SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/3038

LOCATION:
83 Beechwood Avenue, Woodley Reading.

APPLICANT:
Mr R J Harrison

PROPOSAL:
Proposed single storey front and rear extensions to dwelling and first floor side extension.

EARLIEST DATE FOR DECISION: **21/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/02/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R J Harrison
83, Beechwood Avenue
Woodley
Reading
RG5 3DF

Application Number: F/2000/3038

Parish: **WOODLEY**

Location: **83, Beechwood Avenue, Woodley, Reading.**

Proposal: **Proposed single storey front and rear extensions to dwelling and first floor side 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 match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

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 with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
7. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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 residential amenities of the occupiers of neighbouring properties.

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

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 highway safety and convenience.

Reason
7. In the interests of highway safety and convenience.

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 LTV1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: *06/02/2001*

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.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 28 December 2000

Application Number: F/2000/3038

Proposal: Proposed single storey front and rear extensions to dwelling and first floor side extension.

Parish: WOODLEY TOWN

Site Address:
83, Beechwood Avenue, Woodley, Reading.

Applicant:
Mr R J Harrison .

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).

C122, R122. - Parking + Turning
C049, R049. - Garage
C128, R128. - Vis for Private Drives
C133, R133. - Access details.

NO7.

Signed: _____ **Print name:** Adam Coggins
08/01/01

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: 27th July 2001
My ref: FH/F/2000/3038
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 T N Parsons
83 Beechwood Avenue
Woodley
Reading
RG5 3DF

Dear Mr Parsons

RE: PROPOSED EXTENSION, 83 BEECHWOOD AVENUE, WOODLEY (F/2000/3038)

Thank you for your letter which was received on 16 July 2001.

I can inform you that the reduction in the size of the garage access to 2.2m and the addition of a small window to the front elevation can all be considered as a minor amendment and therefore, will not require the benefit of planning permission.

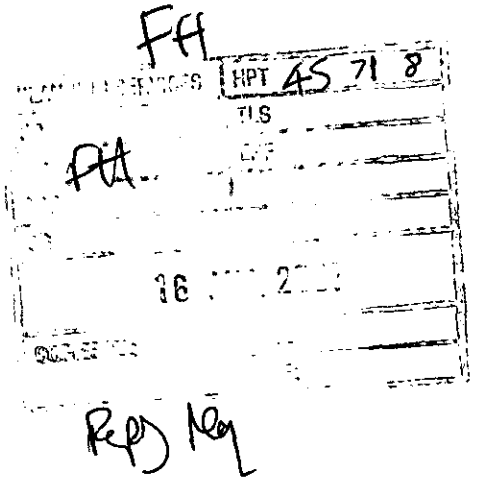
I hope this information is of use to you. If you have any further queries relating to this matter the case officer, Farah Humayun, can be contacted on the above telephone number.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

File: beechwood avenue - 83 min amend



83 Beechwood Ave
Woodley
Reading
RG5 3DF

Tel 01189 264040
Mobile: 07718603128

Application Number: F/2000/3038
Ref: Telecom 12/07/01

Farah Humayan

Please find enclosed proposed minor amendment to planning as discussed on Thursday 12 July. As you should be able to identify, the requested change is to reduce the size of the garage opening to a standard 7' (2.2m) and add a small window in the available space thereby changing the front façade. Please review this minor change and notify me of any additional requirements or conditions.

Yours Sincerely

TN Parsons

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3038	FH
BUILDING CONTROL NUMBER	BP 2000/0198	Paul
APPLICANT/AGENT	K. Hodgkinson	
ADDRESS OF SITE	83 Beechwood Avenue WOODLEY.	
DESCRIPTION OF PROPOSED WORK	S/S front & rear exts + 2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 12/4/01	recd 14/12/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/7/01	

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	

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/3038

Applicant : Mr R J Harrison .

Location : 83, Beechwood Avenue, Woodley, Reading.
Proposal : Proposed single storey front and rear extensions to dwelling and first floor side extension.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 17/01/01

Date Registered : 14/12/2000

Earliest Date for Decision : 21/01/2001

Latest Consultation Date/Site Notice Expiry Date : 21/01/2001

This application will have expired on: 08/02/2001. 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 :

Woodley Town Council - concern at impact of two-storey element of extension on No 81.

Highways - Rec. approval subject to conditions.

Planning Issues :

+ Impact upon neighbouring properties

+ Impact upon the street scene

Application Number: F/2000/3038

Appraisal :

Impact upon neighbouring properties

The application being considered is the proposed single storey extensions to dwelling and first floor side extension. The front extension is a proposed 2 metre projection to form a garage. The front extension forms a hipped roof design at single storey level which stands at 3.3 metres to the pitch and 2.3 metres to the eaves. This is not considered to have an adverse impact upon the residential amenity of the neighbouring property. There is existing 2 metre hedging on site which screens the property from the front.

The proposed rear extension is an infilling with a projection of 3.5 metres. The extension continues the existing ridge and eaves height of the property. No 1 Beaufield Close has a flank wall facing the rear of the property. There are no side facing windows.

The proposed first floor side extension has a pitched roof design which continues the existing ridge height of the property. The extension is set back 2 metres from the ground floor extension. Although the extension is not set down in ridge height there is the existing attached garage of No 31 which is single storey on the adjacent boundary. It is considered that any overbearing impact is minimised due to this distance. There are no side facing windows in the flank wall of No 81. Therefore it is not considered that the proposed extension will have an adverse overshadowing, overbearing or overlooking impact to the detriment of the residential amenity of No 81.

Impact upon the street scene

The property is well screened from view from Beechwood Avenue. The properties are set back from the highway and well screened by high trees and landscaping. However, the property is clearly visible from the west side on Beaufield Close. The proposed extension is not exposed from the west side of the property. There is a 1.8m close boarded fence on the west side boundary that screens the property to the rear. It is therefore considered that the proposed extension will not have an adverse impact upon the character of the street scene.

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

Application Number F/2000/3038
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	FIRST FLOOR LEVEL OR ABOVE
4	C049	R049	
5	C122	R122	
6	C128	R128	
7	C133	R133	

<u>Informative for approvals</u>
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, LBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LTV1
MINERALS LOCAL PLAN POLICIES:

6/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 83 Beechwood Avenue Woodley Reading.

APPLICATION NUMBER: F/2000/3038

OFFICER: Farah Humayun

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? YES . FRT TREE

2. DESCRIPTION OF SURROUNDINGS

RES

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED
CORNER PROP .

4. RELATIONSHIP TO ADJOINING PROPERTIES

SHARED DRIVEWAY. PROP WELL SCREENED. 2M HEDGING TO NO 81 AT FRONT - 2 STOREY PROP OF NO 81 - NO SIDE FACING WINDOWS. GARAGE WALL ON BOUNDARY - OVER 2M H. PROP TO REAR NO WINDOW IN FLANK WALL FACING. IN STREET SCENE SIDE OF NO 83 VISIBLE. FACES FLANK WALL OF NO 85 - NO SIDE FACING WINDOWS EXISTING FLAT ROOF GARAGE WITH NEIGH - PITCHED ROOF GARAGE - NO SIDE WIND. - CHECK RAISED HEIGHT. PITCHED ROOF ON 81

5. SITE CONSTRAINTS

TREES - HIGH IN REAR GDN

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8 M CB PENT TO CORNER WITH HIGHWAY HIGH HEDGING TO FRONT .

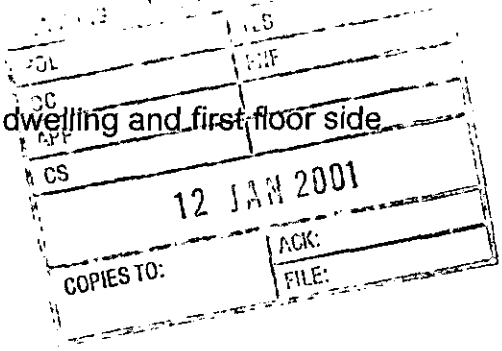
OTHERS

FROM: Farah Humayun

DATE: 28 December 2000

WOODLEY TOWN CONSULTATION SHEET

38592



Application Number: F/2000/3038

Proposal: Proposed single storey front and rear extensions to dwelling and first floor side extension..

Site Address: 83, Beechwood Avenue, Woodley, Reading.

Applicant: Mr R J Harrison .

Your observations are required in respect of this application **by 21/01/2001** .

The committee expressed concern at the impact of the two-storey element of the extension on the neighbouring property at No. 81

SIGNED: _____ DATE: 10.1.01.

Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: ***28 December 2000***

My ref: F/2000/3038

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2000/3038
83, Beechwood Avenue, Woodley, Reading.
Proposed single storey front and rear extensions to dwelling and first floor side 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3038**
83, Beechwood Avenue, Woodley, Reading.
Proposed single storey front and rear extensions to dwelling and first floor side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ *Date:* _____
Councillor Preston

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

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

Tel: 0118 974 6482

Date: **28 December 2000**

My ref: F/2000/3038

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3038**
83, Beechwood Avenue, Woodley, Reading.
Proposed single storey front and rear extensions to dwelling and first floor side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Samuel

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

Received by Wokingham District Council

Application No: F/2000/3038

Proposal:
Proposed single storey front and rear extensions to dwelling and first floor side extension.

Location:
83, Beechwood Avenue, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/01/2001. 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

28 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 DEC 2000
Officer: FH	Application No. F/2000/3038

Map No. 41 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING AND FIRST FLOOR SIDE EXTENSION

Location: 83 BEECHWOOD AVENUE

Parish: WOODLEY Ward: Bulmarsha
28-12-2000 →

Applicant: MR R J HARRISON
re Submission 2000/0428 refused

Fee Received 00-00 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			
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 28.12.2000 TB Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓.....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....No pre-apps.....
.....
.....

NEIGHBOURS:

.....Site notice and see map.....
.....
.....
.....
.....
.....
.....
.....
.....

PC 23 090 083

ADDRESS 83 BEECHWOOD AVENUE PARISH WOODLEY

PLOT No. 3 ORD. SHEET No. SU.7573(41)

BUILDER S.E.C. Builders Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/4/58	Mrs. East	Part Outline	11.2.58	N/A. C/A.
0/140/59	Mr. F. Kerr	Outline	7.8.59	N/A. Refuse
0/164/61	Mr. F. Kerr & SEC. Builders	"	10.8.61	N/A. C/A.
212/61	S.E.C. Builders	~~Semi~~/Det. House	30.11.61	App. C/A.
1664/72	Mr. H. O'Neil	S/S ext to form garage/ext lounge/utility rm & bedroom + Sitting room	26.10.72	C/A.
04517	Mr. T. H. Binns	Bedroom/bathroom	19.1.78	N/A Ref
BR 7604	"	conversion/alts. ground floor	29.12.77	Ref N/A
BR 7802	"	" 2/storey extension	7.3.78	Ref. N/A
BR 19490	MR. PARKES	S/St. ext. / bathroom	29.10.82	App. N/A
16383	"	"	18.11.82	N/A Withdrawn
F/2000/0428	Mr. Harrison	S/st rear ext. + 1st fl. side ext.	14/3/00	Ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 14.DEC.06 3038

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	R J. HARRISON-
	Address and postcode	83 BEECHWOOD AVENUE WOODLEY BERKS RG5 3DF
	Phone number	01189 - 264040
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	83 BEECHWOOD AVENUE WOODLEY BERKS RG5 3DF
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED G/F FRONT & REAR EXTENSION & FIRST FLOOR SIDE EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MATCHING ROOF TILES MATCHING BRICKWORK	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑	No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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.		
	RE SUBMITTED APPLICATION F/2000/0428		
	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

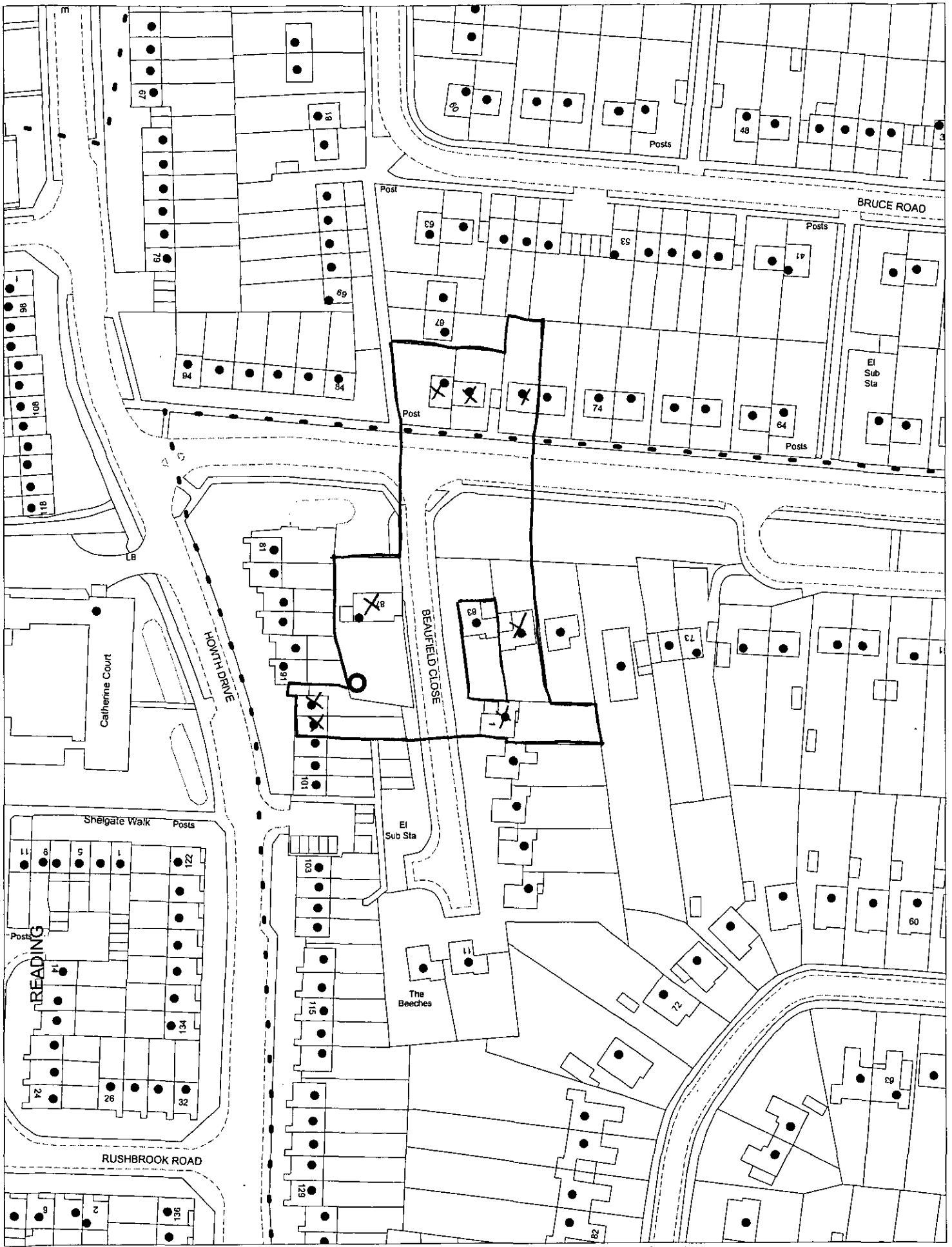
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 13/12/00

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



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Development Control Section, Environmental Services, Wokingham District Council.
19 December 2000 Scale: 1 : 1250

Scale 1/1250

ADMINISTRATIVE AREA WOKINGHAM

WOODLEY AND SANDFORD PARISH

14 DEC [illegible] 3038

