APPLICATION NO:
F/2001/5465

LOCATION:
124 Shirley Avenue, Reading.

APPLICANT:
Mr/Mrs J Sly

PROPOSAL: RETROSPECTIVE
Proposed single storey front extension to dwelling to form replacement porch.

EARLIEST DATE FOR DECISION: **07/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

Listing Exp 13/01/01

CASE OFFICER: **Louise Smith**

APPROVED

DO 579

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Sly
124 Shirley Avenue
Shinfield
Berks
RG2 8TD

Application Number: F/2001/5465

Parish:	**SHINFIELD**
Location:	**124, Shirley Avenue, Reading.**
Proposal:	**Proposed single storey front extension to dwelling to form replacement porch. (Retrospective)**

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.

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 28/01/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5465

Applicant : Mr/Mrs J Sly .

Location : 124, Shirley Avenue, , Reading.
Proposal : ~~Proposed~~ single storey front extension to dwelling to form replacement porch. Retrospective

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 31/12/01

Date Registered : 10/12/2001

Earliest Date for Decision : 07/01/2002

Latest Consultation Date/Site Notice Expiry Date : 07/01/2002

This application will have expired on: 04/02/2002. 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 - no conditions.

Planning Issues :

Identified Settlement
Impact on Streetscene
Impact on Neighbours
Highways + Parking.

(Groundwater Protection Zone)

Application Number: F/2001/5465

Appraisal:

Development
The site is a two storey semi-detached dwelling, situated within the identified settlement of Reading.

The application is a retrospective one, for a single storey front extension to form replacement porch. The development extends 1.3m to the front of the dwelling, measuring 2.7m in width and 2.6m in height with a flat roof finish. Windows are seen in the front and side elevations.

1. Impact upon neighbouring properties
   Although there are no front boundary treatments, due to its size, positioning and nature, no adverse affects are considered in terms of overlooking, overshadowing or being overbearing. The alignment of 122 Shirley Avenue sets it forward of No 124, and serves to reduce the above mentioned affects further.

2. Impact upon the character of the area
   Front porch extensions are common along this residential road, comprising a mixture of gable and flat roof styles. The extension, through its size and style, is therefore in keeping with the streetscene. Materials used compliment those existing.

Approval: **Refusal:**

✓

Admin - please amend description as appln is retrospective. ✓

Application Number F/2001/5465
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			No conditions required as retrospective ✓

(1st) internal ... (... ...)

Building Reg - not Δ front door — within PD Rights.

ID'D SETT
LODDON AREA LOCAL PLAN.

Helen said - send sketch of dimensions already built it.

ALREADY BUILT

RECORD OF SITE VISIT

Cstate
consists of pitched roof, canopy + flat roof porches

SITE ADDRESS: 124 Shirley Avenue Reading.

APPLICATION NUMBER: F/2001/5465

OFFICER: Louise Smith

DATE OF SITE VISIT: 31/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ side wall of house

2. DESCRIPTION OF SURROUNDINGS
Residential Cul de sac, semi detached 2 storey dwellings. redbrick + cream render, brown concrete roof file

3. DESCRIPTION OF SITE/BUILDING
existing porch, materials match. RedBrick + render

Porch 2.6m high

4. RELATIONSHIP TO ADJOINING PROPERTIES
No front boundary treatments.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING not affected

LEVELS same

BOUNDARY TREATMENT no front gdn boundary treatment with neighbours

OTHERS

→ Building Control advised not need planning permission
→ Internal measurements within PD rights
→ Then △'d measurements when built it → external measurements exceed PD rights

→ Nav wants to sell house so wants all in order

Letter from Building Control from Mrs J Thompson – Technical Officers – advises exempt from building regs but advises to speak to Planning Dept.

Internal meas over phone

sent in external dimensions over PD rights.

[Porch Built 2½yrs ago]

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 17 December 2001

Application Number: F/2001/5465

Proposal: Proposed single storey front extension to dwelling to form replacement porch.

Parish: SHINFIELD PARISH

Site Address:
124, Shirley Avenue, , Reading.

Applicant:
Mr/Mrs J Sly .

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).

Signed: _____ **Print name:** AC 19/12/01

Received by Wokingham District Council

Application No: F/2001/5465

Proposal:
Proposed single storey front extension to dwelling to form replacement porch.

Location:
124, Shirley Avenue, , 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/2001/5465 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2002. 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

17 December 2001

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

Tel: (0118)0974 6444

Date: **17 December 2001**

My ref: F/2001/5465

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2001/5465
124, Shirley Avenue, , Reading.
Proposed single storey front extension to dwelling to form replacement porch.

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 **Louise Smith** on **(0118)0974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5465**
124, Shirley Avenue, , Reading.
Proposed single storey front extension to dwelling to form replacement porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

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

Tel: (0118)0974 6444

Date: **17 December 2001**

My ref: F/2001/5465

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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
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Louise Smith

Development Control Officer

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124, Shirley Avenue, , Reading.
Proposed single storey front extension to dwelling to form replacement porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118)0974 6444

Date: **17 December 2001**

My ref: F/2001/5465

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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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Louise Smith

Development Control Officer

LISTING FORM

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124, Shirley Avenue, , Reading.
Proposed single storey front extension to dwelling to form replacement porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

Environmental Services

For office use only.
Application number: 10.DEC.2001 • 5465

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	J. G. & B. A. SAY 124, SHIRLEY AVENUE SHINFIELD, READING, RG2 8TD. 0118 9871518.
	Agent's Name Address and postcode Phone number	N/A
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.	124, SHIRLEY AVENUE SITE ATTACHED 1:2500 AND 1:500 SCALE PLANS.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT PORCH. REBUILT.
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.	REDISH FACING BRICKS TO MATCH EXISTING BRICKWORK UPVC WHITE DOOR AND WINDOW FRAMES TO MATCH EX.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 0
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.	6 FORMS	
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.	FEE £195	
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.

7.12.01.

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

Date 7.12.01

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

F

Application Number : ~~NEW~~/2001/5465	Map No : 65
Case Officer : LS	Site Area : 0.03
Valid Date : 10/12/01	Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed single storey front extension to dwelling to form replacement porch.

Location : 124, Shirley Avenue, , Reading.

Parish : SH Ward : SHI

Applicant : Mr/Mrs J Sly .

Fee Required: £95 Fee Received: £95 (12)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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

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.

OTHERS

Note to officer: Site lies within a Groundwater Protection Zone. See guidance notes from Policy/Plans re. Planning Informatives

No pre-apps

Recd 2.30pm 7.12.01

Environmental Services

For office use only.
Application number: 10.DEC.2001 * 5465

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.
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1	Your name Address and postcode Phone number	T. G. SLY + B. A. SLY 124, SHIRLEY AVENUE SHINFIELD, READING RG2 8TD. 0118 9875518
2	Agent's Name Address and postcode Phone number	N/A.
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6	Please list the external materials you will use, for example, red brick to match any existing bricks and dark stained timber.	REDISH BRICK TO MATCH EXISTING HOUSE BRICKWORK UPVC WHITE DOOR + WINDOW FRAMES 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 ☑
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Crystal Mark
Clarity approved by Plain English Campaign

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	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
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7.12.01.

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None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 7.12.01.

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

ADDRESS 124 SHIRLEY AVENUE PARISH SHINFIELD.

PLOT No. 68 Pt 2 ORD. SHEET No. S.U. 7269. (65)

BUILDER Taylor Woodrow Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
228/51	A.E. Wilkinson Ltd	Outline Resl Devel	9.8.51	N/A C/A
936/54	Messrs D Wilkinson Ltd	"	8.2.55	N/A C/A
188/57	Messrs Taylor Woodrow Ltd	Roads & Sewers	9.4.57	App App
369/57	"	Semi Det. Hse	11.6.57	App App
PD/228/58	Mr J W. Redmond	Garage	8.7.58	App N/A

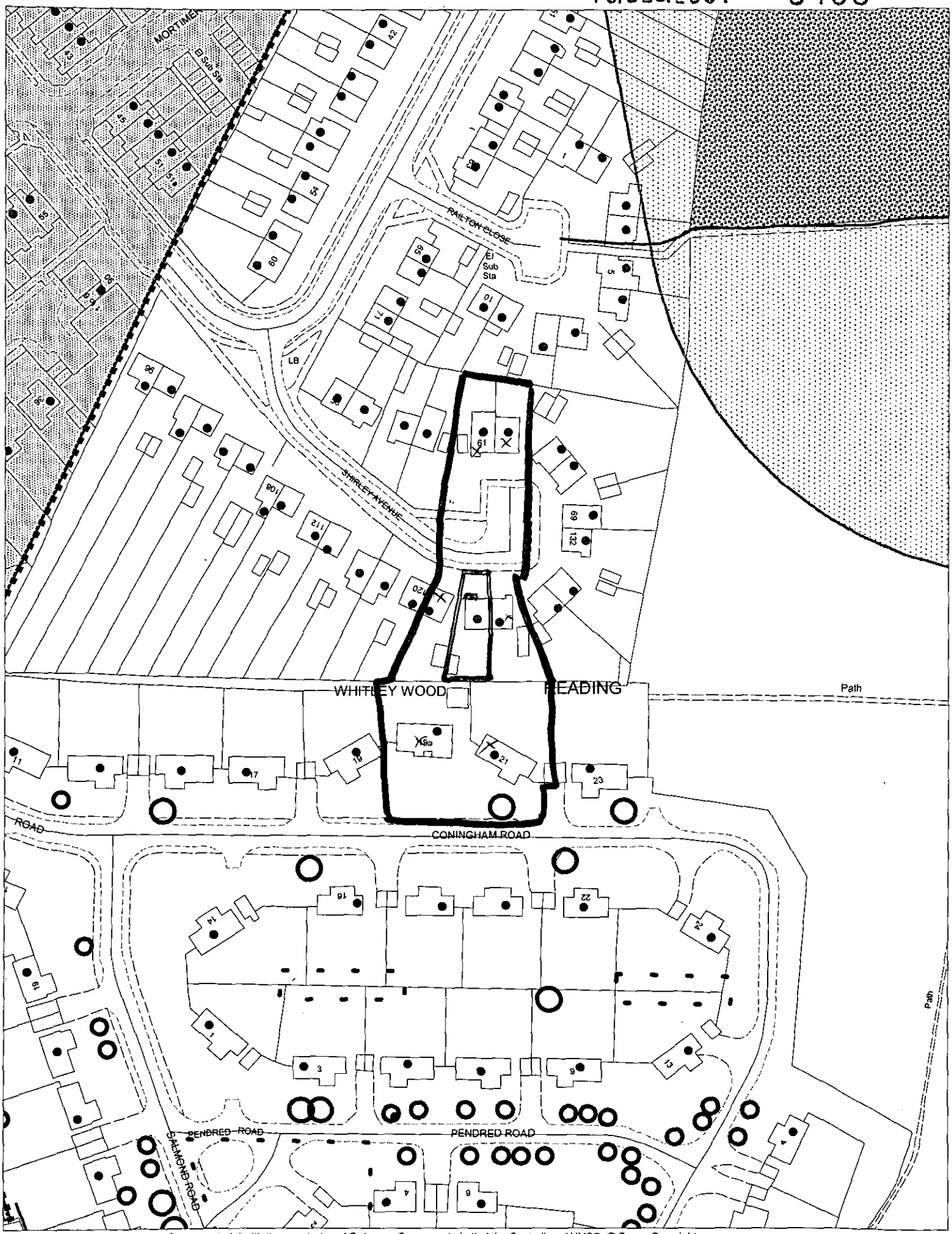
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

10.DEC.2001 5465



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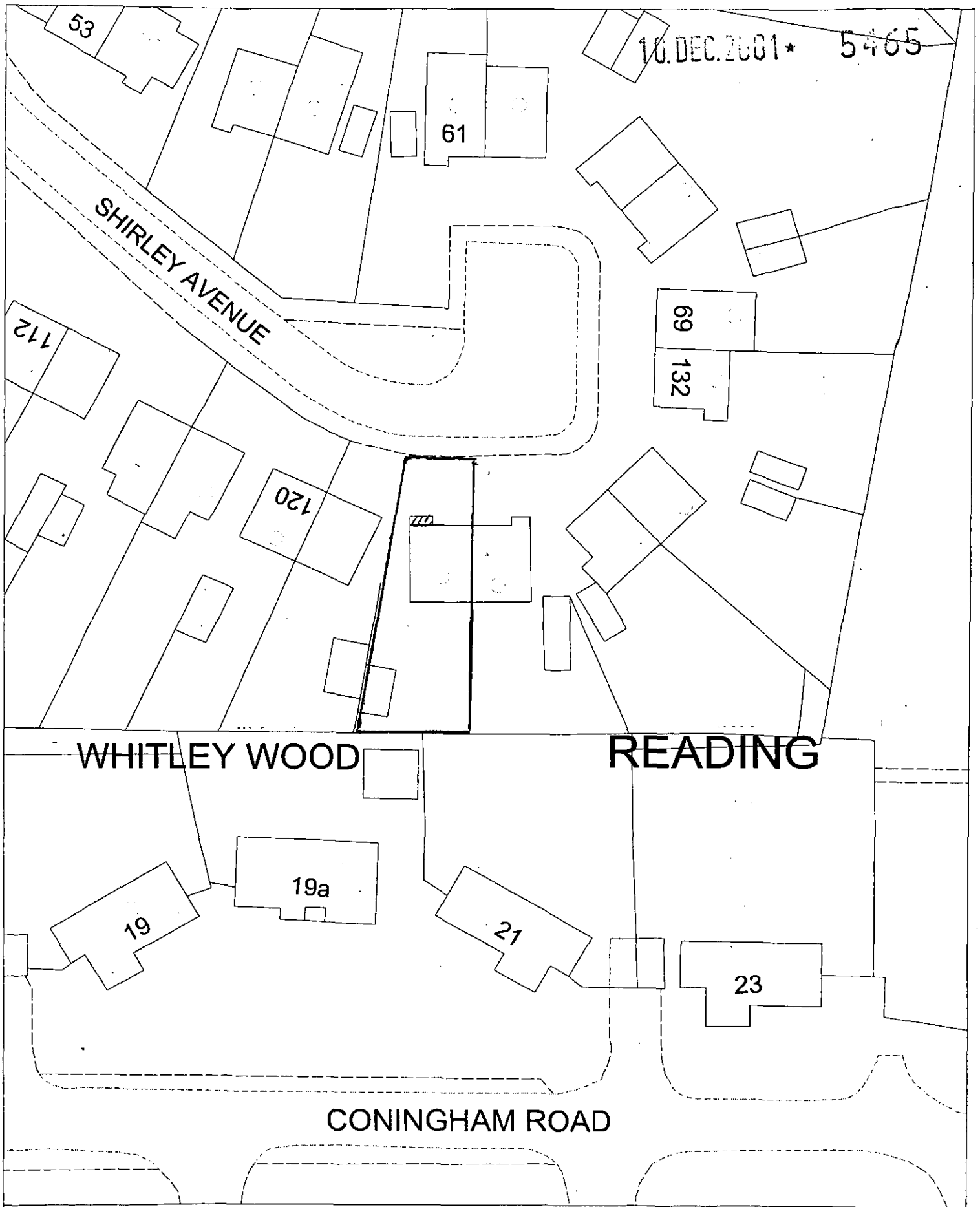
Development Control Section, Environmental Services, Wokingham District Council.

13 December 2001

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 500

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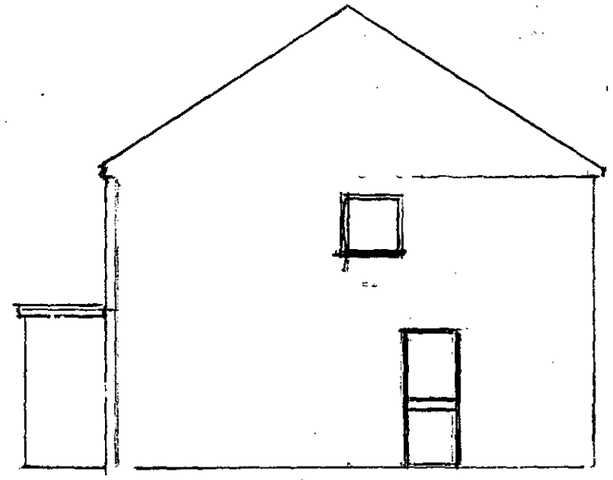
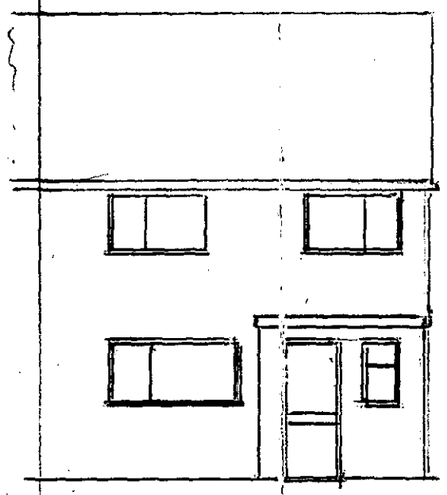
Date: 5 December 2001

N
W E
S

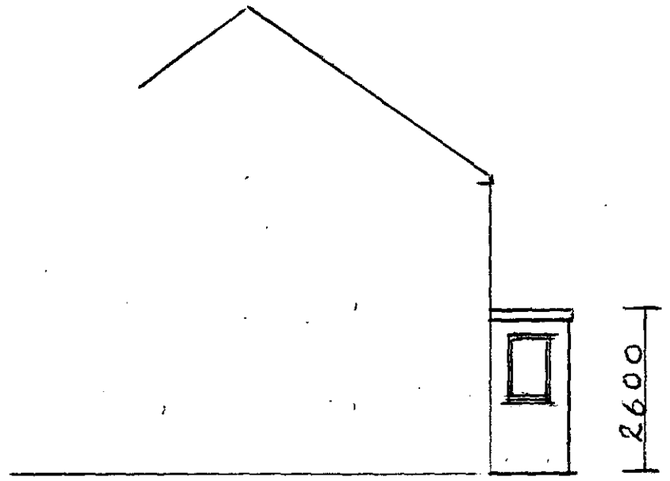
10.DEC.2001 5465



WEST ELEVATION

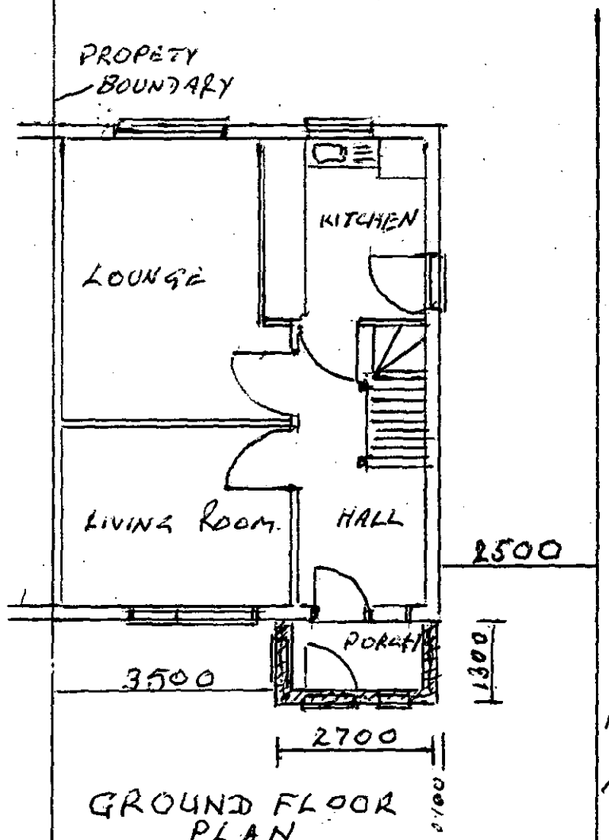


NORTH ELEVATION.

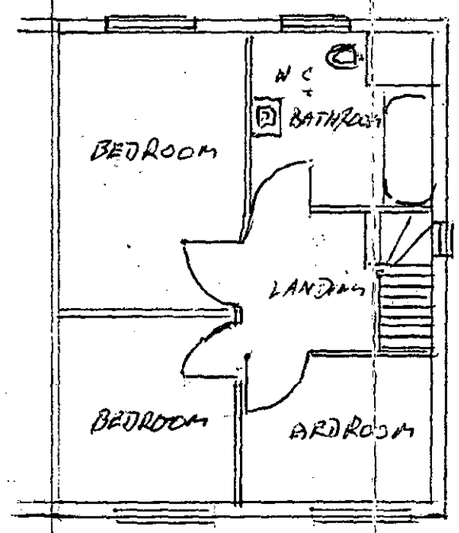


EAST ELEVATION

SCALE 1:100
ALL DIMENSIONS METRIC.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BRICKWORK: TO MATCH EXISTING HOUSE.
WINDOWS: UPVC TO MATCH EXISTING HOUSE.
ROOF: TIMBER: GREEN MINERALISED FELT: DRESSED WITH WHITE SPA CHIPPINGS.

PORCH FOR:-
J. G. SLY AND B. A. SLY.
124 SHIRLEY AVENUE
SHINFIELD RG2 8TD

APPROVED