APPLICATION NO:
F/2000/2860

LOCATION:
59 Austin Road, Woodley Reading.

APPLICANT:
Mr & Mrs Billinghurst C/O Bds Chartered Surveyor

PROPOSAL:
Proposed first floor rear extension to dwelling.

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

APPLICATION WILL HAVE EXPIRED ON:
16/01/2001

CASE OFFICER: **Helen Pollock**

APPROVED

64-66

RAILEX
marleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Billinghurst
C/O Bds Chartered Surveyor
Windward House
Hollow Lane
Shinfield
Berkshire
RG2 9AB

Application Number: F/2000/2860

Parish: **WOODLEY**

Location: **59, Austin Road, Woodley, Reading.**

Proposal: **Proposed first floor 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. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. 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 flank 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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. 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 Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

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.

Received by Wokingham District Council

Application No: F/2000/2860

Proposal:
Proposed first floor rear extension to dwelling.

Location:
59, Austin 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 Helen Pollock 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

Finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2860	HP
BUILDING CONTROL NUMBER	BP2001/1584	Nick
~~APPLICANT~~/AGENT	BDS.	
ADDRESS OF SITE	59. Austin Road Woodley	
DESCRIPTION OF PROPOSED WORK	first floor rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	5060-00-1B	5060-00-1
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	16/2/01	

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 : Helen Pollock

Application Number : F/2000/2860

Applicant : Mr & Mrs Billinghurst C/O Bds Chartered Surveyor.

Location : 59, Austin Road, Woodley, Reading.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		03/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 03/01/01.

Date Registered : 21/11/2000

Earliest Date for Decision : 24/12/2000

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

This application <u>will have expired on</u>: <u>16/01/2001.</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 :

Woodley T.C : 'No comment'
Highways : C/A.
no neighbour objections.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon the street scene.
3) Impact upon highway safety.

Application Number F/2000/2860
Conditions/~~Reasons for Refusal~~

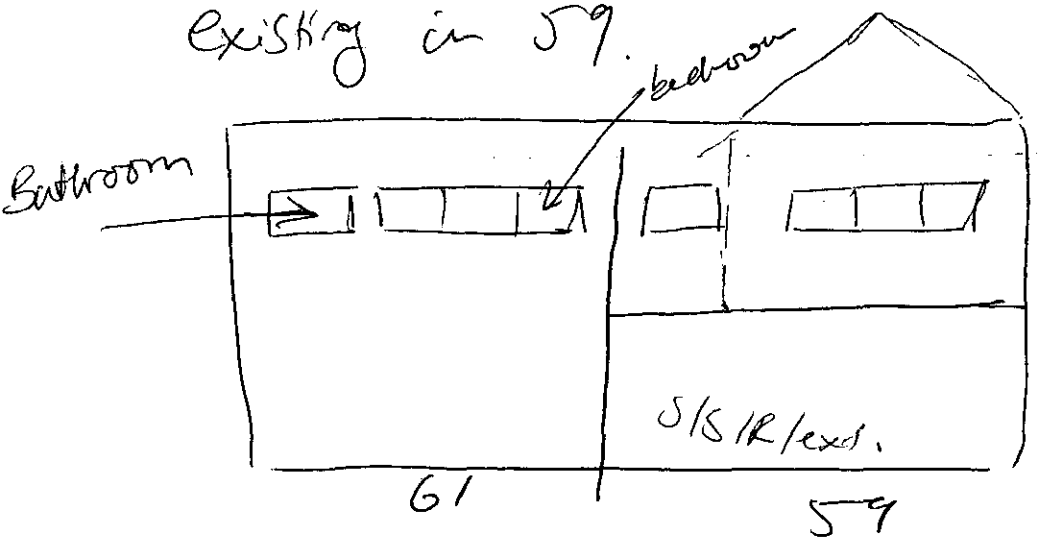
No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C044	R044	first floor level or above in the flank elevations of the extension

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

10/4/09

V. large garden to rear. no impact.

Windows in 61 same as those existing in 59.



Application Number: F/2000/2860

Appraisal:

The proposed development is for a first floor rear extension above the existing single storey rear extension to form an additional bedroom taking the total to 4. The property is semi-detached with No.61, which is 3.7m back from the end of the existing extension at 59. The proposed development would be 3.7m deep, 3.6m wide with a pitched roof and a hipped end; it will stand 4.7m to the eves and 6.3m to the ridge. The development would be set in 1.65m from the boundary with No.61. It is also proposed to add a pitched roof to the section of the existing extension that is to remain single storey.

1) Impact upon neighbouring properties

The proposed development would involve inserting a new first floor window in the existing west side elevation facing No.57, which itself has no windows in the side elevation, therefore there would be no problem with overlooking. The new rear window that is also proposed would not result in overlooking as the nearest property is around 65m away. The fact the extension is set in from boundary with No.61 and that 61 has very large rear windows, means that there would not be a problem with overshadowing (no objection letters have been received). It is therefore considered that there will be no adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed development would not be visible from Austin Road and the materials used would match existing, therefore having no detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 3 to 4, so 3 off-road parking spaces need to be provided. This standard has been met. Provided that parking and garaging remain, there would be no detrimental impacts upon highway safety.

Approval: ✓ ~~**Refusal:**~~

RECORD OF SITE VISIT

SITE ADDRESS: 59 Austin Road
Woodley Reading.

APPLICATION NUMBER: F/2000/2860

OFFICER: Helen Pollock

DATE OF SITE VISIT: 03/01/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - On tree in front garden

2. DESCRIPTION OF SURROUNDINGS Residential.

3. DESCRIPTION OF SITE/BUILDING Semi detached. with garage to rear,

4. RELATIONSHIP TO ADJOINING PROPERTIES attached to n° 61
Shared driveway to garage with n° 57.
no windows in side elevation of 57.
lean to Con. to rear of 61.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 Garage + 2 Driveway.

LEVELS N/A

BOUNDARY TREATMENT 1.8m high wall to 57

OTHERS " fence to 61

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

Tel: 0118 974 6480

Date: **30 November 2000**

My ref: F/2000/2860

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/2000/2860
59, Austin Road, Woodley, Reading.
Proposed first floor 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2860**
59, Austin Road, Woodley, Reading.
Proposed first floor 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 Thair

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

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

Tel: 0118 974 6480

Date: **30 November 2000**

My ref: F/2000/2860

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

Dear Councillor

Application Number: F/2000/2860
59, Austin Road, Woodley, Reading.
Proposed first floor rear extension to dwelling.

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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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2860**
59, Austin Road, Woodley, Reading.
Proposed first floor 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 Clifford

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

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

Tel: 0118 974 6480

Date: **30 November 2000**

My ref: F/2000/2860

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/2000/2860
59, Austin Road, Woodley, Reading.
Proposed first floor 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** *Application Number*: **F/2000/2860**
59, Austin Road, Woodley, Reading.
Proposed first floor 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 Clacey

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

Date: 11 December 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/2860

Location: 59, Austin Road, Woodley, Reading.

Proposal: Proposed first floor rear extension to dwelling.

Applicant: Mr & Mrs Billinghurst C/O Bds Chartered Surveyor.

Case Officer: Helen Pollock

The new plans show the following: Block plan showing 3 parking spaces. Drawing no 5060:00:1 (Rev A).

Comments are required by 24/12/2000.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

CONDITIONAL APPROVAL

C049, R049
C122, R122.

Adam Coggins.
20/12/00

FROM: Helen Pollock

DATE: 30 November 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2860

Proposal: Proposed first floor rear extension to dwelling..

Site Address: 59, Austin Road, Woodley, Reading.

Applicant: Mr & Mrs Billinghurst C/O Bds Chartered Surveyor.

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

The committee had no comment to make on this application but particularly asked that any neighbours comments be taken into account.

SIGNED: Helen DATE: 7.12.00

Clerk To Woodley Parish/Town Council.

Date: 11 December 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2860

Location: 59, Austin Road, Woodley, Reading.

Proposal: Proposed first floor rear extension to dwelling.

Applicant: Mr & Mrs Billinghurst C/O Bds Chartered Surveyor.

Case Officer: Helen Pollock

The new plans show the following: Block plan showing 3 parking spaces. Drawing no 5060:00:1 (Rev A).

Comments are required by 24/12/2000.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 12/00/2860 (Planaps) / (Ludhouse) Date Rec. 8/12/00

Location: 59 Austin Rd.

Parish Woodley

Applicant: MR + MRS Billinghurst

Description of attached plans Block Plan Showing 3 Parking Spaces

Drawing No's: 5060:00:1 (Rev: A)

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☑
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 24/12/00

FURTHER ACTION

Re-advertise App. Y/(N) (Delete as required)

Redate Application Y/(N) From _____

New Site Notice Y/(N)

New Description _____

CASE OFFICER Helen P

Consultations Sent by Admin. on 11.12.00.

Yellow - Part One Copy
Green - Officer's Copy

BDS Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (3 Lines) Fax: (0118) 988 5268
The Association of BUILDING ENGINEERS

Ms H Pollock
Planning Department
Council Offices
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Our ref AH 5049-5

7 December 2000

PLANNING SERVICES	HPT 37501
POL	TLS
DC	ENF
APP	
CS	
08 DEC 2000	
COPIES TO:	ACK:
	FILE:

Dear Ms Pollock

RE: APPLICATION NO F/2000/2860
PROPOSED FIRST FLOOR REAR EXTENSION TO
59 AUSTIN ROAD, WOODLEY, READING

Further to our telephone conversation earlier today, please find enclosed six copies of amended Drawing No 5960:00:1a for your approval.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

A HEWITT

Encl

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C.Coleman C.Eng.,M.I. Struct.E.
C.A.D. Manager: Tony C.Grover Dip. Surv.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 30 November 2000

Application Number: F/2000/2860

Proposal: Proposed first floor rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
59, Austin Road, Woodley, Reading.

Applicant:
Mr & Mrs Billinghurst C/O Bds Chartered Surveyor.

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)

Comment

Please could Highways have an additional plan showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Please also show the position of the access and extent of the driveway.

Requested 7/12/00

Received 8/12/00

Signed: _____ **Print name:** Adam Goggins 5/12/00

ADDRESS 59 AUSTIN ROAD PARISH WOODLEY

PLOT No. 116 (Plans 2, 3) ORD. SHEET No. S.U. 7772 (6

BUILDER Bestwick & Taylor

Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/48	Mr. W.J. Chaffey	outline - use of land for gravel workings	10.1.50	N/A C/A
217/60	Messrs Bestwick-Taylor (Bisley) Ltd	Layout	11.1.61	App C/A
100/61	"	Terr Hse	1.5.61	App C/A
165/61	"	Semi/Det House	7.9.61	App C/A
0/13/59	Messrs Chaffey Wenn Summonds Ltd	Outline Resid Devel	14.4.59	N/A C/A
BR 10544	MR. R. STACEY	S/STOREY EXTENSION	16.5.74	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ENVIRONMENTAL SERVICES

21.NOV.2006 WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on *0118 974 6428 or 0118 974 6429.*

		For office use only. Application No.:
1	YOUR NAME	**MR & MRS S BILLINGHURST**
	ADDRESS	**59 AUSTIN ROAD**
		WOODLEY
		BERKS
	POST CODE	**RG5 4EL** TEL.NO.
2	AGENT'S NAME	**BDS Chartered Surveyors**
	ADDRESS	**Windward House,**
		Hollow Lane,
		Shinfield
		Reading
	POST CODE	**RG2 9AB** TEL.NO. **0118 988 4477**
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**59 AUSTIN ROAD** **WOODLEY** **BERKS** **RG5 4EL**
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**FIRST FLOOR 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. Indicate any which are to be felled.	**NO**
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**RED BRICK TO MATCH EXISTING** **BROWN PLAIN TILES TO MATCH**
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.	**NO**
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**YES**

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **3**	Proposed: **4**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**YES**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF **MR & MRS S BILLINGHURST**

DATE **20.11.00**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 NOV

Officer: MP | Application No. F/2000/2860

Map No. 47 Site .....

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

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

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

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

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 59 AUSTIN ROAD

Parish: WOODLEY Ward: Loddon
30.11.2000 D

Applicant: MR/MRS BILLINGHURST

Fee Received 95-00 (1) 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	Off-road parking for 3 vehicles?		
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 ✓ 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+ 2-8 (evens) Hudson Road
57, 61, 70 Austin Road ✓
3, 5, 9, 15, 19 Fitzroy Crescent

ADDRESS 59 AUSTIN ROAD PARISH WOODLEY

PLOT No. 116 (Plans 2, 3) ORD. SHEET No. S.U. 7772 (6

BUILDER Bestwick & Taylor

Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/48	Mr. W.J. Chaffey	outline - use of land for gravel workings	10.1.50	N/A C/A
217/60	Messrs Bestwick Taylor (Bisco) Ltd	Layout	11.1.61	App C/A
100/61	"	Terr Hse	1.5.61	App C/A
165/61	"	Semi/Det House,	7.9.61	App C/A
0/13/59	Messrs Chaffey Wenn Simmonds Ltd	Outline Revised Devel	14.4.59	N/A C/A
BR 10544	MR. R. STACEY	S/STOREY EXTENSION	16.5.74	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ENVIRONMENTAL SERVICES

21.NOV.2000 2860

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR & MRS S BILLINGHURST
	ADDRESS	59 AUSTIN ROAD
		WOODLEY
		BERKS
	POST CODE	RG5 4EL TEL.NO.
	AGENT'S NAME	BDS Chartered Surveyors
	ADDRESS	Windward House,
		Hollow Lane,
		Shinfield
		Reading
	POST CODE	RG2 9AB TEL.NO. 0118 988 4477
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	59 AUSTIN ROAD WOODLEY BERKS RG5 4EL
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	FIRST FLOOR 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. Indicate any which are to be felled.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED BRICK TO MATCH EXISTING BROWN PLAIN TILES TO MATCH
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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	YES

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **3**	Proposed: **4**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**YES**	
11	CHECKLIST Please ensure that you enclose the following:- (a) *6 copies of this form signed and dated* (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) *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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF **MR & MRS S BILLINGHURST**

DATE **20.11.00**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2860**
CASE OFFICER: **Helen Pollock**
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				

21.NOV.2000* 2860



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Development Control Section, Environmental Services, Wokingham District Council.
27 November 2000 Scale: 1 : 1250

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