APPLICATION NO:
F/2000/1262

LOCATION:
182 Reading Road, Woodley Reading.

APPLICANT:
Mr Mrs Walsh C/O D Tingle Building Design

PROPOSAL:
Proposed loft conversion with side dormer window extension

EARLIEST DATE FOR DECISION: **01/06/2000**

APPLICATION EXPIRY DATE: **21/06/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Walsh
C/O D Tingle Building Design
17 Woodland Drive
Tilehurst
Berks
RG30 4RT

Application Number: F/2000/1262

Parish: **WOODLEY**

Location: ***182, Reading Road, Woodley, Reading.***

Proposal: **Proposed loft conversion with side dormer window extension**

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 resemble in size, colour, texture and profile those of the existing building.

Condition
3. 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.

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

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

Reason

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

Informative(s)

1. This permission relates to the application as amended with revised plans/drawing number PW02 Rev B submitted to the Local Planing Authority on 02/08/2000 showing a reduction in size of the dormer on the west elevation of the roof slope and does not approve the proposals as originally submitted.
2. This permission relates to the application as amended with revised plans/drawing number PW03 Rev B submitted to the Local Planing Authority on 09/06/2000 showing parking spaces and a turning space and does not approve the proposals as originally submitted.
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

   Loddon Area Local Plan Policies LTV1, LBE1 and LBE2, LTV6
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 30/08/2000

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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 23 November, 2000
My ref. BC/DC/2000/1262
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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs P Walsh
c/o D Tingle Building Design & Surveying
17 Woodland Drive
Tilehurst
Berks.

Dear Mr & Mrs Walsh

PLANNING PERMISSION 2000/1262
SITE: 182 READING ROAD, WOODLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1262 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

ANDREW THORLEY
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1262	AT
BUILDING CONTROL NUMBER.	FP2000/1207	Paul
~~APPLICANT~~/AGENT	D. Tingle	
ADDRESS OF SITE	182 Reading Road WOODLEY	
DESCRIPTION OF PROPOSED WORK	loft conversion with side dormer ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW05B	PW03B
ELEVATIONS	PW02C	PW02B
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - rooflight + dormer shown on roofplan DC - omitted on roofplan.	
DATE	18/9/00.	

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	

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

A6

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1261 relates.

Address of site ST. SEBASTIANS PLAYING FIELD, NINE MILE RIDE, FINCHAMPSTEAD WOKINGHAM

Signed [signature]

Date 12 May 2000

Application Number F/2000/1262
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
~~1.~~	~~SC01~~	~~SR02~~	
~~2.~~	~~SC53~~	~~SR13~~	~~INSERT: 'DOORS'~~
~~3.~~	~~SC15~~	~~SR06~~	~~INSERT: 'PARKING' + 'TURNING'~~
1.	C001	R001	Full Permission - 5 years
2.	C014	R014	External Finishes to Match
3.	C122	R122	Parking and Turning area before occupation
			INFORMATIVES
4.	N02		Revised Plans This permission relates to the application with revised plans / drawing number PW02 rev B submitted to the local Planning Authority on 02/08/2000 showing ~~the [illegible] of the dormer~~ a reduction in size of the dormer on the west elevation of the roof slope.
5.	N02		Revised Plans This permission relates to the application with revised plans / drawing number PW03 Rev B submitted to the local Planning Authority on 09/06/2000 showing parking spaces and a turning space
6.	N16		Relevant Policies LALP Policies: LTV1, LBE1 + LBE2 LTV6

WDLP Policies: WOS2, WOS3 WBE1

A Cronin
30/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 182 Reading Road
Woodley Reading.

APPLICATION NUMBER: F/2000/1262

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 31/5/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence 23/5/00

2. DESCRIPTION OF SURROUNDINGS Mixed use: Allotments across rd road, Volvo workshops, petrol garage, detached bungalows + 2 storey houses in spacious gardens, with attached garages. 'A4' main road at side + rear.

3. DESCRIPTION OF SITE/BUILDING Red brick, 2 No. Red Brick chimney stacks, Tiled roof (red tiles) Grey 2 storey detached house, with attached garage on end plot, with main A4 London Road, to the side + rear. Cream painted render, brick at ground floor level. Wooden, white painted casement windows.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See Site plan + location plan (On busy main road.) on end plot, main 'A4' London Rd at side + rear

5. SITE CONSTRAINTS

TREES — Mixture of semi- and mature trees along side boundary.

ACCESS/PARKING — as existing, at front of property ample parking for 4 cars in driveway + garage.

LEVELS — N/A

BOUNDARY TREATMENT — No. 180, 1.8m - 2m fence, - 3m high trees/bushes along rear boundary.

OTHERS — No. 180, 1.8m fence, 3-4m high trees on front boundary.

Rear Boundary on 'A6' road, 1.8m - 2m high fence with 3m - 4m high cherry trees and a large mature ash tree at rear.

Front boundary wall 1.6m high.

*Note. No 180. neighbour. no windows in flank elev that would be overlooked.

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

Tel:

Date: **08 May 2000**

My ref: F/2000/1262

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1262
182, Reading Road, Woodley, Reading.
Proposed loft conversion with side dormer window extension

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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1262**
182, Reading Road, Woodley, Reading.
Proposed loft conversion with side dormer window extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel:

Date: **08 May 2000**

My ref: F/2000/1262

CONFIDENTIAL

Councillor Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2000/1262
182, Reading Road, Woodley, Reading.
Proposed loft conversion with side dormer window extension

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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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1262**
182, Reading Road, Woodley, Reading.
Proposed loft conversion with side dormer window extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

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

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

Tel:

Date: 08 May 2000

My ref: F/2000/1262

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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/2000/1262
182, Reading Road, Woodley, Reading.
Proposed loft conversion with side dormer window extension

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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1262**
182, Reading Road, Woodley, Reading.
Proposed loft conversion with side dormer window extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

41/42

Start date: ~~[illegible]~~ VALID	Map No. 41 Site 0.07
Officer: AT	Application No. f/2000/0 1262

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) Proposed Loft Conversion with Side Dormer window extension.

Location: 182 Reading Road

Parish: Woodley Ward: Coronation
8.5.2000.

Applicant: Mr + Mrs P. Walsh.

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section (5) 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? (see below). No garage shown	11/4	26 AT
3	Forms unsigned			
4	Correct S 66 certificate			26 AT
5	Elevation plans		phoned	
6	Floor plans	- Label new room — is it to be new bedroom?	11/4	to follow.
7	Metric scale disclaimer	- Loft window not shown on floor plan		
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 : 8.5.2000 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 .....

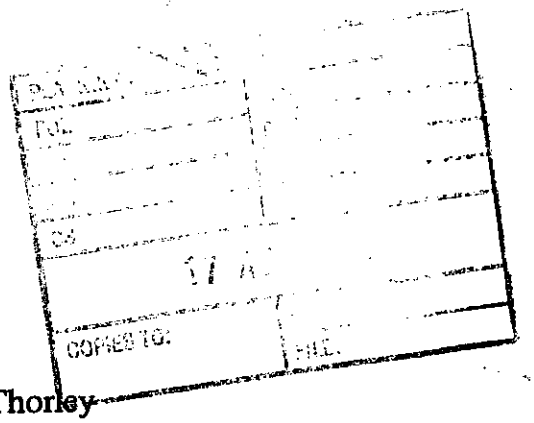
NEIGHBOURS:

..... S/N + 711, 713, 715, 717, 719 London Road. Woodley ✓

..... 180 Reading Road

..... Lex Retail Group Plc, 406-412 London Road Earley

WOODLEY TOWN COUNCIL



No further comments on the following Revised Plans:

F/2000/1262	182 Reading Road	Andrew Thorley
F/2000/1679	21 Coppice Road	Farah Humayun

For Joss Miller:

Plan No. A/2000/2001: Proposed erection of externally illuminated shop signs – 396 London Road, Earley

Thank you for consulting us - but 'No comment'.

Date: 09 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1262

Location: 182, Reading Road, Woodley, Reading.

Proposal: Proposed loft conversion with side dormer window extension

Applicant: Mr Mrs Walsh C/O D Tingle Building Design.

Case Officer: Andrew Thorley

The new plans show the following: Plans and elevations of proposed dormer. Drawing no PW.02 Rev B.

Comments are required by 19/08/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1262 (Planaps) / (Ludhouse) Date Rec. 02/08/2000

Location: 182 Reading Road, Woodley

Parish Woodley

Applicant: B Mr + Mrs Walsh.

Description of attached plans Plans + Elevations of proposed dormer

Drawing No's: PW.02 Rev B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 09.08.PS.

Yellow - Part One Copy
Green - Officer's Copy

David Tingle
Licentiate of The Chartered Institute of Building
Building Design & Surveying Services
17 Woodland Drive, Tilehurst, Reading, RG30 4RT tel 0118 9419311
mobile 0411-90 23 44

PLANNING SERVICES HPT 32567
PCL HS
DC AT
APP
CS
02 AUG 2000
COPIES TO: ACK:
FILE:

Att Mr A.Thorley
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
PO BOX 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
RG11 1WR

28th July 2000

Ref: Loft Conversion
At 182 Reading Road Woodley
On behalf Mr & Mrs P.Walsh

PLANNING CONTROL

Dear Mr Thorley please find enclosed a copy of following drawing :-
PW02 rev B proposed plan & Elevations
following our recent telephone conversation I have amended the proposals to reduce the ridge height and overall width.
I trust this meets with your approval and await your comments.

Yours truly,

D. Tingle.

1262

David Tingle

REVISED PLAN

Date: 12 June 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1262

Location: 182, Reading Road, Woodley, Reading.

Proposal: Proposed loft conversion with side dormer window extension

Applicant: Mr Mrs Walsh C/O D Tingle Building Design.

Case Officer: Andrew Thorley

The new plans show the following: Turning facilities within curtilage of No 182 Reading Road, Woodley. Drawing no PW03/B + Design Guide.

Comments are required by 22/06/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

Approved with conditions and reasons.

SC:23 (insert parking & turning).

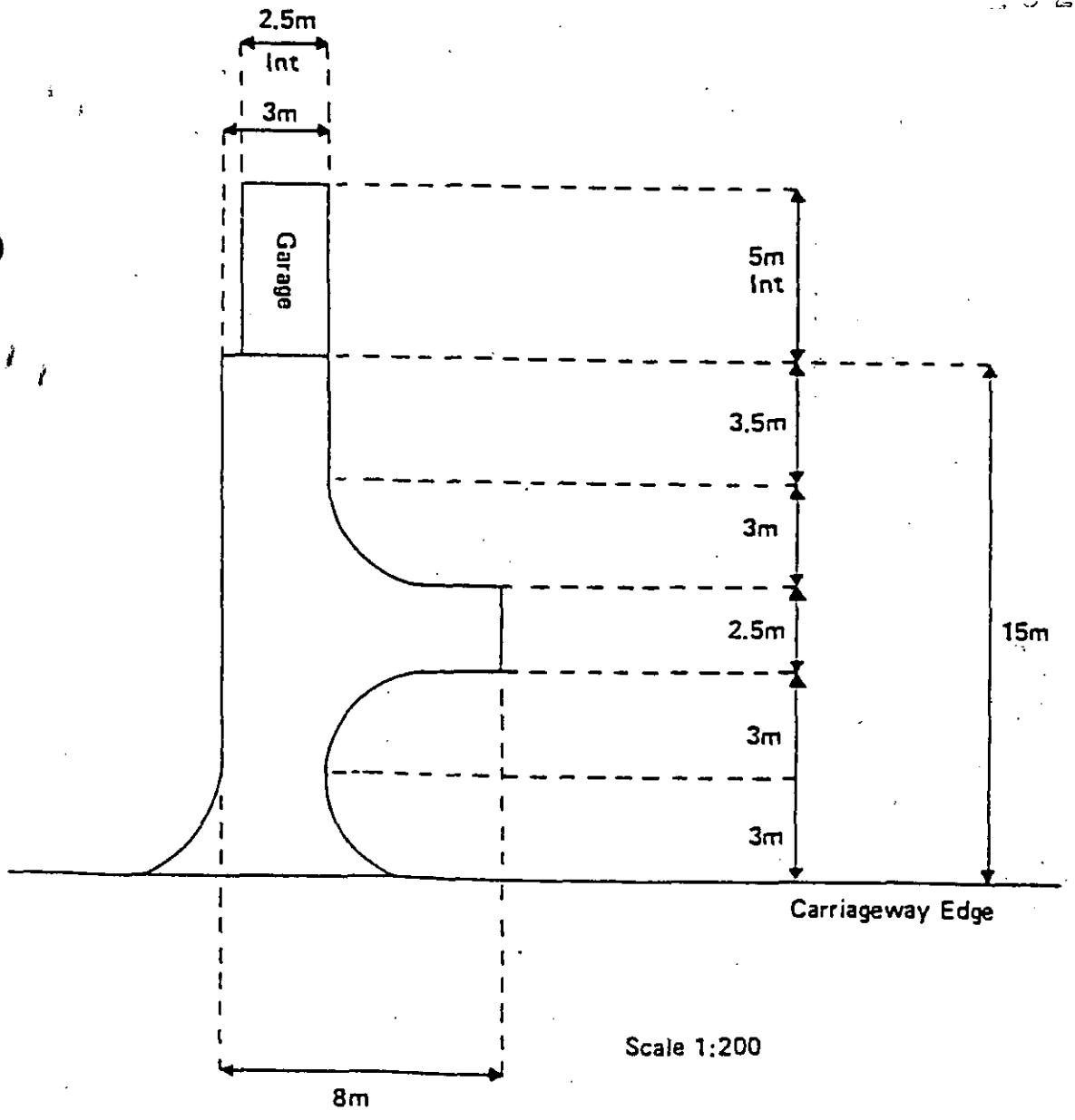
SR:06.

Stephanie Knowles

12/06/00.

(g) Turning space within cutilage of dwelling - for use where access is to be provided directly off a distributor road - eg infill plots in certain circumstances.

ADDITIONAL PLAN



Scale 1:200

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 12 July, 2000
My ref. AJT/JRM/F/2000/1262
Your ref.

David Tingle
Building Design
17, Woodland Drive,
Tilehurst,
Berks,
RG30 4RT.

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Tingle,

PROPOSED LOFT CONVERSION WITH SIDE DORMER WINDOW EXTENSION – 182, READING ROAD, WOODLEY.

After further consideration of the above planning application the proposed dormer is seen to be too bulky in comparison with the existing roof slope and is quite prominent in the street scene.

Therefore it is requested that you reduce the proportions of the dormer so that they relate in scale and style of the original house. This can be achieved by setting the dormer into the roof slope above the eaves level and below the ridge of the roof

I would be grateful if you would submit revised plans showing this, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Andrew Thorley, on the above telephone number.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

Received by Wokingham District Council

Application No: F/2000/1262

Proposal:
Proposed loft conversion with side dormer window extension

Location:
182, Reading 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/06/2000. 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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1262

Applicant : Mr Mrs Walsh C/O D Tingle Building Design.

Location : 182, Reading Road, Woodley, Reading.
Proposal : Proposed loft conversion with side dormer window extension

Site Notice Displayed ? :	YES	NO	DATE
	✓		23/5/2000

Date of Neighbour Notifications : 8/5/2000

Date of Site Visit : 31/5/2000

Date Registered : 26/04/2000

Earliest Date for Decision : 01/06/2000

Latest Consultation Date/Site Notice Expiry Date : 01/06/2000

Application Expiry Date: 21/06/2000

Consultation Responses : Revised plans :- No further comments

Woodley Town Council : No comments
Neighbours : No Comments received
Highways : No objection in principle request plans showing adequate turning facilities, within curtilage of dwelling.

Planning Issues : (identified settlement)

1) Impact upon neighbouring properties
2) Impact upon the street scene.
3) Highways

Adopted: WDLP; WOS2 WOS3 WBE1
+ LALP: LTV1 LTV6 LBE1 LBE2

Application Number: F/2000/1262

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a loft conversion with side dormer window extension and to include the insertion of a 'velux' skylight.

The original scheme submitted was seen to be too bulky in comparison with the existing roof slope and was quite prominent in the street scene. Therefore it was requested that the proportions of the dormer be reduced so that it related in scale and style of the original house.

This has now been revised following our advice. The side dormer extension will be centrally located in the west elevation of the roof slope. It will be 3 metres wide with a hipped roof and will protrude from the existing main roof slope of the house by 2.7 metres. It will be set 0. 6 metres below the main roof ridge height, and 0.4 metres above the eaves level. It will also have an eaves height of 1 metre and a ridge height of 2.6 metres.

No. 180, to the east, due to the orientation, the occupiers of this property will not be affected, therefore no adverse impact.

2) Impact on street scene /visual impact.

The new dormer will be visible from London Road and Reading Road. The materials proposed will match existing therefore it is considered that there will be no significant impact upon street scene or visual amenity of the area.

3) Highways

Proposal would increase number of bedrooms from 3 to 4 in total therefore adequate on site parking.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Date: 12 June 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1262

Location: 182, Reading Road, Woodley, Reading.

Proposal: Proposed loft conversion with side dormer window extension

Applicant: Mr Mrs Walsh C/O D Tingle Building Design.

Case Officer: Andrew Thorley

The new plans show the following: Turning facilities within curtilage of No 182 Reading Road, Woodley. Drawing no PW03/B + Design Guide.

Comments are required by 22/06/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1262 (Planaps) / (Ludhouse) Date Rec. 09/06/2000

Location: 182, Reading Road,

Parish Woodley

Applicant: Mr + Mrs Walsh

Description of attached plans Showing ~~adequate~~ turning facilities within curtilage of (~~the above property~~) No 182, Reading Road, Woodley.

Drawing No's: ~~&~~ PW03/B + Design Guide

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/N (Delete as required)

Redate Application ~~Y~~/N From _____

New Site Notice ~~Y~~/N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 12.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

David Tingle
Licentiate of The Chartered Institute of Building

Building Design & Surveying Services

20 Cranmer Close, Tilehurst, Reading, Berks. RG31 6FL tel/fax (0118) 9419311
mobile 0411 902344

PLANNING SERVICES | HPT 30414
POL | TLS
DC | LRF
APP |
CS |
09 JUN 2000
COPIES TO: | ACK:
FILE:

Att. Mr A.THORLEY
PLANNING ASSISTANT
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
PO BOX 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
RG11 1WR

ADDITIONAL PLAN
1262 J

8TH June 2000

Ref: LOFT CONVERSION
At 182 READING ROAD, WOODLEY
On behalf Mr & Mrs P.WALSH
Following your letter dated 5 June 00 and the coments made in regard to the requirement from Highways for turning space within the cutilage above property.
Please find enclosed six (6) copies of following
PW03 LOCATION & BLOCK PLANS
A4 DESIGN GUIDE

I trust this meets with your approval

Kind Regards

D. Tingle

David Tingle

Tel. 0118 974 6441 (Direct Line)
E-mail: andrew.thorley@wokingham.gov.uk
Date. 5 June, 2000
My ref. AJT/F/2000/1262
Your ref.

David Tingle
Building Design
17, Woodland Drive,
Tilehurst,
Berks,
RG30 4RT.

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) 977 8909
DX: 33506 – Wokingham

Dear Mr. Tingle,

PROPOSED LOFT CONVERSION WITH SIDE DORMER WINDOW EXTENSION – 182, READING ROAD, WOODLEY.

Further to the above planning application which was submitted to this authority on the 26th April 2000.

Our Highways Engineer requests that you submit additional plans showing adequate turning facilities within the curtilage of the above property.

I have enclosed a copy the minimum dimensions for car turning areas for your information only.

It is important that the additional information is submitted to me within two weeks, i.e. by 19th June 2000, to ensure that the application is not determined on the basis of the current unsatisfactory submission.

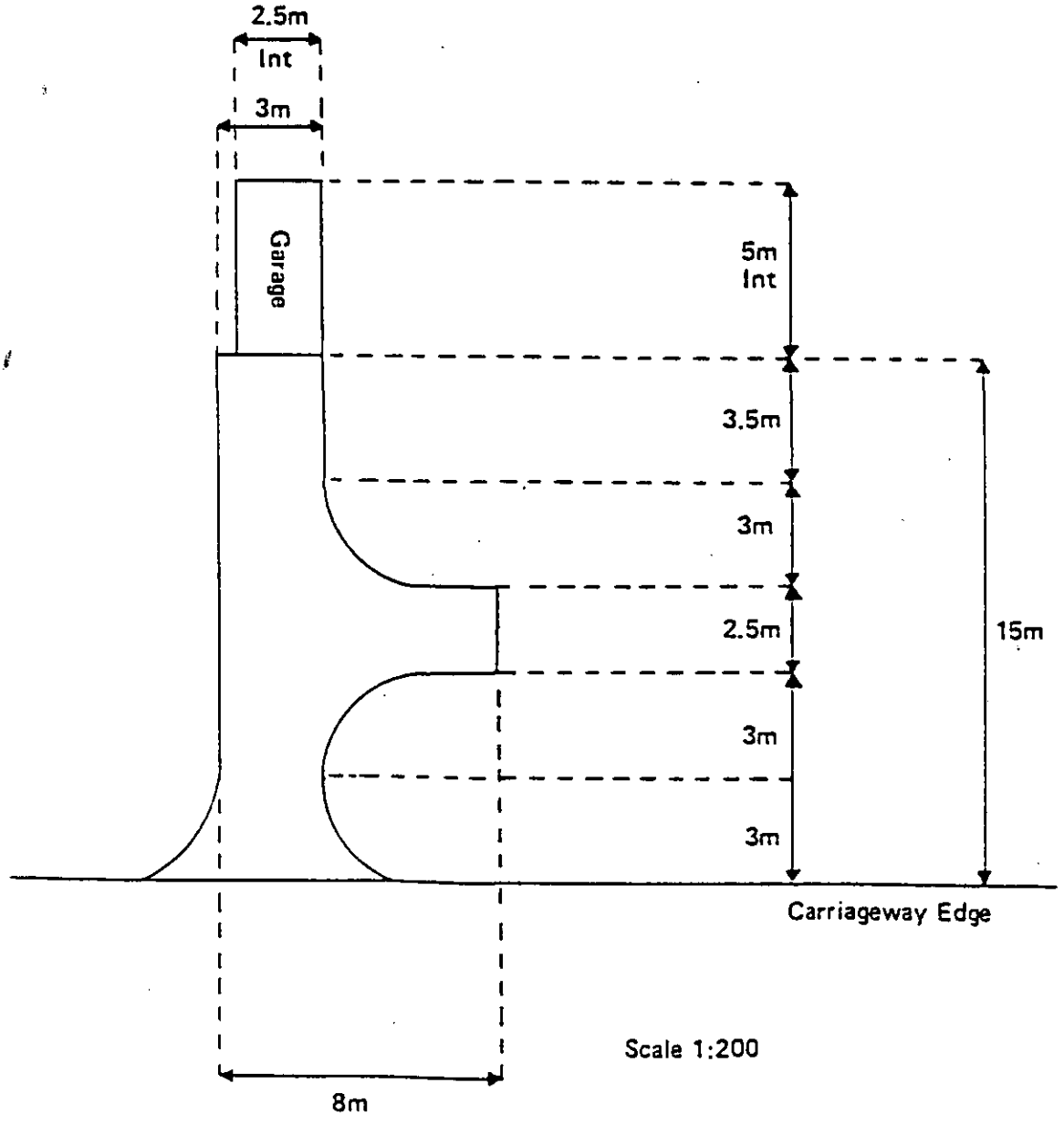
Should you wish to discuss the additional information, please contact either Tom Callaghan on (0118) 974 6323 or me immediately. However, I advise you that receipt of revised plans will not commit the authority to approving the application.

Yours sincerely,

Andrew Thorley
Planning Assistant

Enclosure: Minimum Dimensions for Car Turning Areas

(g) Turning space within cutilage of dwelling - for use where access is to be provided directly off a distributor road - eg infill plots in certain circumstances.



Scale 1:200

HIGHWAYS CONSULTATION SHEET

Agent D Tingle
94/1931

From: Andrew Thorley

Date: 08 May 2000

Application Number: F/2000/1262

Proposal: Proposed loft conversion with side dormer window extension

Parish: WOODLEY TOWN

Site Address:
182, Reading Road, Woodley, Reading.

Applicant:
Mr Mrs Walsh C/O D Tingle Building 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).

NO OBJECTION IN PRINCIPLE TO EXTENSIONS ; HOWEVER ADDITIONAL PLANS REQUIRED & HAVING ADEQUATE TURNING FACILITIES WITHIN CURTILAGE OF DWELLING.

TR 15/5/00

Signed: _____ **Print name:** _____

FROM: Andrew Thorley

DATE: 08 May 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
26 MAY 2000	
COPIES TO:	CK:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1262

Proposal: Proposed loft conversion with side dormer window extension.

Site Address: 182, Reading Road, Woodley, Reading.

Applicant: Mr Mrs Walsh C/O D Tingle Building Design.

Your observations are required in respect of this application **by 01/06/2000** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 24.5.00.

Clerk To Woodley Parish/Town Council.

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
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) 9778763.

26.APR.2000* 1262

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS P. WALSH
	ADDRESS	182 READING ROAD.
		WOODLEY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	D. TINGLE BUILDING DESIGN
	ADDRESS	~~20 CRANMER CLOSE,~~ ~~TILEHURST~~ 17 WOODLANDS DRIVE TILEHURST
	POST CODE	~~READING~~ BERKS RG30 4RT ~~RG31 6FE~~ Tel. No. 9419311
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land *in your ownership or control outline in* BLUE	SITE LOCATION	182 READING ROAD WOODLEY.
4. *Give brief details of the proposal* e.g. two storey side extension.	ABOUT THE APPLICATION	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. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — RED FACING BRICKWORK AS EXISTING; RED PLAIN CLAY ROOF TILES AS EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. 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~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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
	N A	

* None of the land forms part of an agricultural holding

SIGNED D. Tighe ON BEHALF OF Mr & Mrs P. Walsh

DATE 28.3.2000.

David Tingle
Licentiate of The Chartered Institute of Building

Building Design & Surveying Services

17 Woodland Drive, Tilehurst, Reading, RG30 4RT tel 0118. 9419311
mobile 0411 90 23 44

Att Mrs Hurst
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
PO BOX 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
RG11 1WR

20 APR 2000

17th April 2000

Ref: Loft Conversion
At 182 Reading Road,Woodley
On behalf Mr & Mrs P.Walsh

PLANNING CONTROL
Please find enclosed six copies of following amended Application drawings

PW02rev 'A' Proposed Plan & Elevations
PW03 rev 'A' Block & Location Plans

Yours truly,

D. Tingle

26.APR.2000 1102

David Tingle

David Tingle
Licentiate of The Chartered Institute of Building

Building Design & Surveying Services

~~20 Cranmer Close, Tilehurst, Reading, Berks. RG31 6FL~~ 17 WOODLAND DRIVE, TILEHURST RG30 4RT
tel/fax (0118) 9419311
mobile 0411 902344

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
PO BOX 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
RG11 1WR

28th March 2000

Ref: Loft Conversion
At 182 Reading Road,Woodley
On behalf Mr & Mrs P.Walsh

PLANNING CONTROL

Please find enclosed six copies of all drawings and application forms in respect to the above proposed work.
Enclosed Drawings
PW.01 Existing Plan & Elevations
PW.02 Proposed Plan & Elevations
PW.03 Location & Block Plans

Fee's enclosed :-
PLANNING =£95.00
Cheque's made payable to WOKINGHAM DISTRICT COUNCIL

Yours truly,

D. Tingle 26.APR.2000* 1262

David Tingle

ADDRESS 182 READING ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
DD/313/73	Mr W. J. Newman	New Porch	4-5-73	App. N/A
BR 16306	" "	add of bedroom gd ft.	3. 3 87	app NA
27525	" O/L	BUNGALOW R/O	14.6.87	RH

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

26.APR.2000* 1262

ADDRESS 182 READING ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 7573 (41)

BUILDER

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DATE OF COMPLETION

MINISTRY DECISION

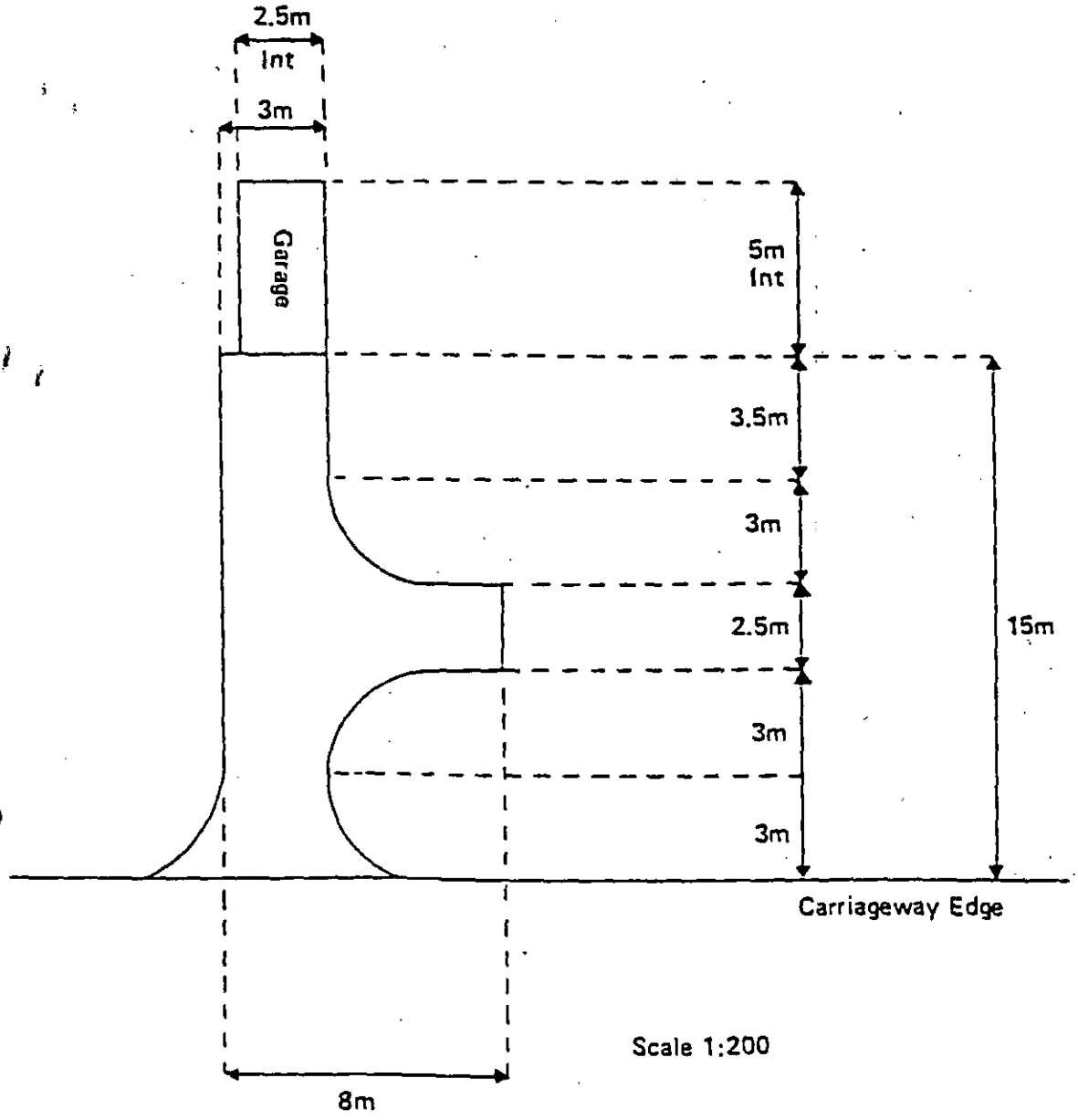
SPECIAL ORDERS

DRAINAGE

26. APR. 2000 1_62

(g) Turning space within cutilage of dwelling - for use where access is to be provided directly off a distributor road - eg infill plots in certain circumstances.

ADDITIONAL PLAN
1262



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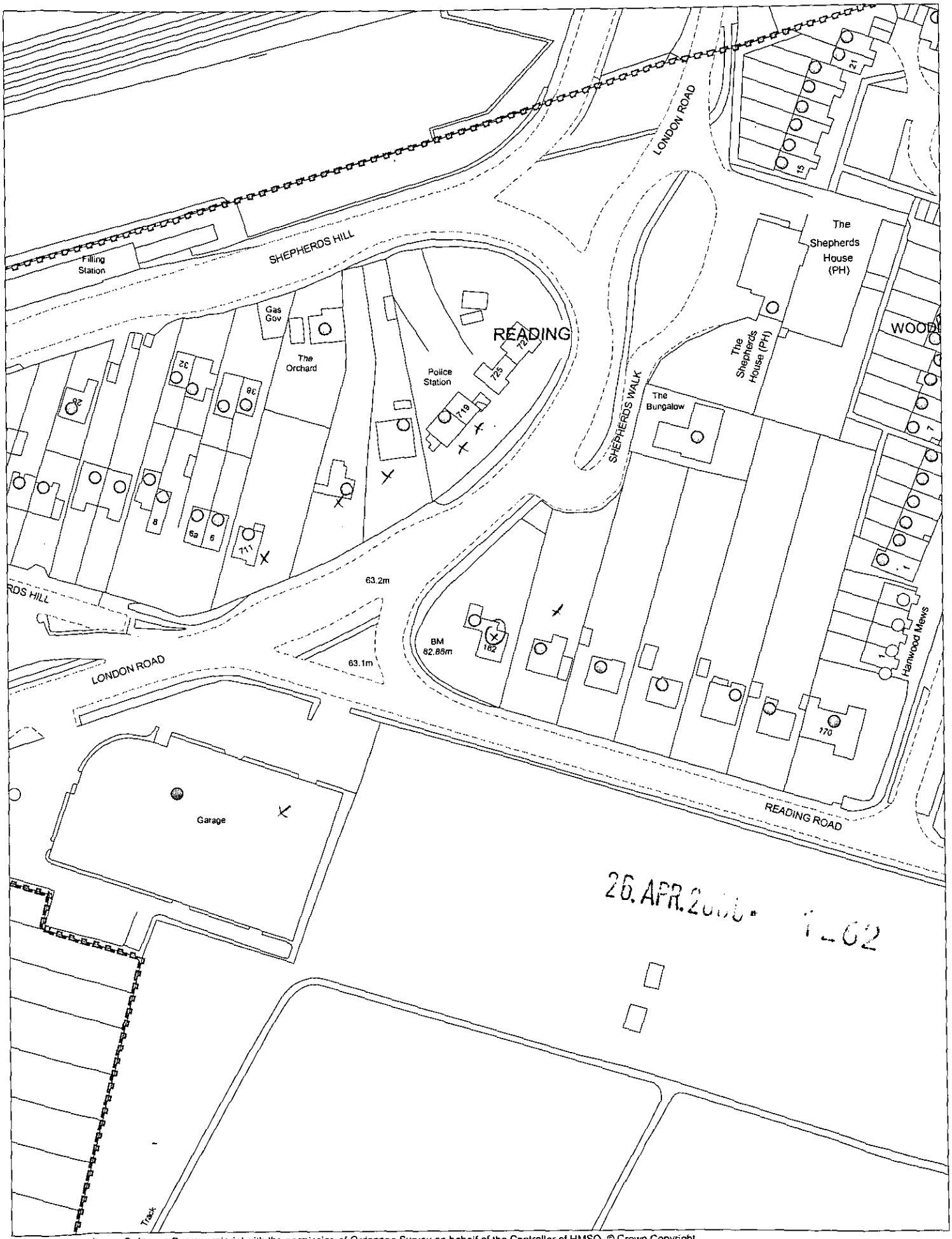
APPROVED



26. APR. 2000 1262

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Development Control Section, Environmental Services, Wokingham District Council.
6 April 2000
Scale: 1 : 1250