APPLICATION NO:
F/2002/6002

LOCATION:
9 Arundel Road, Woodley Reading.

APPLICANT:
Mr G Hurn C/O Andesign

PROPOSAL:
Proposed single storey front and rear extensions to dwelling and new pitched roof to front of existing garage.

EARLIEST DATE FOR DECISION: **30/03/2002**
28 day expiry. 4/4/02
APPLICATION WILL HAVE EXPIRED ON:
23/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1120

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Hurn
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2002/6002

Parish: **WOODLEY**

Location: **9, Arundel Road, Woodley, Reading.**

Proposal: **Proposed single storey front and rear extensions to dwelling and new pitched roof to front of existing garage.**

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.

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.

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. 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 EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 19/04/2002

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6902	Frances Leo
BUILDING CONTROL NUMBER	FP 2002/2780 North	
~~APPLICANT~~/AGENT	Andrews	
ADDRESS OF SITE	9 Arundel Road CR0 8EY	
DESCRIPTION OF PROPOSED WORK	S/S front ext (+ S/S rear ext - conservatory - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3317	AH/E/3317
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	29/4/02	

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 : Francis Leo

Application Number : F/2002/6002

Applicant : Mr G Hurn C/O Andesign.

Location : 9, Arundel Road, Woodley, Reading.
Proposal : Proposed single storey front and rear extensions to dwelling and new pitched roof to front of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3/02

Date Registered : 26/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application will have expired on: 23/04/2002. 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 :

Highway : approve no conditions.

Woodley Parish : no comment.

Planning Issues : I'd Sett

LBE1, LBE2

WOS3, WBE1.

ENV

Application Number: F/2002/6002 **Officer : Francis Leo**
9 Arundel Road, Woodley, Reading

Appraisal :

Development
Proposed single storey front extension, rear conservatory and new pitched roof to front of existing garage. The proposed conservatory would be 3.05m deep x 3.12m wide x 3.0m high to the highest part of the ridge.

The front extension would project 1.92m from the main building line and align with the front face of the garage. It would have a sloping roof extending over the front of the garage.

Impact upon neighbouring properties
The proposed conservatory is much smaller when compared to the conservatory at adjoining property No 11 and would have no adverse impact.

The proposed front extension is located in the middle of the site ie. between the main dwelling and the garage and would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The roof of the proposed front extension has been designed to follow the profile of the main roof. The walls would be of matching brickwork and would blend in with the main building and the street scene. Therefore the proposal would have no adverse impact upon the character of the area.

Parking: Highways have recommended that the application be approved with no conditions. Woodley Parish Council have no comments on the appllication.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6002

Appraisal :

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

Application Number F/2002/6002
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			① Ground water protection zone informative.

Informative for approvals

N16

(2)

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B Newland
(Development Control Manager)

Date: 19.4.2002

7

RECORD OF SITE VISIT

SITE ADDRESS: 9 Arundel Road Woodley Reading.

APPLICATION NUMBER: F/2002/6002

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/3/02

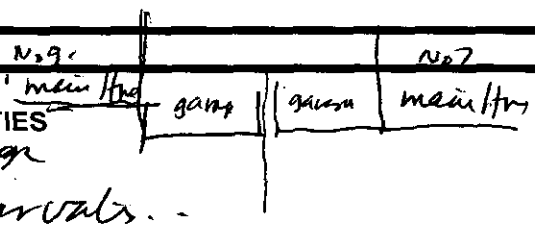
1. SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
Mixture of detached and semi-di and chalet type bungalows open plan

3. DESCRIPTION OF SITE/BUILDING 2 storey, semi-di
garage to front

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 9 main Hse	garage	garage	No 7 main Hse



No 9 garage. No 7 garage
No 14 has a rear conservatory.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING at front.

LEVELS

BOUNDARY TREATMENT - at the front 1.8m hedge. bet No 7 and 9.

OTHERS at the rear. ~~bet~~ 1.5m timber fence bet. 9 and 11

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 07 March 2002

Application Number: F/2002/6002

Proposal: Proposed single storey front and rear extensions to dwelling and new pitched roof to front of existing garage.

Parish: WOODLEY TOWN

Site Address:
9, Arundel Road, Woodley, Reading.

Applicant:
Mr G Hurn C/O Andesign.

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).

Signed: _____ **Print name:** Adam 7/3/02.

FROM: Francis Leo

DATE: 07 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6002

Proposal: Proposed single storey front and rear extensions to dwelling and new pitched roof to front of existing garage..

Site Address: 9, Arundel Road, Woodley, Reading.

Applicant: Mr G Hurn C/O Andesign.

PLANNING SERVICES	HPT
POL	TLS
DC	EAP
CS	

04 APR 2002

COPIES TO	ACK
	FILE

Your observations are required in respect of this application **by 30/03/2002** .

Councillors Carol Jewell and Kay Jewell declared an interest (as next-door neighbours) in this application and took no part in the discussion of the proposal.

The committee made no comment.

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	26 FEB 2002
Officer: FL	Application No. F 2002 6002

Map No. ~~42~~ Site 0.04
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 & NEW PITCHED ROOF TO FRONT OF EXISTING GARAGE.

Location: 9 ARUNDEL ROAD

Parish: WOODLEY Ward: Bulmarshe 7.3.02

Applicant: MR G HURN

Fee (4) 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	Parking? (may be affected by front extension)		
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 : 7.3.02

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:

Note to officer: Site lies inside a Groundwater Protection Zone. See guidance notes from Policy & Plans for Planning Informatives

NEIGHBOURS:

S/N - See map

No pre-apps.

Organisation_Name	address1	Postcode
	2AMBLESIDE CLOSEREADING	RG5 4JJ
	3AMBLESIDE CLOSEREADING	RG5 4JJ
	14ARUNDEL ROADREADING	RG5 4JL
	16ARUNDEL ROADREADING	RG5 4JL
	18ARUNDEL ROADREADING	RG5 4JL
	11ARUNDEL ROADREADING	RG5 4JP
	7ARUNDEL ROADREADING	RG5 4JP

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

Tel: 0118 974 6502

Date: 07 March 2002

My ref: F/2002/6002

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

Application Number: F/2002/6002
9, Arundel Road, Woodley, Reading.
Proposed single storey front and rear extensions to dwelling and new pitched roof to front of existing garage.

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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6002**
9, Arundel Road, Woodley, Reading.
Proposed single storey front and rear extensions to dwelling and new pitched roof to front of existing garage.
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 Preston

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

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

Tel: 0118 974 6502

Date: 07 March 2002

My ref: F/2002/6002

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/2002/6002
9, Arundel Road, Woodley, Reading.
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Trevor Watson
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 Rahmouni

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

Received by Wokingham District Council

Application No: F/2002/6002

Proposal:
Proposed single storey front and rear extensions to dwelling and new pitched roof to front of existing garage.

Location:
9, Arundel 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/2002/6002 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2002. 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

07 March 2002

Environmental Services

For office use only.
Application number: 26 FEB 2002 * 6002

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	G. HURN
	Address	9 ARUNDEL ROAD
	and postcode	WOODLEY
		BERKS
		RG5 4JP
	Phone number	9691341
	Agent's Name	ANDESIGN
	Address	9 PERKINS WAY
	and postcode	WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT & 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.	TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE	Proposed:
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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of G. HURN

Date 25/2/2002

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

PC 23 030 009

ADDRESS 9 ARUNDEL ROAD PARISH WOODLEY

PLOT No. 108 ORD. SHEET No. SU 7673(A2)

BUILDER Messrs G. Wimpey & Co - Ltd

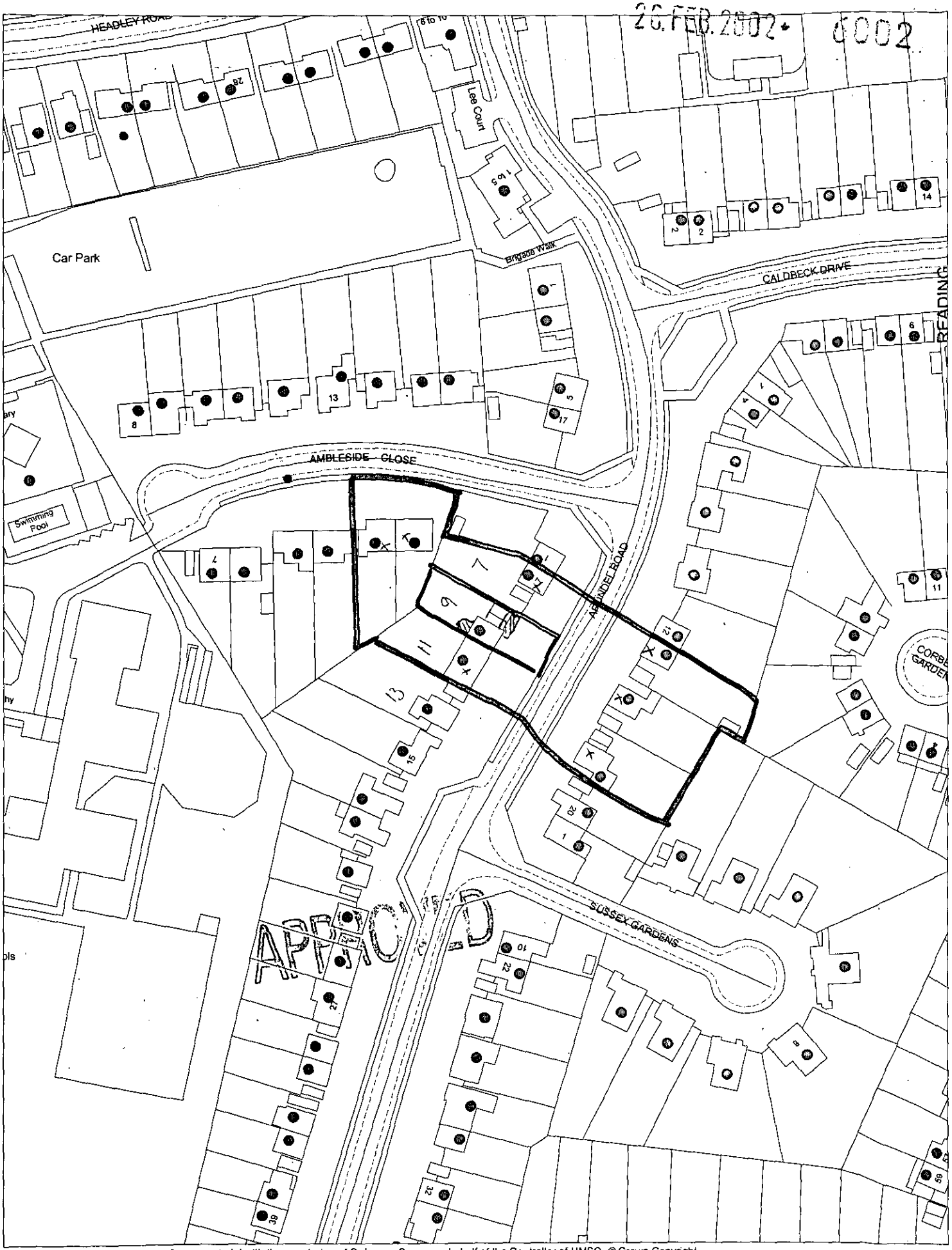
Plan No.	Applicant	Description of Development	Date of Decision	Decision	
873/57	Messrs G Wimpey & Co. Ltd	Outline	25.2.58	N/A	Refuse
0/49/58	"	Outline - layout	8.4.58	N/A	C/A
0/102/58	" Outline -	Layout of Rds & Sewers	9.9.58	N/A	C/A
147/59	"	Layout. Semi/Det House	13.10.59	App	C/A
PD/248/62	Mr. C B Embury	Garage	14.6.62	App	N/A
152/58	Messrs G. Wimpey & Co. Ltd	Roads & Sewers etc	9-9-58	App	C/A
30679 }			10-8-88		C/A
ARA 5084 }	MR & MRS. P COLLYER	GARAGE/KITCHEN/UTILITY/WC	19.5.88	App	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Bay windows - 28.03.00

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.
1 March 2002

Scale: 1 : 1250

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W E
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