S/U/SN

APPLICATION NO:
F/2000/2857

LOCATION:
66 Antrim Road, Woodley Reading.

APPLICANT:
Mr N Woodforth

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **24/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
15/01/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Woodforth
66, Antrim Road
Woodley
Reading
RG5 3NY

Application Number: F/2000/2857

Parish: **WOODLEY**

Location: **66, Antrim Road, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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. The w.c. window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be permanently so retained thereafter.

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) no additional windows or similar openings shall be constructed in the side elevation 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.

Reason
4. 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:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 10/01/2001

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.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2857	FH
BUILDING CONTROL NUMBER	A/2000/1326	Paul.
~~APPLICANT~~/AGENT	Mr M. J. Paul.	
ADDRESS OF SITE	66 Antrim Road WOODLEY.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 20/11/00	recd 20/11/00
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC. RECEIVED & APPROVED	10/1/01	
APPLIC. RECEIVED-NO DECISION		
APPLIC. REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/1/01	

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/2000/2857

Applicant : Mr N Woodforth .

Location : 66, Antrim Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....3/1/01.....

Date Registered : 20/11/2000

Earliest Date for Decision : 24/12/2000

Latest Consultation Date/Site Notice Expiry Date : 24/12/2000

This application will have expired on: 15/01/2001. 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 - 'NO COMMENT'

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES

Application Number: F/2000/2857

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop single storey rear extension to dwelling. The prop. extension projects 3.3 metres from the existing rear elevation of the property. The extension has a prop. flat roof which stands at 2.9 metres.

The neighbouring property of No 68 has an existing single storey extension which projects 3.5 metres from the existing rear elevation of the property. The neighbouring property of No 64 has an existing conservatory to the rear which extends approx 3 metres to the rear also. Therefore it is not considered that the prop. exten will have an overbearing or overshadowing impact upon neighbouring properties.

The prop. exten has one prop. side facing window. The existing extension of No 68 also has one side facing window. Although there is a 1.8 m close boarded fence on the boundary this then reduces to a 1 metre wall then chain link fence. It is therefore considered that the prop. window should be obscurely glazed.

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

Application Number F/2000/2857
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C045	R045.	UNLESS THE UPVC WINDOW IN
			THE SIDE ELEVATION OF THE DEVELOPMENT
			HEREBY PERMITTED SHALL NOT AT ANY TIME
			BE GLAZED OTHER THAN WITH OBSCURED
			GLASS. IT SHALL BE PERMANENTLY SO
			RETAINED THEREAFTER
4	C044	R044	SIDE ELEVATION OF THE EXTENSION.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LRE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WD13, WRE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

John Mercer

10/01/01

eye-oh oh eye oh eye

RECORD OF SITE VISIT

SITE ADDRESS: 66 Antrim Road
Woodley Reading.

APPLICATION NUMBER: F/2000/2857

OFFICER: Farah Humayun

DATE OF SITE VISIT: 31/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

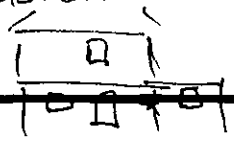
RES.

3. DESCRIPTION OF SITE/BUILDING

EXISTING COVERED AREA OF 2 M's PROJECTION. INCLUDING WITH EXIST. REAR ELEV.

4. RELATIONSHIP TO ADJOINING PROPERTIES

S/ST EXT TO NO 68 - 2 GRD FLOOR WINDOWS NOT OBS GL.



- CONS. TO NO 64 - APPROX 3 M's.
EXTENDED GON TO REAR.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS - SLOPES UP TO GON AT REAR.

BOUNDARY TREATMENT 1.8 M CB FENCE FOR 2 M - REDUCED TO (68) APPROX 1 M WALL - THEN CHAIN LINK

OTHERS 1.8 M CB FENCE TO NO 64.

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: December 20, 2000
My ref: FH/F/2000/2852
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 N Woodforth
66 Antrim Road
Woodley
Reading
Berkshire
RG5 3NY

Dear Mr Woodforth

PLANNING APPLICATION F/2000/2857
PROPOSED SINGLE STOREY REAR EXTENSION

I am writing with reference to the above. I would like to request a site visit to the property as part of procedure for the application. I would appreciate if you could inform me of a convenient time in the week beginning the 2nd January 2000.

I hope to hear from you soon.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

FROM: Farah Humayun

DATE: 30 November 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2857

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 66, Antrim Road, Woodley, Reading.

Applicant: Mr N Woodforth .

Your observations are required in respect of this application **by 24/12/2000** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 7.12.00.

Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **30 November 2000**

My ref: F/2000/2857

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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/2000/2857
66, Antrim Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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/2000/2857**
66, Antrim Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: 0118 974 6482

Date: **30 November 2000**

My ref: F/2000/2857

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

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

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Case officer: **Farah Humayun** Application Number: **F/2000/2857**
66, Antrim Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: 0118 974 6482

Date: **30 November 2000**

My ref: F/2000/2857

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

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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Proposed single storey rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2857**
66, Antrim Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

Received by Wokingham District Council

Application No: F/2000/2857

Proposal:
Proposed single storey rear extension to dwelling.

Location:
66, Antrim 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 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 24/12/2000. 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

30 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 NOV 2[illegible]
Officer: FH	Application No. F/2000/2857

Map No. 446 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 66 ANTRIM ROAD

Parish: WOODLEY Ward: Southlake
30-11-2000 →

Applicant: MR N WOODFORTH

Fee Received 95-00 (8) 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 : 30.11.2000 FB 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 + 64, 68, 55 Antrim Road
52 Cottesmore Road
48, 50, 52 Roslyn Road

ADDRESS 66 ANTRIM ROAD PARISH WOODLEY

PLOT No. 643 ORD. SHEET No. SU 7572(A

BUILDER J. T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12/4/55	N/A. Cl
466/57	Messrs. Wells Estates Ltd	"	9/7/57	N/A. Refe
O/247/58	Mr & Mrs. Ben. S. Clark	"	17/4/59	N/A. Cl
179/61	J. T. Cook & Son Ltd / Part	Foul sewer plans & Sections	5/10/61	App. Cl
R/102/62	"	Layout of Rds & Sewers	12/7/62	App. Cl
164/64	"	Semi/Det. House	29/10/64	App. Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

Environmental Services

For office use only:
Application number: 2957

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. N. WOODFORTH 66, ANTRIM ROAD WOODLEY READING, BERKSHIRE RG5 3NY 07760191791
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.	66, ANTRIM ROAD WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE 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.	RED BRICK TO MATCH EXISTING HOUSE 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: 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.	£95	
	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 18/11/00

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2857**
CASE OFFICER: **Farah Humayun**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

2857



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Development Control Section, Environmental Services, Wokingham District Council.

27 November 2000

Scale: 1 : 1250

N
W E
S