APPLICATION NO:
F/2000/1496

LOCATION:
29 Warren Road, Woodley Reading.

APPLICANT:
Mr Mrs Lewin C/O Richard Fenn Designs

PROPOSAL:
Proposed 2 storey side/rear extension to dwelling and loft conversion

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **07/07/2000**

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Lewin
C/O Richard Fenn Designs
11 Harrier Close
Woodley
Berks
RG5 4PE

Application Number: F/2000/1496

Parish: **WOODLEY**

Location: **29, Warren Road, Woodley, Reading.**

Proposal: **Proposed 2 storey side/rear extension to dwelling and loft conversion**

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 external brickwork and tiles shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor flank elevations.

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

Reason
2. In the interests of visual amenity.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 06/07/2000

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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1496	SL
BUILDING CONTROL NUMBER	FP 2000/0932	Nick
~~APPLICANT~~/AGENT	Richard Penn Designs Ltd.	
ADDRESS OF SITE	29 Warren Road WOODLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side/rear ext plus loft conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PL02	PL02
ELEVATIONS	PL02	PL02
FLOOR PLANS	PL03	PL01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	- alterations internally to loft	
DATE	9/8/00	

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	

RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.

Telephone : READING (0118) 9691684

Fax : READING (0118) 9628313 E-Mail : RFENNDES@ aol.com

30016

COPIED TO: ACK: FILE:

30th May 2000.

Our Ref. 00 – 335 – L10.

Dear Sir,

REF : Proposed two storey side extension to 29 Warren Road, Woodley, Berkshire.
Planning Application No. F/2000/1496.

Please find enclosed six copies of our latest drawing no. PL.10. being the proposed car parking layout for the site as you requested.

We hope you now have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.
Attention : Mr Simon Lewis

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 24 May 2000

Application Number: F/2000/1496

Proposal: Proposed 2 storey side/rear extension to dwelling and loft conversion

Parish: WOODLEY TOWN

Site Address:
29, Warren Road, Woodley, Reading.

Applicant:
Mr Mrs Lewin C/O Richard Fenn Designs.

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

Additional plans required to show the following:

1. Parking facilities for 3 vehicles within the curtilage of the property.
2. Access to the site.

Signed: S Knowles **Print name:** Stephanie Knowles

31/05/00

Received by Wokingham District Council

Application No: F/2000/1496

Proposal:
Proposed 2 storey side/rear extension to dwelling and loft conversion

Location:
29, Warren 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

24 May 2000

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1496

Applicant : Mr Mrs Lewin C/O Richard Fenn Designs.

Location : 29, Warren Road, Woodley, Reading.
Proposal : Proposed 2 storey side/rear extension to dwelling and loft conversion

Site Notice Displayed ? :	YES	NO	DATE
	✓		31.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 28/6

Date Registered : 12/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 07/07/2000

Consultation Responses : Highways Authority - requested plan showing 3 spaces. (This has been provided) no objection.

Woodley T.C - no objection.

One local resident - objects as shadowing to property.

Planning Issues :

Impact upon neighbours.

Impact upon Streetscene.

Application Number: F/2000/1496

Appraisal :

Planning permission is sought for the erection of a two-storey side/rear extension.

No.29 Warren Road is a semi-detached property with a detached single garage. The proposed extension would replace the existing garage on the eastern side of the property and would be 3.8m wide, 11m in depth and would extend 2.5m beyond the rear elevation.

The extension would be set 6m away from the boundary with no.29a, which lies to the east, and 1m away from the boundary to no.27 lying to the west. There would be no first floor side windows to cause overlooking. It is not considered that the proposal would result in any loss of amenities to either of these neighbouring properties.

Warren Road is made up of a mix of semi-detached and detached properties, many of which have been extended in a similar way as that proposed at no.29. For this reason it is not considered that the proposal would appear out of character with the streetscene or harm its appearance.

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

Application Number F/2000/1496
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR09	brickwork + tiles.
3	SC23	SR06.	'Painting'
4.	SC08	SR10	windows in f.f. flank

John Murrain
6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 29 Warren Road
Woodley Reading.

APPLICATION NUMBER: F/2000/1496

OFFICER: Simon Lewis

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential.
Street mix of semi's and detached properties

3. DESCRIPTION OF SITE/BUILDING Existing semi with detached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES extension would be set of boundary by 1m.
No first floor side windows.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Sufficient parking w/o garage for 4 cars.

LEVELS

BOUNDARY TREATMENT Good screening on side boundary to no.27.

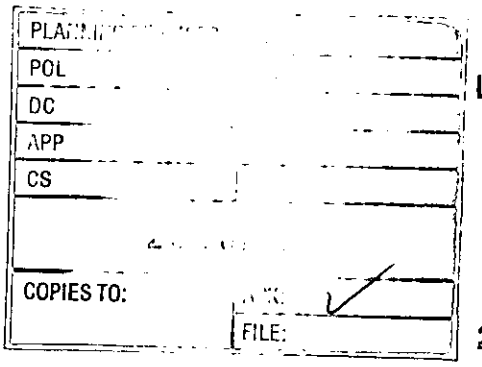
OTHERS

other extensions of similar nature already in Street.

Applicationo	Name & Address
F/2000/1496	Mr P Forsyth Long Kensome South Green Kirtlington Oxfordshire OX5 3HJ

App Approved,
Letter sent 12/07/00

Planning Office
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN



Long Kensome
South Green
Kirtlington
Oxfordshire
OX5 3HJ

28th June 2000

For the attention of Mr Simon Lewis

Re: Planning Application F/2000/1496 – 29 Warren Road, Woodley

I wish to lodge an objection to the planning application for a two-storey extension to the side of the above dwelling. I am writing as the owner of 29A Warren Road, which is semi-detached to the property in question.

The basis of my objection relates to the fact that the proposed extension, although predominantly at the side away from the party wall, does extend approximately 2.5 metres beyond the rear of the property. If this portion of the extension were single storey I would have no concern but as it is two-storey, I believe that it will cast a shadow onto the patio area at the rear of my own house. This particularly being the case as the extension is to the east and would block the early morning sun, which is at a lower elevation.

I am aware that this objection is a little late but unfortunately I was not made aware of the application until last Friday and then only by accident when a neighbour mentioned it to me. The problem arose because I am currently living out of the county and letting the property and therefore did not see the planning notice posted outside the property. However, I also did not receive a formal notification. I have checked with my tenants and letting agent and both claim that all post has been forwarded to me at the address above. I can only assume that the notification was lost in the post. In these circumstances I trust that you will give my objection due consideration when making your decision on whether to grant planning approval.

Should you wish to discuss any aspect of this matter with me I can be contacted at the above address or by telephone: daytime 01902 316905, evenings 01869 351797

Yours sincerely

Peter Forsyth
Copy by fax (01189 746484)

FROM: Simon Lewis

DATE: 24 May 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1496

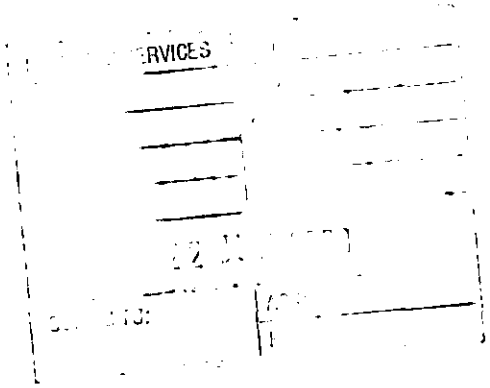
Proposal: Proposed 2 storey side/rear extension to dwelling and loft conversion.

Site Address: 29, Warren Road, Woodley, Reading.

Applicant: Mr Mrs Lewin C/O Richard Fenn Designs.

Your observations are required in respect of this application **by 17/06/2000** .

The committee had no comment to make on this application.



SIGNED: Shan Keeler DATE: 21.6.00.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

36

Start date: 12 MAY

Officer: SL | Application No. F/2000/1496

Map No. ~~SE~~. Site 0.08

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED 2 STOREY SIDE/REAR EXTENSION TO DWELLING AND LOFT CONVERSION

Location: 29 WARREN ROAD

Parish: WOODLEY Ward: Coronation

24.5.2000

Applicant: MR/MRS LEWIN

Fee Received 95-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	parking plan ~~Proposed Development~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

No pre-apps.

NEIGHBOURS:

S/N + 27, 29A, 32+34 Warren Rd

25, 27, 29+31 Woroxham Rd

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : RFENNDES@ aol.com

By hand 12/5/00.

12th May 2000.

Our Ref : 00 – 335 – L7

Dear Sir/Madam,

REF : Proposed two storey side extension to 29 Warren Road, Woodley, Berkshire.

Please find enclosed a planning application which has been prepared on behalf of our clients Mr and Mrs P.Lewin which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing nos. PL.01 and PL.02.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. Six copies of 1:500 and 1:2500 location/block plans recently purchased from your department.
5. A cheque to the value of £95.00p which we believe is the correct planning fee for a proposal of this type.

Finally we hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

Copy : Mr and Mrs P.Lewin

14/5/6

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

Environmental Services

For office use only. Application number: 12.MAY2010* 1456

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	MR AND MRS P. LEWIN
	Address and postcode	29 WARREN ROAD WOODLEY BERKSHIRE RG5 3AR
	Phone number	0118-9440668
	Agent's Name	RICHARD FENN DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY BERKSHIRE RG5 4PE
	Phone number	0118-9691684
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.	29 WARREN ROAD WOODLEY BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE/REAR EXTENSION AND LOFT CONVERSION
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.	ALL AS 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 ☑

3644 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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 AND MRS LEWIN

Date 12/5/2000

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