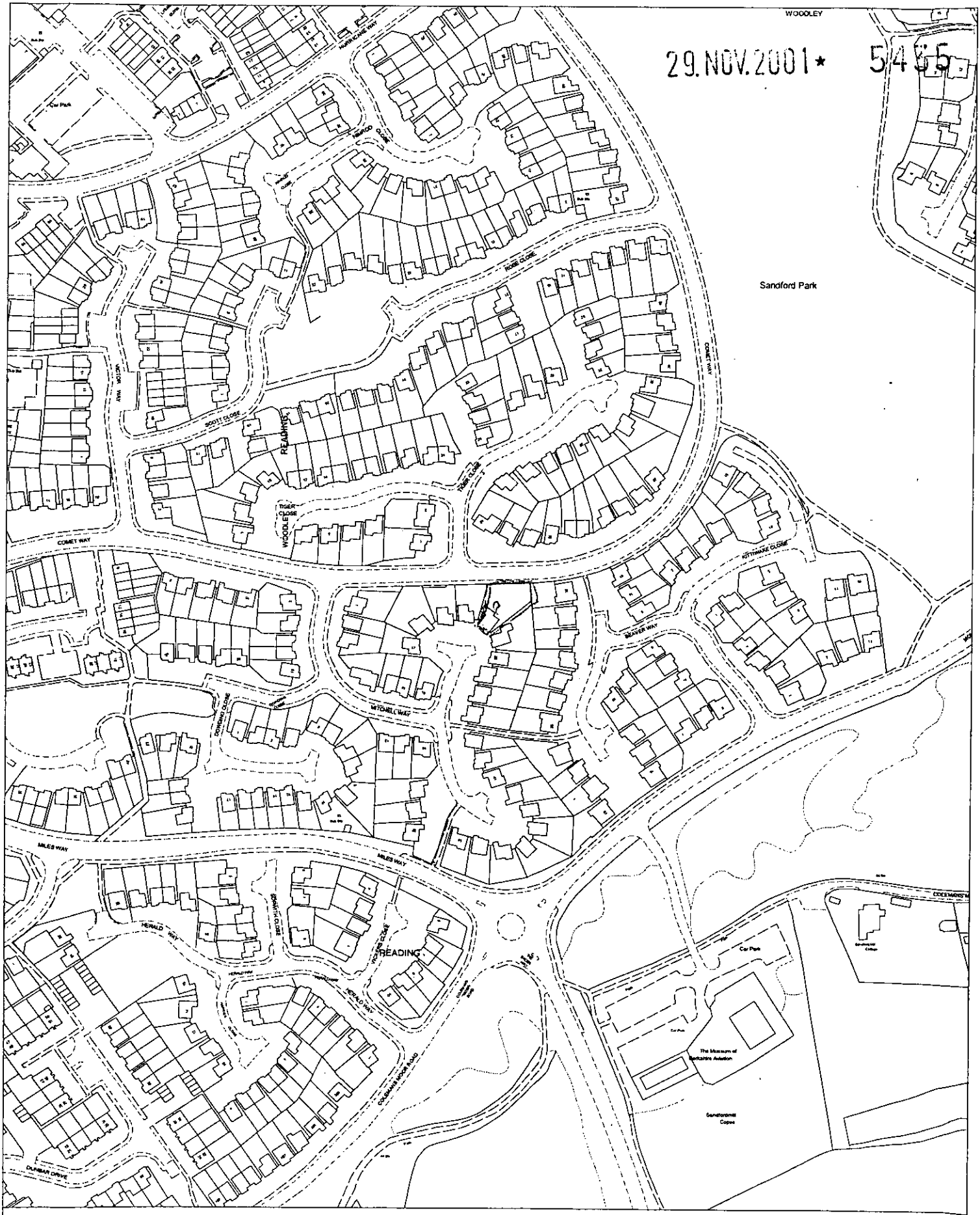


APPROVED

1 in

LEFT ELEVATION

NOV 2001 5435



Site Plan, Scale: 1 to 2500

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Date: 27 November 2001

N
W E
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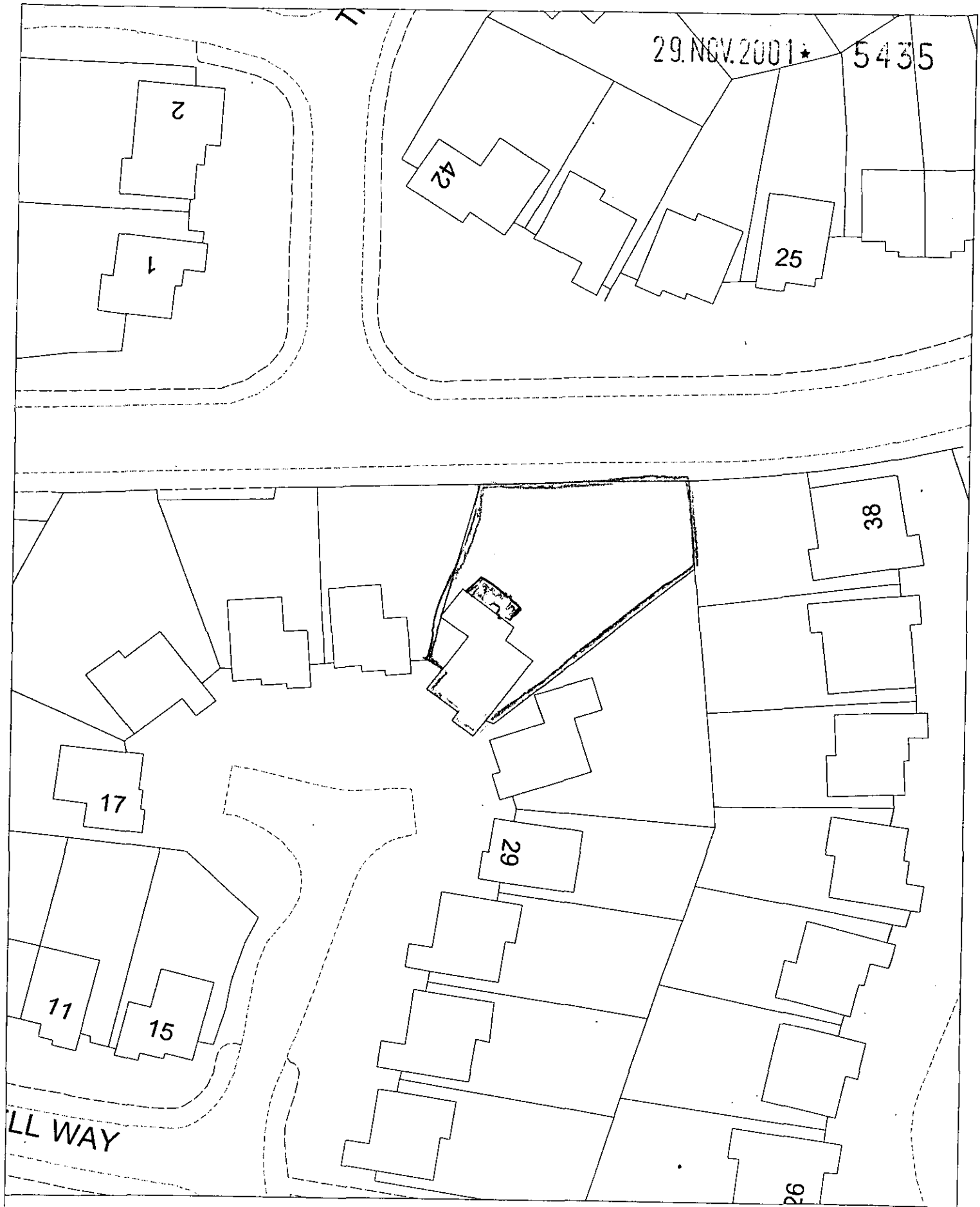

Site Plan, Scale: 1 to 500

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Date: 27 November 2001

N W E S

29 NOV 2001 * 5435



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Development Control Section, Environmental Services, Wokingham District Council.

3 December 2001 Scale: 1 : 1250

N
W E
S