APPLICATION NO:
F/2001/5530

LOCATION:
88 Butts Hill Road, Woodley Reading.

APPLICANT:
Mr/Mrs Fulton C/O Greg Farrell

PROPOSAL:
Proposed single storey side & rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **21/01/2002**
28 day expiry 25.1.02
APPLICATION WILL HAVE EXPIRED ON:
12/02/2002

CASE OFFICER: **Francis Leo**

APPROVED

843

D.1

RAILEX
Marbleboard

EASIFILE EP7

(FL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Fulton
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Application Number: F/2001/5530

Parish: **WOODLEY**

Location: **88, Butts Hill Road, Woodley, Reading.**

Proposal: **Proposed single storey side & rear extensions 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.

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

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:

South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 31/01/2002

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.

Francis,

F/2001/5530

88 Butts Hill Road.

Have checked it, there is no difference from an architect or accountant or any other profession working from home ~~[illegible]~~. Same as me dealing with planning a[illegible] from home

JFran[illegible] 11 Jan 02

Application is for extension to dwelling but neighbours believe there is a business operating from the property, following the SV. you may want a RFS to enforcement.

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments [illegible]

www.Thamesvalleysquatics.co.uk.

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

Tel: 0118 974 6502

Date: **28 December 2001**

My ref: F/2001/5530

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5530
88, Butts Hill Road, Woodley, Reading.
Proposed single storey side & rear extensions 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

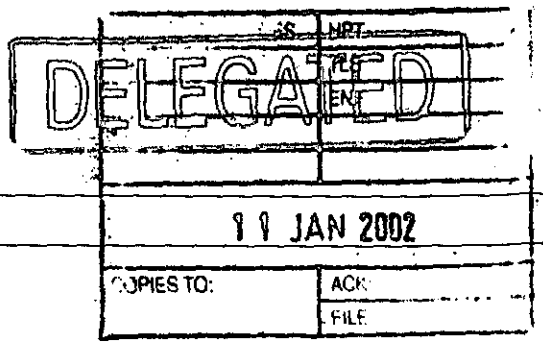
Case officer: **Francis Leo** Application Number: **F/2001/5530**
88, Butts Hill Road, Woodley, Reading.
Proposed single storey side & rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

FROM: Francis Leo

DATE: 28 December 2001



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5530

Proposal: Proposed single storey side & rear extensions to dwelling..

Site Address: 88, Butts Hill Road, Woodley, Reading.

Applicant: Mr/Mrs Fulton C/O Greg Farrell.

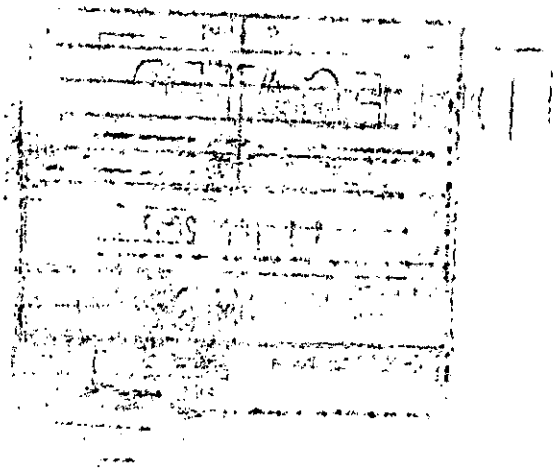
Your observations are required in respect of this application **by 21/01/2002** .

The committee had no objection to the proposal but asked that the use of the garage should be ancillary to the domestic use of the property.

Members also noted the concern of a neighbour regarding the use of the proposed extension.

SIGNED: D Keen DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.



HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 28 December 2001

Application Number: F/2001/5530

Proposal: Proposed single storey side & rear extensions to dwelling.

Parish: WOODLEY TOWN

Site Address:
88, Butts Hill Road, Woodley, Reading.

Applicant:
Mr/Mrs Fulton C/O Greg Farrell.

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).

COND, RO4

Signed: _____ **Print name:** AC 2/1/02

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5530
CASE OFFICER: Francis Leo

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

Received by Wokingham District Council

Application No: F/2001/5530

Proposal:
Proposed single storey side & rear extensions to dwelling.

Location:
88, Butts Hill 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/2001/5530 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 21/01/2002. 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.

Head Planning and Transportation

28 December 2001

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

Tel: 0118 974 6502

Date: **28 December 2001**

My ref: F/2001/5530

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5530
88, Butts Hill Road, Woodley, Reading.
Proposed single storey side & rear extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

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If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5530**
88, Butts Hill Road, Woodley, Reading.
Proposed single storey side & rear extensions to dwelling.
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 6502

Date: **28 December 2001**

My ref: F/2001/5530

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5530
88, Butts Hill Road, Woodley, Reading.
Proposed single storey side & rear extensions to dwelling.

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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5530**
88, Butts Hill Road, Woodley, Reading.
Proposed single storey side & rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

WORK SHEET FOR : Francis Leo

Application Number : F/2001/5530

Applicant : Mr/Mrs Fulton C/O Greg Farrell.

Location : 88, Butts Hill Road, Woodley, Reading.
Proposal : Proposed single storey side & rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		11 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 11 Jan 02. .....

Date Registered : 18/12/2001

Earliest Date for Decision : 21/01/2002

Latest Consultation Date/Site Notice Expiry Date : 21/01/2002

This application will have expired on: 12/02/2002. 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 : approval with conditions.

Planning Issues : I'd sett

SBE1, SBE2

WOS3 WBE1.

Application Number: F/2001/5530 **Officer : Francis Leo**
88 Butts Hill Road, Woodley, Reading

Appraisal :

Development
For a single storey side and rear extension. Proposal involves the demolition of existing garage and rear extension and rebuilding of rear extension measuring 4.3m in depth x 6m in width with a pitched roof over. The garage measures 6.2m in depth x 2.65m in width with a flat roof over. The proposal also includes a front porch with a lean to roof over extending over the front part of garage.

The site is a semi-detached property located within the identified settlement of Woodley.

Impact upon neighbouring properties
No 86 adjoining property to the north has single storey buildings nearest to site and the proposed garage is 1.45m away from the fence. To the south the extension is along the boundary adjoining the conservatory wall at no 90. In view of the single storey extensions to the north and conservatory to the south and the proposal is a single storey extension it is considered that the proposal would have no adverse impact upon neighbouring properties.

Impact upon the character of the area
The proposal is to the rear of the site and there are many rear extensions in the street. At the front the proposed garage and porch has been designed to be in keeping with the character of the street. In view of this it is felt the proposal would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5530

Appraisal :

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

Application Number F/2001/5530
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.	C049	R049	

RECORD OF SITE VISIT

SITE ADDRESS: 88 Butts Hill Road
Woodley Reading.

APPLICATION NUMBER: F/2001/5530

OFFICER: Francis Leo

DATE OF SITE VISIT: 11 Jan 02.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS predominantly 2storey semi-detached properties with high pitched roof. garage to the side. long rear gardens.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-detached property with garage extn to the side and a rear extn. Front garden 8m x 10m. Rear garden. 31m x 7m average.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Conservatory at no 90.
Single storey bldgs at No 86.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING garage + parking on front garden.

LEVELS —

BOUNDARY TREATMENT South : 2.5m high brick wall as part of conservatory wall to no 90. rest 1.8m timber fence.
North : 1.8m high timber fence.

OTHERS

Application Number : F/2001/5530	Map No : 42
Case Officer : FL	Site Area : 0·04
Valid Date : 18/12/01	Received Date: 18/12/2001

Level : Delegated Application

Description : Proposed single storey side & rear extensions to dwelling.

Location : 88, Butts Hill Road, Woodley, Reading.

Parish : WY **Ward : COR** 28/12/01 JB.

Applicant : Mr/Mrs Fulton C/O Greg Farrell.

Fee Required: £95 **Fee Received: £95** (2)

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	REQUIRES PARKING LAYOUT		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	IS THE FRONT GROUND FLOOR SLOPING ROOF FROM LOUNGE TO GARAGE NEW OR EXISTING?	New ·	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT		
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 28/12/01 - B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/W + see map

OTHERS

(Note to Officer: Site is in a Groundwater Protection Zone. See guidance notes from Conrad Moore re planning informatives)

No pre-apps

Environmental Services

For office use only.
Application number:

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 FULTON 88 BUTTS HILL ROAD WOODLEY READING
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE & REAR 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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILES 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: N/A	Proposed: N/A
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 FULTON

Date 14/12/01

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

PC. 23/150 088

ADDRESS 88 BUTTS HILL ROAD PARISH WOODLEY

PLOT No. 274 ORD. SHEET No. 42 SU.7673

BUILDER Messrs. Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr & Mrs. Pither	Use of Land for excavation of Sand & Ballast	No decision	
188/54	Messrs. Cooper Estates Ltd	Outline	11.5.54	N/A. C/A.
484/55	"	Semi/Det. House	5.8.55	App. App.
PD/481/59	Mr. Martin	Garage	10.11.59	App. N/A.
PD/535/70	Mr. W. Pittock	Bathroom addition	29-10-70	App - N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE