APPLICATION NO:
F/2002/5979

LOCATION:
14 Wingate Road, Woodley Reading.

APPLICANT:
Mr & Mrs Swift C/O S J Atkinson

PROPOSAL:
Proposed two storey rear extension to dwelling and pitched roof to existing single storey rear extension.

EARLIEST DATE FOR DECISION: **29/03/2002**
Listing letter c/p. 6.

APPLICATION WILL HAVE EXPIRED ON:
19/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

1096

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Swift
C/O S J Atkinson
44 Basingstoke Road
Reading
Berks
RG2 0EL

Application Number: F/2002/5979

Parish: **WOODLEY**

Location: **14, Wingate Road, Woodley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling and pitched roof to existing single storey rear 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 in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

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:

Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

Notice checked by: _____

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

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5979	RK
BUILDING CONTROL NUMBER	RB 2002/3063	
~~APPLICANT~~/AGENT	S J Atkinson	
ADDRESS OF SITE	14 Wingate Road Woodley	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext. + pitched roof to existing rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	12369-01A	12369-01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	8/5/02	

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 : Richard Kelly

***Application Number* :** F/2002/5979

Applicant : Mr & Mrs Swift C/O S J Atkinson.

Location : 14, Wingate Road, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling and pitched roof to existing single storey rear extension.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/02/2002

Earliest Date for Decision : 29/03/2002

Latest Consultation Date/Site Notice Expiry Date : 29/03/2002

This application <u>will have expired on</u>: <u>19/04/2002.</u> 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 :
Parish Council: no obj

Planning Issues :

Application Number: F/2002/5979

Appraisal :

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

Application Number F/2002/5979
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 or above ... side elevations

RECORD OF SITE VISIT

SITE ADDRESS: 14 Wingate Road Woodley Reading. APPLICATION NUMBER: F/2002/5979	OFFICER: Richard Kelly DATE OF SITE VISIT: 21/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Semi detached 1950s.

3. DESCRIPTION OF SITE/BUILDING Semi with No. 16.

4. RELATIONSHIP TO ADJOINING PROPERTIES Large window at 16 is handed.
No extn
Single storey extn at 12 to bldg. 2 small windows (landing/bathroom) at 12.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING

LEVELS Flat. 1.8m fence to 16 for 4m then 1m chainlink. Same to 12.

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/5979 – 14 Wingate Road, Woodley, Reading

Appraisal:

This application is for a two storey rear extension and pitched roof to existing single storey rear extension. This application raises one issue:

Impact on adjoining properties: LBE1, WBE1

The proposed two storey element would project 2.1m from the existing rear wall. This is 2.5m from the boundary with the adjoining property of 16 Wingate Road. There is therefore no overbearing or loss of light. There is 4m between the proposed extension and the opposite boundary. The pitched roof to the existing single story extension will be 3.2m in height where it meets the wall, falling to 2.4m at the eaves. The boundary treatment at this point is a 1.8m fence. It is not considered that this will cause undue harm to the adjoining property.

Approve ~~**Refuse**~~

FROM: Richard Kelly

DATE: 05 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5979

Proposal: Proposed two storey rear extension to dwelling and pitched roof to existing single storey rear extension..

Site Address: 14, Wingate Road, Woodley, Reading.

Applicant: Mr & Mrs Swift C/O S J Atkinson.

Your observations are required in respect of this application **by 29/03/2002** .

04 APR 2002

COPIES TO | ACK: | FILE:

The committee made no comment on this application.

SIGNED: [signature] DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

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

Tel: (0118) 974 6229

Date: 05 March 2002

My ref: F/2002/5979

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Rahmouni
C/O Wokingham District Council

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/2002/5979
14, Wingate Road, Woodley, Reading.
Proposed two storey rear extension to dwelling and pitched roof to existing single storey rear extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5979**
14, Wingate Road, Woodley, Reading.
Proposed two storey rear extension to dwelling and pitched roof to existing single storey rear extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rahmouni

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

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

Tel: (0118) 974 6229

Date: 05 March 2002

My ref: F/2002/5979

WOKINGHAM UNITARY
Aiming for Excellence

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

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Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Preston

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

Received by Wokingham District Council

Application No: F/2002/5979

Proposal:
Proposed two storey rear extension to dwelling and pitched roof to existing single storey rear extension.

Location:
14, Wingate 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5979 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 March 2002

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 FEB 2002	Map No 42+47 Site 0.05
Officer: RK | Application No. F/2002/5979	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F.) PROPOSED TWO STOREY ~~SIDE~~ REAR EXTENSION TO DWELLING AND A SINGLE STOREY REAR EXTENSION. PITCHED ROOF TO EXISTING

Location: 14 WINGATE ROAD

Parish: WOODLEY Ward: BULMERSHE

Applicant: MR / MRS SWIFT

Fee (2) Received 95-00 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 : 6/03 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:

S/N + see map.

22 FEB 2002 5979

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

20th February 02

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

Re: 14 Wingate Road, Woodley.

Dear Sir,

Please find enclosed six copies of drawing 12369-01, forms and a cheque for £95 in support of an application for a rear extension to the above property.

The applicants wish to increase the size of the kitchen, provide a ground floor wc and extend the bathroom on the first floor. An existing flat roofed lobby would be reduced in size and re roofed to link the house and new wc.

Yours faithfully,

Steve Atkinson.

Environmental Services

For office use only.
Application number: 22.FEB.2002 5979

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	MR + MRS SWIFT. 14 WINGATE ROAD WOODLEY READING BERKS.
Agent's Name Address and postcode Phone number	S. J. ATKINSON 44 BASINGSTOKE ROAD, READING BERKS. RG2 0EL. 0118 921 2223
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.	14 WINGATE ROAD, WOODLEY.
4 Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR 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	BRICKS TO MATCH EXSTG ROOF TILES TO MATCH EXSTG UPVC WINDOWS + DOORS	
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: 3	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.		
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 + MRS SWIFT

Date 2nd FEB 02

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

ADDRESS 14 WINGATE ROAD PARISH WOODLEY

PLOT No. 152 ORD. SHEET No. SU.7672 (47)

BUILDER G. Wimpey & Co. Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/8/59	G. Wimpey & Co. Ltd	Outline	11.3.59	N/A. Clk.
121/59	"	Layout of Rd. & Sewers	8.9.59	App. Clk.
13/60	"	Semi/Det. House	8.3.60	App. Clk.
PD/630/63	Mr. J. Mc. Dermott	Garage	31.10.63	App. N/A.

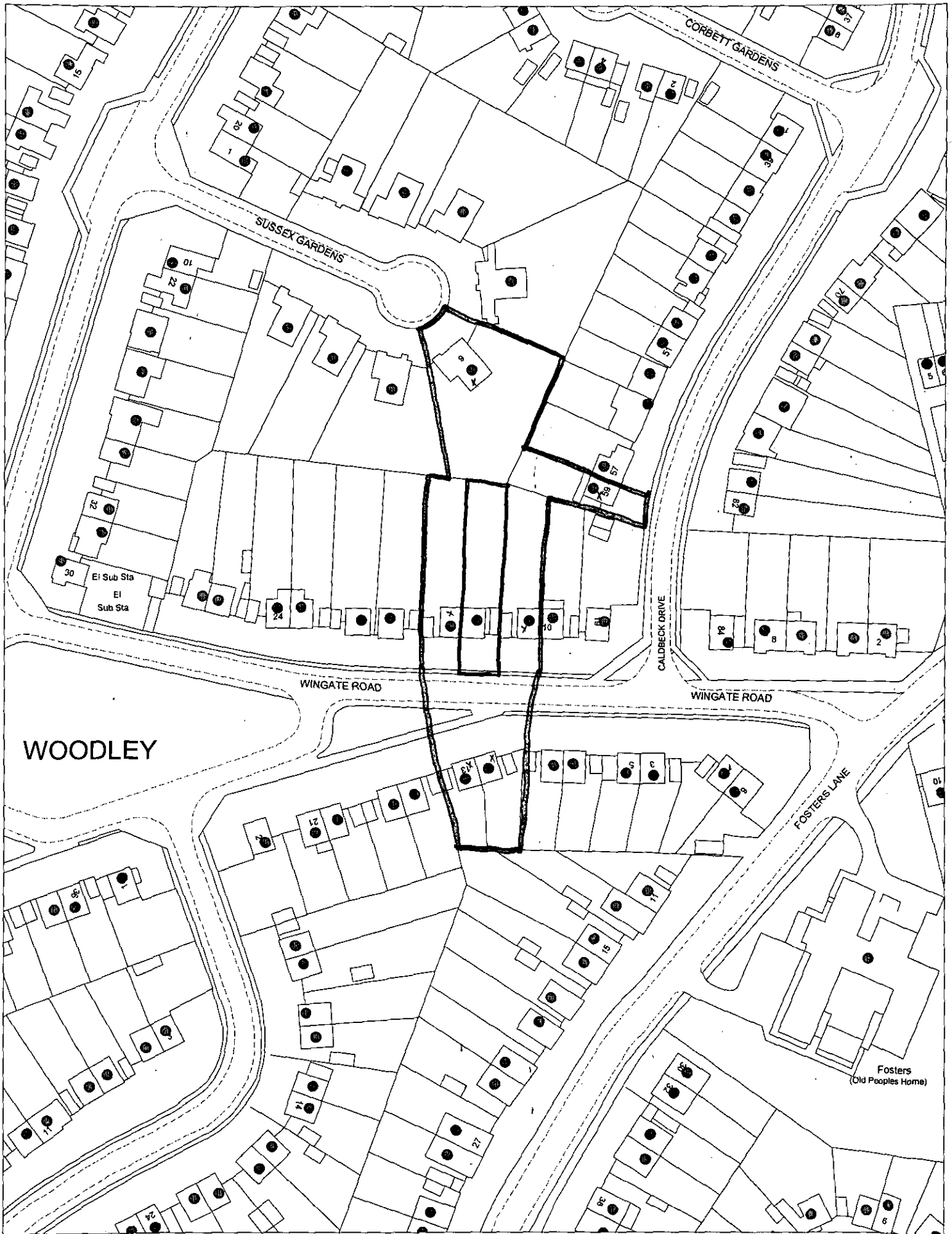
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

12.FEB.2002 5979



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Development Control Section, Environmental Services, Wokingham District Council.

27 February 2002

Scale: 1 : 1250

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