APPLICATION NO:
F/2000/0697

LOCATION:
194 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr P Rumbold

PROPOSAL:
Proposed 2 storey side extension to dwelling & single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Rumbold
194, Loddon Bridge Road
Woodley
Reading
RG5 4BS

Application Number: F/2000/0697

Parish: **WOODLEY**

Location: **194, Loddon Bridge Road, Woodley, Reading.**

Proposal: **Proposed 2 storey side extension to dwelling & single storey rear extension to form conservatory.**

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 and garaging 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. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing submitted to the Local Planning Authority on 24/05/00 showing a set down in the ridge height of the extension from that of the original dwelling on both the front and rear elevations.

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. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 25th May 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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	0697
BUILDING CONTROL NUMBER.	BN 2002/1274 North
APPLICANT/~~AGENT~~	Mr Paul Rumbold
ADDRESS OF SITE	194 Loddon Bridge Rd WOODLEY
DESCRIPTION OF PROPOSED WORK	2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no plans	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	22/3/02	

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 : Nicola Lake

Application Number : F/2000/0697

Applicant : Mr P Rumbold .

Location : 194, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed 2 storey side extension to dwelling & single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 30.3.2000

Date Registered : 02/03/2000

Earliest Date for Decision : 30/03/2000

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 27/04/2000

Consultation Responses :

Woodley T.C - No Comment
Highways - No Objection subject to condition

Planning Issues :
Site Designation - within the identified settlement.

1) Impact upon neighbouring dwelling.

2) Impact upon the street scene.

Application Number: F/2000/0697

Appraisal :

1.) Impact upon the neighbouring dwelling

The proposed development is for a two storey side extension. There will be only one first floor side facing window within the side elevation of the neighbouring dwelling which is for a hall and is obscure glazed.

The proposal will be in line with the rear of the dwelling and set back at the front by 60cm and will be set down from the ridge by 5m. The neighbouring dwelling has a single storey flat roofed rear. The proposed conservatory has a hipped roof which slopes away from the boundary.

Therefore, there will be no overlooking, over-shadowing or overbearing. Hence, there will be no detrimental impact upon the neighbouring dwellings

2.) Impact upon the Street Scene

The proposed development will be set back from the front of the dwelling and will be set down from the main ridge height of the original dwelling.

As such, there will be no detrimental impact up the character of the street scene.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Side & front elevations do not tally.

Application Number F/2000/0697
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 + Garaging
4	SC04	SR04	Permission
			Revised Drawing ~~[illegible]~~
			Submitted on the 24th May 2000
			showing a set down in the ridge
			height of the extension from that of
			the original dwelling on both the front
			and rear elevations

John Mukien
25/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 194 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2000/0697

OFFICER: Nicola Lake

DATE OF SITE VISIT: 30.3.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on post front of the site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/a semi detached dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal is set back and flat roof. No side facing windows - Neighbour has a s/s door set across the rear of their house - 5ft fence on the boundary Neighbours rear wall is about 2.5 to 3m. Car port to the side at present - car port is very high at present and proposal will be an improvement. Neighbour has one side facing window which is obscure glass

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 2 May 2000
My ref: NL/F/2000/0697
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 P M Rumbold
194 Loddon Bridge Road
Woodley
Reading
Berkshire
RG5 4BS

Dear Mr Rumbold,

PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION AT 194, LODDON BRIDGE ROAD, WOODLEY. APPLICATION NUMBER: F/2000/0697.

I write to notify you that I am unable to determine that application as the front and rear elevations are incorrectly shown. The side elevation shows that the extension will have an approximately 1m set back from the front two storey building line, with a corresponding set down in the ridge height of the roof. However, the proposed front and rear elevation show no such set back or set down on the proposed extension.

I will be unable to determine the application in its current format. Please forward me four copies of the corrected drawing, within fourteen days of the date of this letter.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

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

Tel: (0118) 974 6481

Date: **06 March 2000**

My ref: F/2000/0697

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
Reading
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/2000/0697
194, Loddon Bridge Road, Woodley, Reading.
Proposed 2 storey side extension to dwelling & single storey rear extension to form conservatory.

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/2000/0697**
194, Loddon Bridge Road, Woodley, Reading.
Proposed 2 storey side extension to dwelling & single storey rear extension to form conservatory.
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: **06 March 2000**

My ref: F/2000/0697

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
DX: 33506 – Wokingham

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0697**
194, Loddon Bridge Road, Woodley, Reading.
Proposed 2 storey side extension to dwelling & single storey rear extension to form *conservatory*.
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: **06 March 2000**

My ref: F/2000/0697

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

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194, Loddon Bridge Road, Woodley, Reading.
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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/2000/0697**
194, Loddon Bridge Road, Woodley, Reading.
Proposed 2 storey side extension to dwelling & single storey rear extension to form conservatory.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

Received by Wokingham District Council

Application No: F/2000/0697

Proposal:
Proposed 2 storey side extension to dwelling & single storey rear extension to form conservatory.

Location:
194, 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.

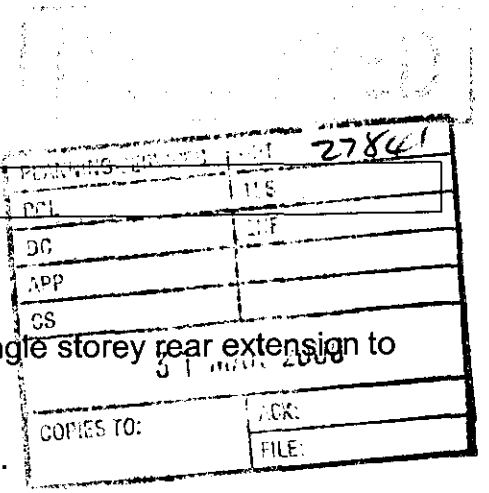
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2000. Written comments submitted will become available for public inspection.

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

FROM: Nicola Lake

DATE: 06 March 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0697

Proposal: Proposed 2 storey side extension to dwelling & single storey rear extension to form conservatory..

Site Address: 194, Loddon Bridge Road, Woodley, Reading.

Applicant: Mr P Rumbold .

Your observations are required in respect of this application **by 30/03/2000** .

The committee expressed no comments but particularly asked that any neighbours' comments be taken into account.

SIGNED: Anne Keen DATE: 29.3.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 06 March 2000

Application Number: F/2000/0697

Proposal: Proposed 2 storey side extension to dwelling & single storey rear extension to form conservatory.

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

Applicant:
Mr P Rumbold .

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).

Sc 23 - Parking & Garaging (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

15-3-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID 42147

Start date: ~~18 FEB 2000~~ 02 MAR 2000

Map No. 47 Site 0006

Officer: NW | Application No. F/2000/0697

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 194 LODDON BRIDGE ROAD

Parish: WOODLEY Ward: Loddon

Applicant: MR P RUMBOLD

Fee Received 95-00 Required ..... Additional ..... Refund .....

(3)

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		phoned 1/3	✓ done 2/3
5	Elevation plans	other side conservatory & front porch.		
6	Floor plans	Plans show only 1 rear downstairs window between conservatory & back door but elevation shows 2 windows.		
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 : ..... 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+ 192 & 196 Loddon Bridge Road

173 & 175 " " "

Byhand 17/2/00

Environmental Services

For office use only.
Application number: 02.MAR2000* 0697

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	MR P M. RUMBOLD
	Address and postcode	194 LODDON BRIDGE ROAD WOODLEY RG5 4BS.
	Phone number	0118 9442822
2	Agent's Name	AS ABOVE
	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.	194 LODDON BRIDGE ROAD WOODLEY BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION & CONSERVATORY
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.	RED BRICK & RENDER.
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

Date 16/2/00

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

B.R.H.

ADDRESS 194 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7672(4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/131/60	Mr. M. H. Chaplin	Garage	10.5.60	App. N
PD/723/71	Mr D E. Rumbold	Carport	25.11.71	App N/

DATE OF COMPLETION

MINISTRY DECISION 02.MAR2000* 0697

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 500

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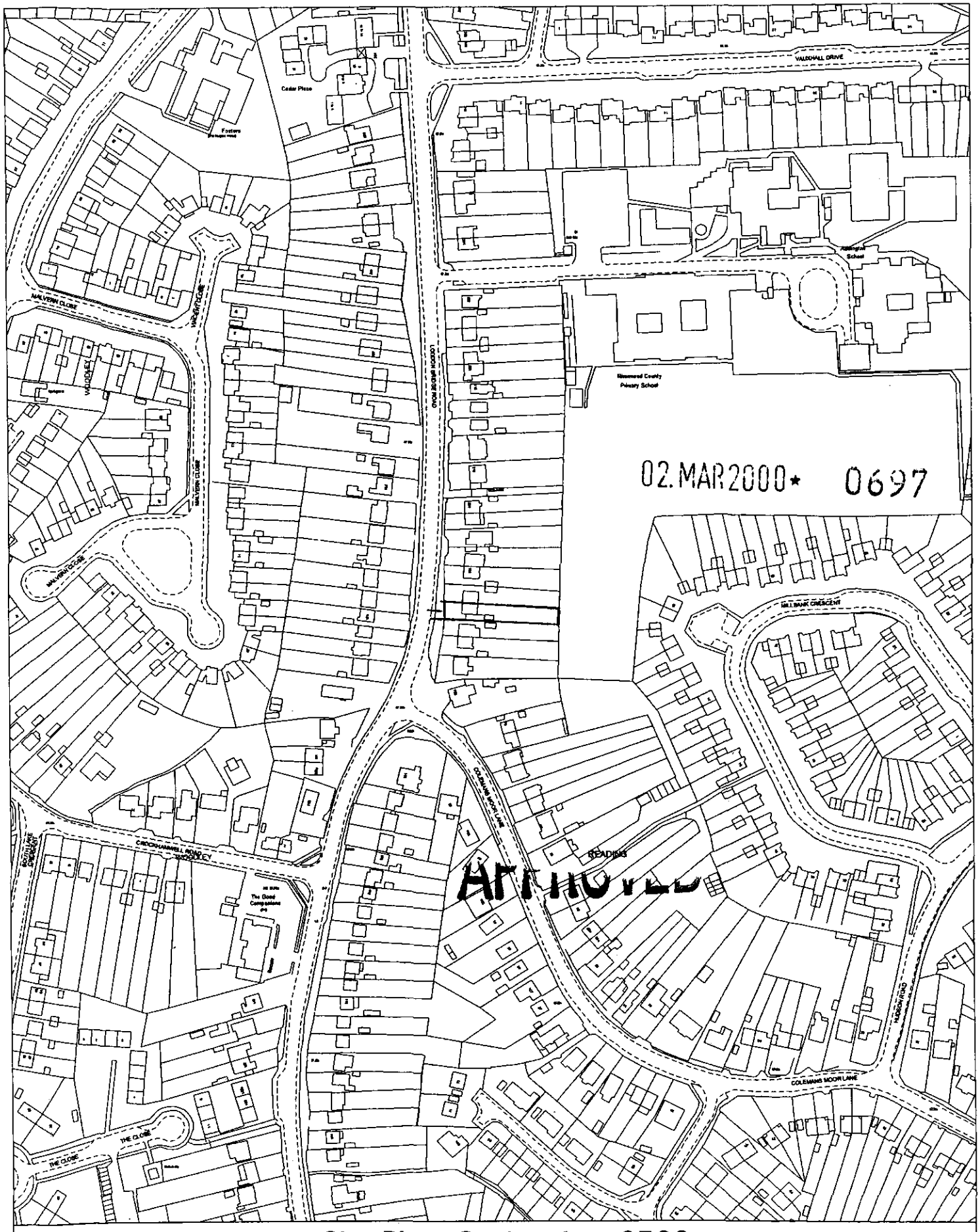
Date: 7 July 1999



Site Plan, Scale: 1 to 2500

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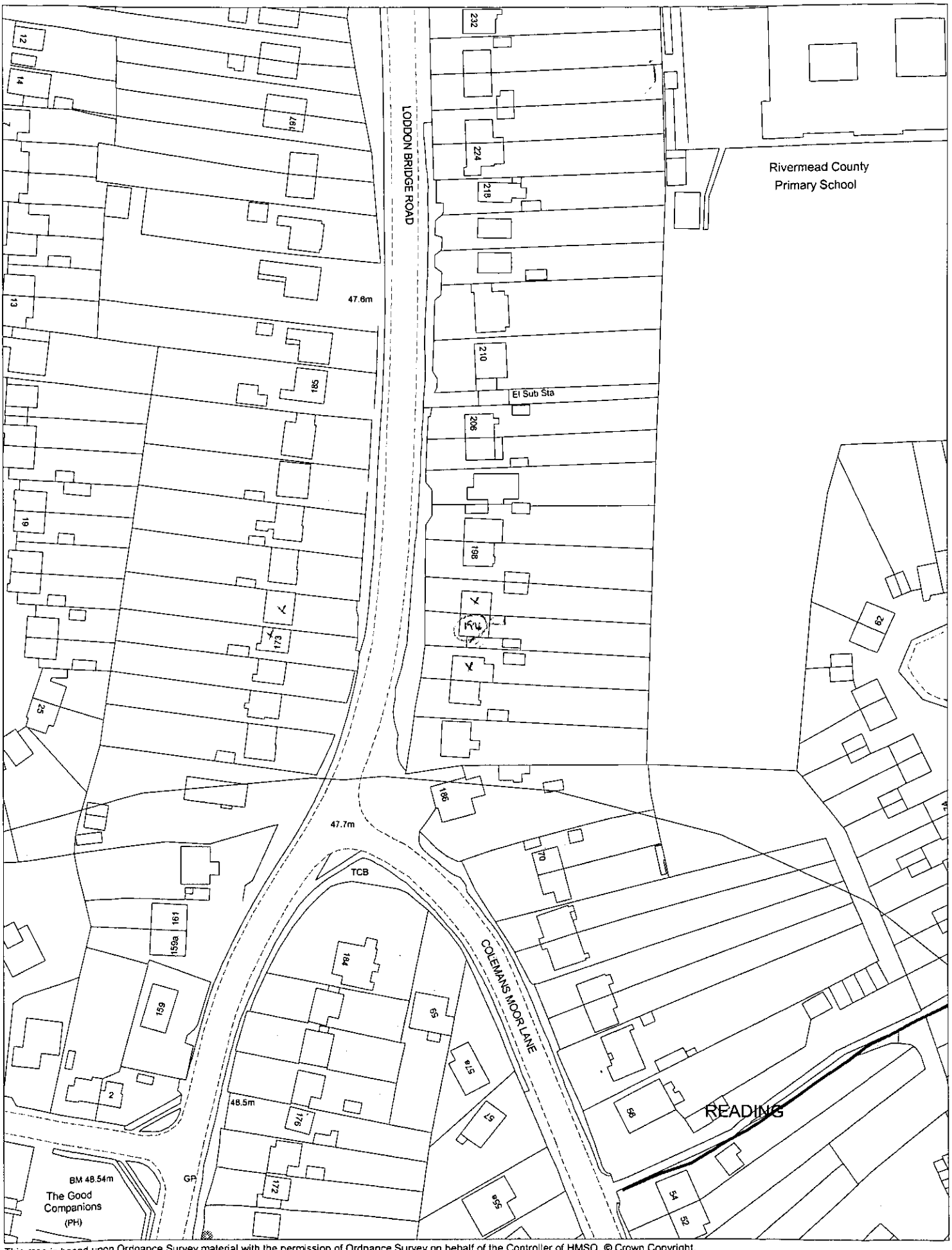
Date: 7 July 1999



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Development Control Section, Environmental Services, Wokingham District Council.

24 February 2000

Scale: 1 : 1250

N
W E
S

02.MAR2000* 0697