SYSTEMS LTD

APPLICATION NO:
F/2000/1293

LOCATION:
156 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr B Houghton C/O B Parker

PROPOSAL:
Proposed two storey rear extension to dwellin and side dormer extension

EARLIEST DATE FOR DECISION: **28/05/2000**

APPLICATION EXPIRY DATE: **14/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Houghton
C/O B Parker
31 Chequers Way
Woodley
Reading
Berks
RG5 3EH

Application Number: F/2000/1293

Parish: **WOODLEY**

Location: **156, Loddon Bridge Road, Woodley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling and side dormer 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 external works 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. The side dormer window in the first floor south elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

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 the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 12/06/2000

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 6443 (Direct Line)

Date. 2 August, 2001

My ref. CD/FP2001/1832(1293)

Mr B Houghton
20 Coppice Road
Woodley
READING
Berkshire
RG5 4AB

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
E-mail:

Dear Sir,

TWO STOREY REAR EXTENSION AND SIDE DORMER EXTENSION AT 156 LODDON BRIDGE ROAD, WOODLEY

On checking your Building Regulations Application Number FP2001/1832, I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/1293, which cannot be dealt with as a minor amendment. The dormer is larger.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 23 August. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1293	NL
BUILDING CONTROL NUMBER.	FP2001/1832	Nick
APPLICANT/~~AGENT~~	Mr B. Houghton	
ADDRESS OF SITE	156 Loddon Bridge Rd Woodley.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext rside dormer ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	BH/001/REVA	BP/BH-1A
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - larger dormer	
DATE	2/8/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	2/8/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

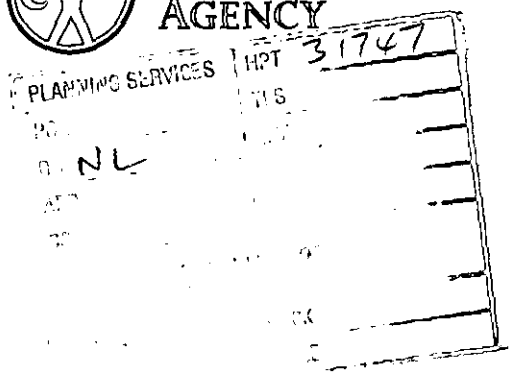
New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Our ref: SP\2000\001718\001
Your ref: F/2000/1293

Date: 11th July 2000

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Sir/Madam

TWO STOREY REAR EXTENSION AND SIDE DORMER EXTENSION
156 LODDON BRIDGE RD, WOODLEY

Thank you for your letter dated 4 May 2000 which was received on 9 May 2000. You are asked to quote the following reference in any correspondence: **SU77SE/12/6**. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 768 723	62 m	Loddon Bridge Road	no information

In view of the distance involved, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: B Parker, 31 Chequers Way, Woodley, Reading RG5 3EH

Application Number F/2000/1293
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	works.
3	SC23	SR06	Parking
4	SC20	SR24	Side dormer first floor south

John Mitchell 12/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 156 Loddon Bridge Road Woodley Reading. APPLICATION NUMBER: F/2000/1293	OFFICER: Nicola Lake DATE OF SITE VISIT: 8.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES- Front of site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s Detached Dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES a 4.3m near ext with side facing Dormer - N° 160 has a single story flat roofed ext. N° 154 has a 2/s near ext projection 3m back from the propert. They have a side facing window. N° 154 also has a side facing Blind Dormer.

* check side window use.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1293

Applicant : Mr B Houghton C/O B Parker.

Location : 156, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling and side dormer extension

Site Notice Displayed ? :	YES	NO	DATE
	✓		@ 18·5·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....18.5.2000.....

Date Registered : 19/04/2000

Earliest Date for Decision : 28/05/2000

Latest Consultation Date/Site Notice Expiry Date : 28/05/2000

Application Expiry Date: 14/06/2000

Consultation Responses :

Highways - No objection Subject to condition
Woodley T.C - 'No objection'

Planning Issues :

Site Designation - within the identified Settlement.

1.) Impact upon the neighbouring Settlement.

2.) Impact upon the character of the surrounding area.

Application Number: F/2000/1293

Appraisal :

1.) Impact upon the neighbouring dwellings.
The proposed development is for a two storey rear extension with a side facing dormer window.

The proposed rear extension would project out by 4.2m and would have a half hipped roof. The neighbouring dwellings have both had similar two storey rear extensions.

The proposed side facing dormer, is for an en-suite Bathroom and as such it will be obscure glazed. The roundel itself will form the side wall of No 154. As such there will be no overlooking, overshadowing or overbearing issues, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the character of the street scene.
A large number of the dwellings in the immediate area have had similar rear extensions. The proposed development is in keeping with the character of the existing dwellings and the wider area. As such there would be no detrimental impact upon the character of the street scene.

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

Received by Wokingham District Council

Application No: F/2000/1293

Proposal:
Proposed two storey rear extension to dwelling and side dormer extension

Location:
156, Loddon Bridge 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/05/2000. 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

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

Tel: (0118) 974 6481

Date: **04 May 2000**

My ref: F/2000/1293

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2000/1293
156, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear extension to dwelling and side dormer 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1293**
156, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear extension to dwelling and side dormer extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: (0118) 974 6481

Date: **04 May 2000**

My ref: F/2000/1293

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1293**
156, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear extension to dwelling and side dormer extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: (0118) 974 6481

Date: **04 May 2000**

My ref: F/2000/1293

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2000/1293
156, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear extension to dwelling and side dormer extension

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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1293**
156, Loddon Bridge Road, Woodley, Reading.
Proposed two storey rear extension to dwelling and side dormer extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

FROM: Nicola Lake

DATE: 04 May 2000

PLANNING SERVICES	HPT 29894
POL	TLS
DC	ENF
APP	
CS	
26 MAY 2000	
COPIES TO:	ACK:
	FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1293

Proposal: Proposed two storey rear extension to dwelling and side dormer extension.

Site Address: 156, Loddon Bridge Road, Woodley, Reading.

Applicant: Mr B Houghton C/O B Parker.

Your observations are required in respect of this application **by 28/05/2000** .

The committee had no objections to this plan but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 04 May 2000

Application Number: F/2000/1293

Proposal: Proposed two storey rear extension to dwelling and side dormer extension

Parish: WOODLEY TOWN

Site Address:
156, Loddon Bridge Road, Woodley, Reading.

Applicant:
Mr B Houghton C/O B Parker.

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).

SC23 - Parking - insert "Parking turning"

SR06

Signed: _____ **Print name:** _____

10.5.00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Planning

My Ref: JPE/lmw

Your Ref: F/2000/1293

Date: 12 May, 2000

PROPOSED TWO STOREY EXTENSION TO DWELLING AND SIDE DORMER EXTENSION.

LOCATION: 156 LODDON BRIDGE ROAD, WOODLEY

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

Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

~~42447~~

Start date: 19 APR 2000	Map No. ~~42~~ Site 0107
Officer: NL | Application No. F/2000/1293	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND SIDE DORMER EXTENSION

Location: 156 LODDON BRIDGE ROAD

Parish: WOODLEY Ward: Loddon

4.5.2000.

Applicant: MR B HOUGHTON
RESUBMISSION

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 : 11.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: Site consultation
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: 160, 158 & 154 Loddon Bridge Road

73 Norton Road

45, 47 Colemans Moor Lane

137, 139, 141 Loddon Bridge Road.

Environmental Services

For office use only.
Application number: 19.APR.2010* 1293

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	B. HOUGHTON 156, LODDON BRIDGE ROAD, WOODLEY
2	Agent's Name Address and postcode Phone number	B. PARKER 31, CHEQUERS WAY, WOODLEY READING. RG5 3EH 0118 9268636
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.	156, LODDON BRIDGE ROAD, WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION SIDE DORMER

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.	WHITE PAINTED BRICKWORK TO MATCH EXT'G	
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: 2	Proposed: 3
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.		
	REVISED APPLICATION – NO FEE		
	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 B. HOUGHTON

Date 14/04/00

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

ADDRESS 156 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/69686/F	Mr & Mrs B. Houghton.	2/St/r extn + S/dormer extensions.	2/8/99	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

19 APR 2000 1293



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Development Control Section, Environmental Services, Wokingham District Council.

2 May 2000

Scale: 1 : 1250

N
W E
S

19.APR.2000* 1293