APPLICATION NO:
F/2001/5470

LOCATION:
299 - 303 Headley Road East, Woodley Reading.

APPLICANT:
Mr R Ridout C/O Impulse Design

PROPOSAL:
Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

EARLIEST DATE FOR DECISION: **03/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/03/2002

CASE OFFICER: **Nicola Lake**

APPROVED

D4 584

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Ridout
C/O Impulse Design
36 Loxwood
Earley
Reading
Berks
RG6 5QZ

Application Number: F/2001/5470

Parish: **WOODLEY**

Location: **299 - 303, Headley Road East, Woodley, Reading.**

Proposal: **Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).**

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. Immediately following the implementation of this permission, 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) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 and Class A of part 2 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. 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
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
8. Surface water source control measures shall be carried out in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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 character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Reason
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

Reason
8. To prevent the increased risk of flooding and to improve water quality.

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 LH1, LH4, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WH4 and WH1.

Informative
2. 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
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
4. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed a depth of 3 metres below existing ground level.

Anna Cronin
Head of Planning & Transportation
Date: 25/02/2002

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

fee NIL

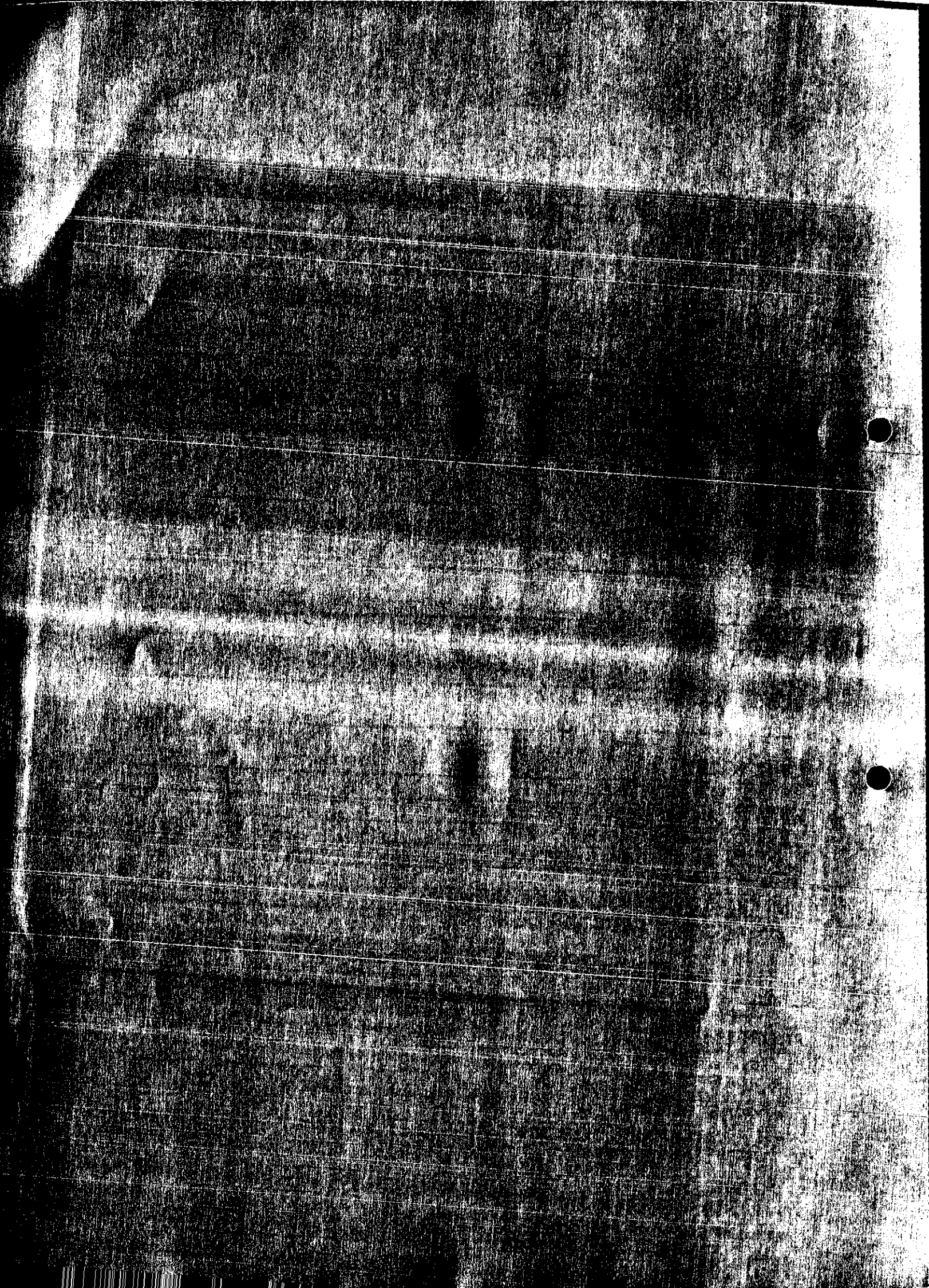
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5470	NL
BUILDING CONTROL NUMBER.	BN 2001/1229	North
~~APPLICANT~~/AGENT	Impulse Design	
ADDRESS OF SITE	299-303 Headley Rd. East WOODLEY	
DESCRIPTION OF PROPOSED WORK	formation of 8 flats + 1 dwelling (Amendment to consent F/2000/2783)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	B	C
ELEVATIONS	no elevations	1188-00-4B 1188-00-5B.
FLOOR PLANS ground first	1188-00-10. 1188-00-12	1188-00-11 1188-00-3
second	1188-00-14	1188-00-5B.

CHECKLIST		1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT			
APPLIC. NECESSARY-NOT RECEIVED			
APPLIC.RECEIVED & APPROVED		25/2/02	
APPLIC.RECEIVED-NO DECISION			
APPLIC.REFUSED			
DIFFERENCES BETWEEN DC/BC DRAWINGS		Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC	block plan does not show rear infill ext	
DATE		3/3/02.	

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	



LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2001/5470**

299 - 303, Headley Road East, Woodley, Reading.

Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

Transfer: Yes ☐ No ☑

Reason for Transfer:

NA

Signed: _____ Date: _____

Councillor Dredge

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES	HPT
POL	TLS
DC	CHF
APP	
CS	

18 FEB 2002

COPIES TO	
	P.O.

POSITIVE ABOUT DISABLED PEOPLE

Received by Wokingham District Council

Application No: F/2001/5470

Proposal:
Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

Location:
299 - 303, Headley Road East, 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/2001/5470 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/02/2002. 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

10 January 2002

Applicationo	Name & Address
F/2001/5470	Mrs F Jones 5 Headley Close WOODLEY RG5 4SF
Application Approved	Letters sent 08.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Nicola Lake.

Application Number : F/2001/5470

Applicant : Mr Ridout. C/O Impulse Design.

Location : 299-303 Headley Road East, Woodley.

Proposal : Proposed formation of 8 flats and 1 dwelling. (Amendment to application F/2001/5470.

Site Notice Displayed ? :	YES	NO	DATE
	✓		07.02.02

Date of Neighbour Notifications :

Date of Site Visit : 07.02.02

Date Registered : 07.01.02

Earliest Date for Decision : 03.02.02

Latest Consultation Date/Site Notice Expiry Date : 03.02.02

Application Expiry Date: 04.03.02

Consultation Responses :
Woodley Town Council:
Environmental Health: No objection.
Landscaping: No objection subject to conditions.
Environment Agency: No objection subject to conditions.
Highways: No objection subject to conditions.
Letters: one letter of objection.

Planning History :
The development was originally granted planning permission in Feb 2001.
The current application seeks to amend the development.

Planning Issues :

1. Changes to the proposed development since the previous application.

Application Number: F/2001/5470

Appraisal :

1. **Changes to the proposed development since the previous application.**
The proposed development is to amend the previously approved development by in-filling an area with a single storey, flat roofed rear extension. The extension would be between to other areas of single storey rear extensions, which were approved under the last application. As such the single storey rear extension would then extend nearly across the whole of the rear elevation of the units 1-4. The rear single storey extensions would also project out 0.8m further out and would have a depth of 3.5m instead of the approved 2.8m. The extensions would have a height of 2.5m. Therefore the proposed development would have no detrimental impact upon the residential amenity of the adjacent dwellings or upon the character or appearance of the streetscene.

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

Application Number:F/2001/5470
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	c001	R001	
2.	c014	r014	
3.	c040	r040	Insert 'and class A of part 2' after the words part 1.
4.	c070	r070	
5.	c122	r122	
6.	c150	r150	
7.	c151	r151	
8.			Surface water sourse control measures shall be carried out in accordance with details, which shall have been submitted to and approved in writing by the local planning authority before development commences.
			To prevent the increased risk of flooding and to improve water quality.
Informatives.			
1.	N16		BSP:– EN1
			LALP:- LH1, LH4, LBE1, LBE2.
			WDLP:- WOS3, WBE1, WH4, WH1.
2.	NO4		
3.	N06		
4.			No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed a depth of 3m below existing ground level.

25/2/02

RECORD OF SITE VISIT

SITE ADDRESS APPLICATION NUMBER:	DATE OF SITE VISIT: 7.02.23
OFFICER:	

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Part of the site

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING original building being converted and altered.

4. RELATIONSHIP TO ADJOINING PROPERTIES The proposed alterations are to the rear to various depth and infill area.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 13 Feb 2002

My ref: F/2001/5470

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2001/5470
299 - 303, Headley Road East, Woodley, Reading.
Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 13 Feb 2002.

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/5470**
299 - 303, Headley Road East, Woodley, Reading.
Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 13 Feb 2002

My ref: F/2001/5470

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5470
299 - 303, Headley Road East, Woodley, Reading.
Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 23 Feb 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2001/5470**
299 - 303, Headley Road East, Woodley, Reading.
Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 13 Feb 2002.

My ref: F/2001/5470

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2001/5470
299 - 303, Headley Road East, Woodley, Reading.
Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 23. Feb 2002.

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/5470**
299 - 303, Headley Road East, Woodley, Reading.
Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Cancel□da

From:	WebComments@wokingham.gov.uk
Sent:	20 January 2002 21:25
To:	ian.jordan@wokingham.gov.uk
Subject:	Comments on Planning Applications

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK: ✓
	FILE:

****

NatureofEmail: Comment
ApplicationNumber: f/2001/5470
Correspondent_FullName: Mrs F Jones
Correspondent_StreetAddress: 5 Headley Close
Correspondent_Address2:
Correspondent_Town: Woodley
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 4SF
Correspondent_Telephone:
Correspondent_Email: FIONA@fijo.freeserve.co.uk

Comments:

I have viewed the plans at my local library and see that one parking space has been allocated to each flat.

I live in Headley Close and parking can already tricky for residents in the Close. My concern is that any overflow of vehicles from the flats will create a real parking issue.

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

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 20 January 2002 21:26
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: f/2001/5470
Correspondent_FullName: Mrs F Jones
Correspondent_StreetAddress: 5 Headley Close
Correspondent_Address2:
Correspondent_Town: Woodley
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 4SF
Correspondent_Telephone:
Correspondent_Email: FIONA@fijo.freeserve.co.uk

Comments:

I have viewed the plans at my local library and see that one parking space has been allocated to each flat.

I live in Headley Close and parking can already be tricky for residents in the Close. My concern is that any overflow of vehicles from the flats will create a real parking issue.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

PLANNING SERVICES | HPT
PO | TLS
DC | ENF
APP
DS
05 FEB 2002
DOCUMENT NO. | ACK
FILE

To:	Nicola Lake Development Control	Your Ref:	F/2001/5470
From:	Tom Payne Environmental Heath	My Ref:	20016468
		Date.	22 January 2002

PROPOSED FORMATION OF 8 FLATS AND 1 DWELLING (AMENDMENT TO CONSENT F/2001/2783)

299-303 HEADLEY ROAD EAST, WOODLEY

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

DELEGATED

FROM: Nicola Lake

DATE: 10 January 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5470

Proposal: Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783)..

Site Address: 299 - 303, Headley Road East, Woodley, Reading.

Applicant: Mr R Ridout C/O Impulse Design.

PLANNING SERVICES	RPT
FUL	LBS
DC	ENF
APP	
11 FEB 2002	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application **by 03/02/2002** .

No comment.

SIGNED: _____ DATE: 6.2.02.

Clerk To Woodley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2001/5470
From:	Tom Payne Environmental Heath	My Ref:	20016468
		Date.	22 January 2002

PROPOSED FORMATION OF 8 FLATS AND 1 DWELLING (AMENDMENT TO CONSENT F/2001/2783)

299-303 HEADLEY ROAD EAST, WOODLEY

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 23 January 2002

Location:	299 – 303 Headley Road East, Woodley
Proposal:	Proposed formation of 8 flats and 1 dwelling. (Amendment to consent F/2000/2783).
Application Number:	F/2001/5470

In response to your consultation dated 10 January 2002 for the above application, the landscape comments are as follows:

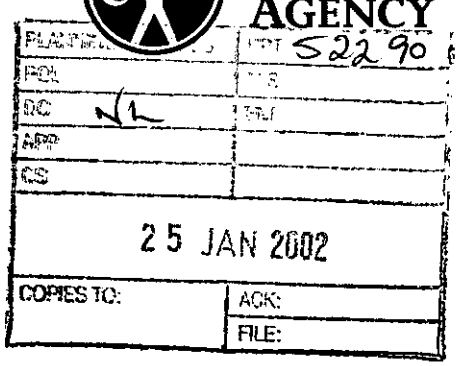
An ash tree protected by a TPO is within the red outline of the site, on the edge of the existing car park to the rear of the dwellings. However as the car park will not altered in any way then the tree will not be affected by the proposals.

The applicants will need to submit details of the proposed planting at the front of the site as well as the proposed surfacing for the amenity area.

Catherine Brimble

Catherine Brimble
Landscape Architect

ENVIRONMENT AGENCY



Our Ref : SP/2002/005147-1/1
Your Ref : F/2001/5470

Date : 22 January 2002

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

Dear Ms Lake

PROPOSED FORMATION OF 8 FLATS AND 1 DWELLING (AMENDENT TO CONSENT F/200/2783 299-303) AT HEADLEY ROAD EAST, WOODLEY, READING

Thank you for your letter dated 10th January 2002, received on 14th January 2002. Please quote the following reference in any correspondence: **SU77SE/18/39**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend

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

that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for the greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Drainage

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Refuse Storage
Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable

forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Impulse Design

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 18 January 2002
My ref: NL/F/2001/5470
Your ref:

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

Mr P R O'Farrell
Impulse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Dear Mr O'Farrell,

PROPOSED FORMATION OF 8 FLATS AND 1 DWELLING AT 299-303 HEADLEY ROAD EAST, WOODLEY. AMENDMENT TO APPLICATION F/2000/2783.

I write regarding the above stated development.

It has been brought to my attention that while drawing 1188-00-6 shows only the small area between the two single storey, rear extensions as being in-filled as part of the amendment, the more detailed plans show that the single storey rear extensions to units 1 and 2 would also be extended out from 2.8m to 3.5m. I would therefore ask you to amend drawing 1188-00-6 to accurately show the proposed amendments.

It would also appear that the first floor rear window of unit 6 is proposed to be change to a door, this is not currently show on drawing 1188-00-4. If this is your client's intention please could you submit revised plans as soon as possible.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Recd 2.55pm 7.1.02.

To Wokingham District Council
Planning Department
Shute End
Wokingham

From Rob Ridout
299-303 HEADLEY RD EAST
WOODLEY
Berks

PLANNING SERVICES	HRT
POL	TLS
DC	ENF
APP	
CS	
17 JAN 2002	
COPIES TO:	ACK:
	FILE:

S/563

Attention : Nicola Lake

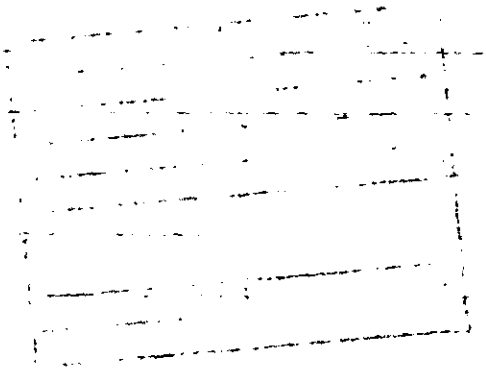
07/01/02

Dear Nicola,

This is a short note, to change the sample of tile we wish to use on the above Development. Having taken considerable time and thought, we have decided to keep in with appearance of what is already on 299 Headley Rd east, and try to ~~exact~~ match with a slate style. We trust the sample is to your approval

Yours Sincerely

RJ Ridout



HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 10 January 2002

Application Number: F/2001/5470

Proposal: Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

Parish: WOODLEY TOWN

Site Address:
299 - 303, Headley Road East, Woodley, Reading.

Applicant:
Mr R Ridout C/O Impulse Design.

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).

Comments as previous for app 2783.

Signed: _____ **Print name:** dc 14/1/02

F

Application Number : ~~NEW~~/2001/5470	Map No : 42
Case Officer : NL	Site Area : 0.08
Valid Date : 07 JAN 2002	Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

Location : 299 - 303, Headley Road East, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Mr R Ridout C/O Impulse Design.

Fee Required: £0 Fee Received: £0 resubmission

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	Highlight changes from approved plans on block plan.	2/1	✓ 7/1
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	- Need to show side elevations (one side window has been changed from approved plans	2/1	✓ 7/1
FLOOR PLANS	- Do 1st & 2nd floor plans stay unchanged? (not supplied with this app).	2/1	no change
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Party wall with 297 as last application	2/1	✓
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Landfill Site Cons. ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N + see map ✓

— Pls include address points inside red line. ✓

+ attached list ✓

NO new pre-apps.

OTHERS

07 JAN 2002

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2000/2783	R D Bower 9 Headley Close Woodley RG5 4SF
F/2000/2783	Mrs W Thomas 6 Headley Close Woodley RG5 4SF
F/2000/2783	S Adderley 295 Headley Road East Woodley Reading Berks RG5 4SE

App approved letter
Sent 02/03/01

07 JAN 2002 5470

Tel. (0118) 974 6429 or 6433

Date: 02 January 2002

Your Ref:

My Ref: NEW/2001/5470

Mr R Ridout
C/O Impulse Design
36
Loxwood
Earley, Reading
Berks
RG6 5QZ

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam

Reference Number: 2001/5470

Site Address: 299 - 303, Headley Road East, Woodley, Reading.

Proposal: Proposed formation of 8 flats and 1 dwelling. (amendment to consent F/2000/2783).

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please highlight the changes on the block plan to show where it is different from approved plan.

6 copies of side elevations. One side window has changed from the approved plans.

Are 1st & 2nd floor plans unchanged? If any alterations please supply floor plans.

Is there any enroachment? Is D Howe adjoining owner?

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

07 JAN 2002 70

IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 9212282
FAX: 0118 9212282

Date: 3rd January 2002
Our ref: 1188/PROF

Planning Department
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks
RG40 1WR
F.A.O CAROL HURST.

Dear Mrs Hurst

RE: 299-303 HEADLEY ROAD EAST, WOODLEY, READING.

Further to your letter dated 2nd January 2002 please find enclosed 6no copies of amended block plan indicating changes as requested together with revised side elevation showing window blocked up.

I also confirm that there are no alterations at first or second floor levels and the adjoining party wall adjacent to 297 Headley Road East is existing.

Mr. D. Howe is the owner of the existing access at the rear and has been informed of this application as indicated on the enclosed section 66 certificate.

I trust that everything is now in order and look forward to hearing from you in the near future.

Yours sincerely

P.R O'FARRELL.

Enc.

1509/ab

5470

07 JAN 2002 5470

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	R RIDOUT ESQ
	ADDRESS	301, HEADLEY RD, EAST
		WOODLEY, BERKS.
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	IMPULSE DESIGN
	ADDRESS	36, LOXWOOD
		EARLEY, READING, BERKS
	POST CODE	RG6 5QZ Tel No. 0118 9212282
On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	299-303 HEADLEY RD EAST
		WOODLEY
		READING, BERKS.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.083 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	LINKING OF FLAT ROOF RGAR
		ADDITIONS AS AMMENDMENT TO EXTG
		APPROVAL No: F/2000/2783
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	FREEHOLD OWNER
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:1250 [redacted] Location Plan ☑
		1:200 [redacted] Block Plan ☑
		1:100 Elevations ☑
		1:100 Floor Plan ☑
		Other ☐
Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE	☐
	CONSTRUCTION OF NEW BUILDING	☐
	OTHER	
	ALTERATION or EXTENSION	☑
	DEMOLITION	☐

9. What type of Planning application are you applying for ?			
	RESERVED MATTERS	☐	Go to Question 10.
	OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
	FULL PERMISSION	☑	Go to Question 11.
	TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
	RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
	VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No.
			Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.				
	EXTERNAL APPEARANCE	☐	SITING	☐
	MEANS OF ACCESS	☐	DESIGN	☐
			LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

[redacted] / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICKWORK & RENDER AS EXISTING
FLAT ROOF AS EXISTING.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / [redacted]

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / [redacted]

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / [redacted]

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / [redacted]

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

YES / [redacted]

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

NO.

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / [redacted]

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

[redacted] / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

[redacted] / NO

23. THE FEE ENCLOSED IS £ N/A

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED P.R.O'FARRELL ON BEHALF OF R.RIDOUT ESQ DATE 5TH DEC 2001

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No. 07 JAN 2002* 5470

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
D. Howe ESQ	OAK VIEW PARK LANE FINCHAMPSTEAD RG40 4PY	5TH DEC 2001

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed ..... (P.R.O'FARRELL) .....

On behalf of ..R.R.RIDOUT.ESQ. .....

Date .5TH.DEC.2001. .....

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

"THE FOUNTAIN."

E

ADDRESS 299 HEADLEY ROAD EAST PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7773(42)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
A/11/60	Courage Central Ltd	Advertisement Sign	4.8.66	N/A C/A
BR 3938	Mr H. E. Lee	S/storey extensions	19 1 76	App N/A
41279	Miss L. Mench	Conv. to 2 dwellings with S/st. ext & alt.	1.9.93	Ref
41737	"	C/O/use comm. to res./ one dwelling to two & parking	18.1.94	C/A
43937	" "	O/L 3 " " " & alt. to rear garden	21.3.95	Ref
UW95/0008/R	"	Chimney, staircase & bathroom works	19.5.95	App

DATE OF COMPLETION

MINISTRY DECISION 43937 - APPEAL ALLOWED - 17.11.95

SPECIAL ORDERS

DRAINAGE

F/2000/2783 R. Ridout Conv of 300, 301 & 303 into 6 flats, erect 2 new flats & loft conv Sal. 299 12.02.01 C/A

ADDRESS 301 HEADLEY ROAD EAST PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/440/62	Mr. P.K. Martin	Alteration	4.10.62	App N/A
43937	" "	O/L " " + Alt. of rear ext & alt. to garden	21.3.95	Ref
F/2000/2783	R. RIDOUT	Conv of 300, 301, & 303 into 6 flats, Erect 2 new flats & loft conv	12.02.01	C/A

DATE OF COMPLETION

MINISTRY DECISION 43937 - APPEAL ALLOWED - 17.11.95

SPECIAL ORDERS

DRAINAGE

ADDRESS 303 HEADLEY ROAD EAST PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7773(42)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/129/62	Mr. J. Woodcock	Alterations	19.4.62	App. N/A
BR 2707	MR G.E. HILLARD	2/STOREY EXTENSION	29.5.75	REF. N/A
02761	"	" "	12.6.75	N/A C/A
BR 2877	"	" "	15.7.75	Cancelled App. 14/11/28/01
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
43937	" "	O/L 3 " "	21.3.95	REF
[illegible]		ALT. TO REAR GARDEN		
[illegible]	"	[illegible]	30.4.96	C/A
[illegible]		"		[illegible]
UW97/0056R	Robert Ridout	S/St bathroom ext.		

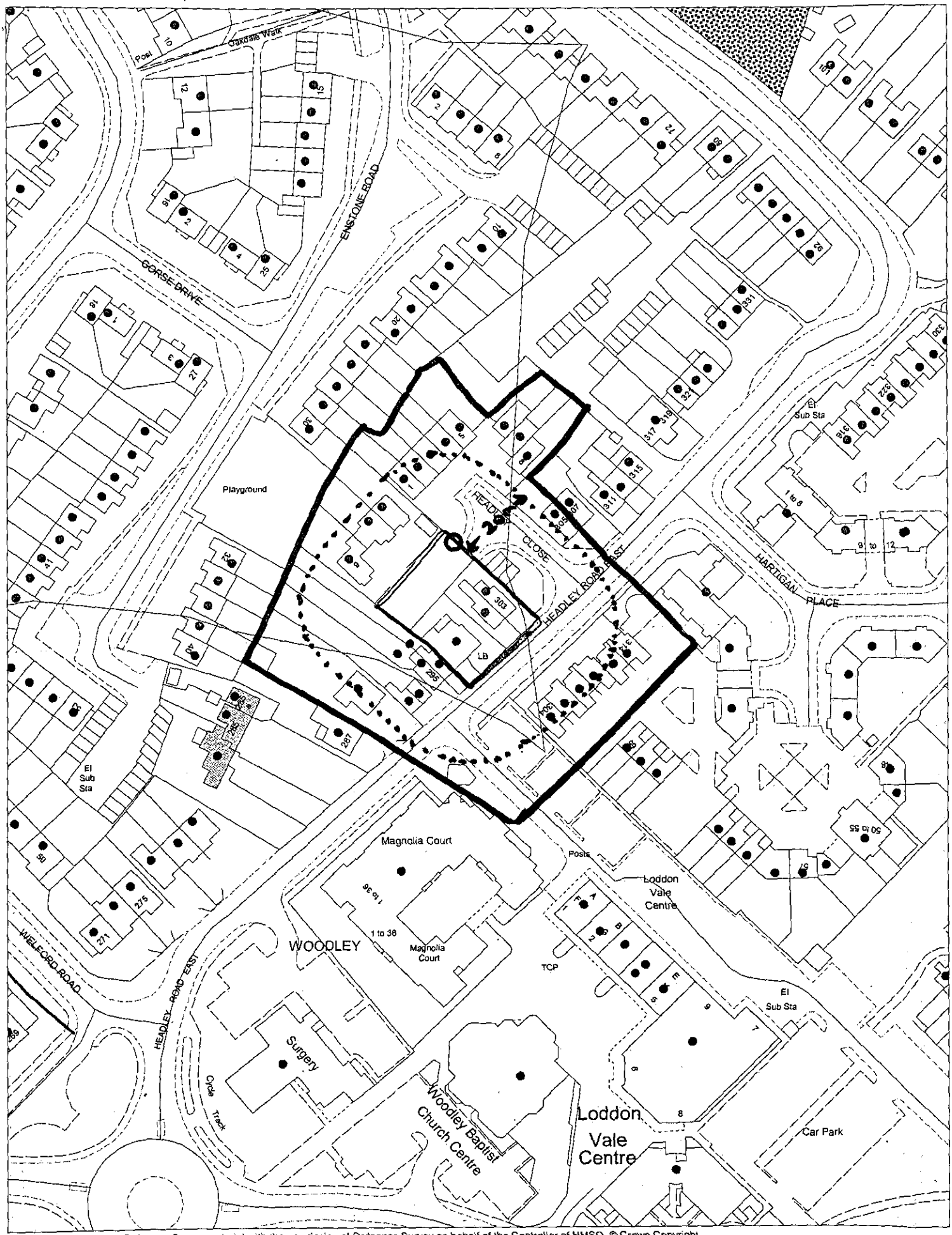
DATE OF COMPLETION

MINISTRY DECISION 43937 - APPEAL ALLOWED - 17.11.95

SPECIAL ORDERS TPO 834/96

~~DRAINAGE~~ F/2000/2783 R. Ridout - Conv of 300, 301, 303 into 6 flat 12.02.01 C/A
erect 2 new flats & 10 f conv

07 JAN 2002 5470



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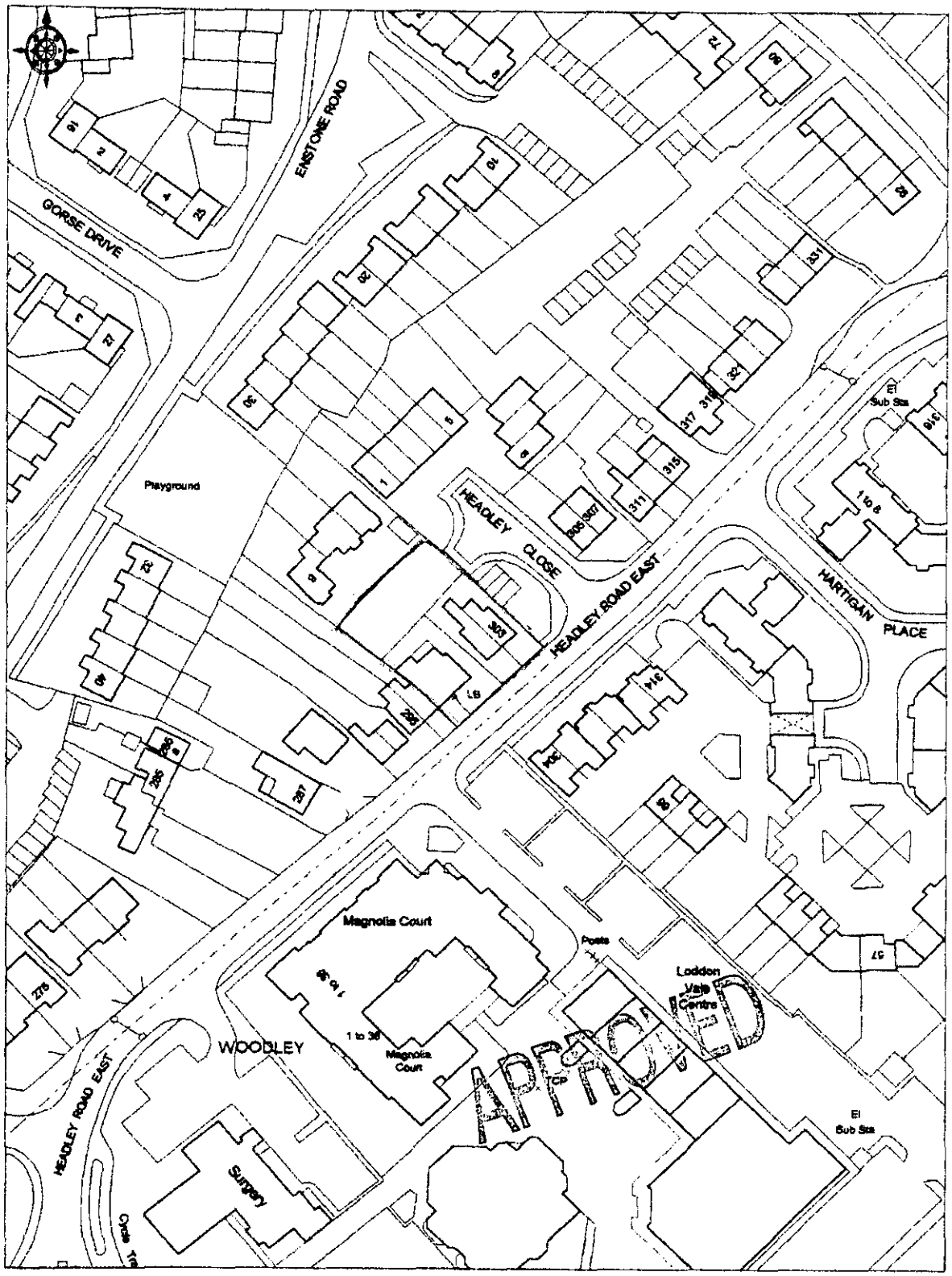
Development Control Section, Environmental Services, Wokingham District Council.
14 December 2001

Scale: 1 : 1250

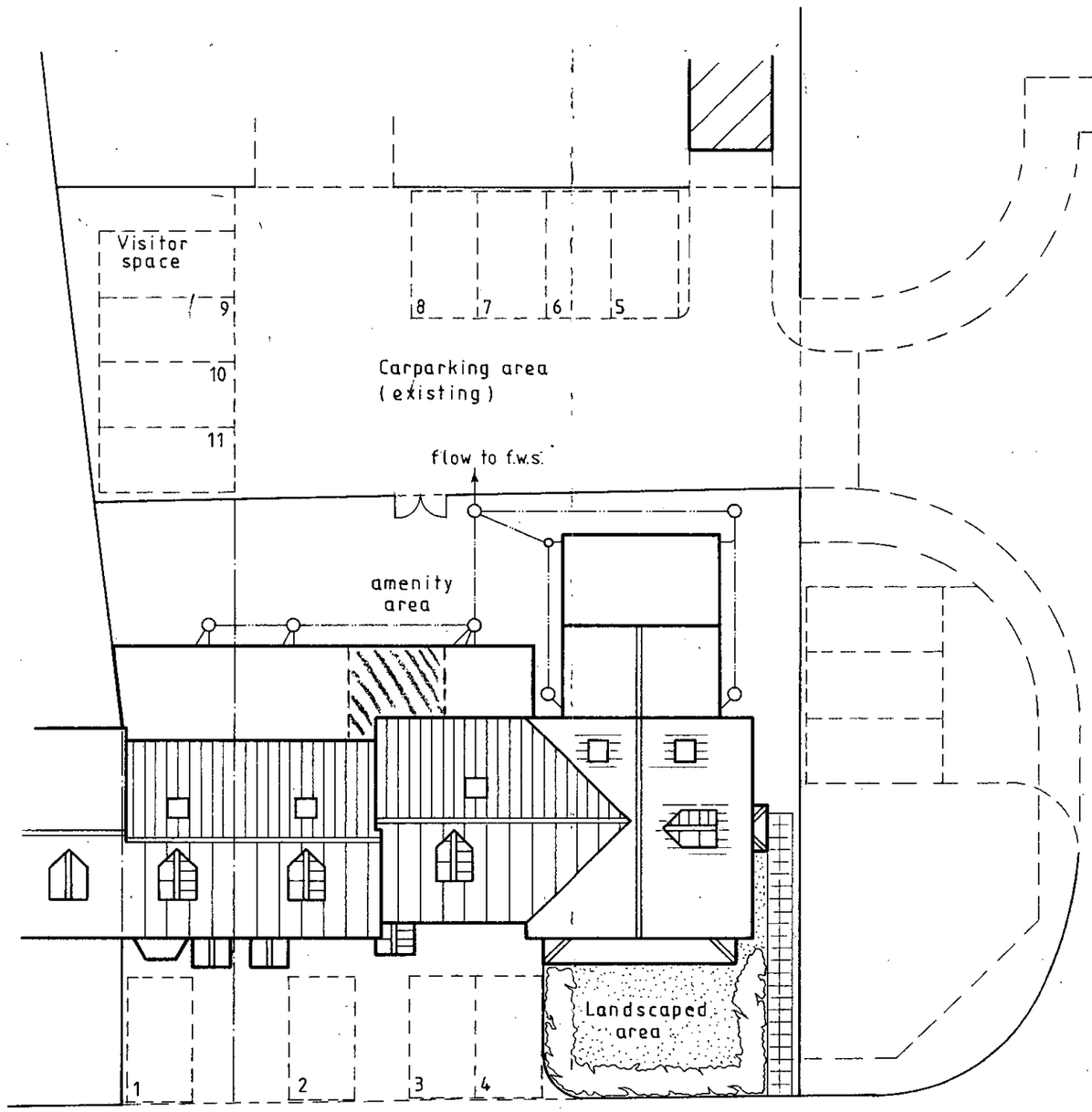
N W E S

07.JAN.2002* 5470



Location plan
(1:1250)

5470



BLOCK PLAN
(1:200)

0 10 20 30 40 50 2 60 70 3 80 90 100

1188-00-6

APPROVED

REV C: 2-8-01 REAR EXTENSIONS REVISED + DRAINAGE
REV B: 27-11-00 CAR PARKING REVISED
REV A: 14-11-00 ADDITIONAL INFORMATION ADDED

D
3/1/02