APPLICATION NO:
F/2002/6195

LOCATION:
6 Radcot Close, Woodley Reading.

APPLICANT:
Mr I Rowley C/O Peter Watkins

PROPOSAL:
Proposed single storey rear extension to garage to form workshop.

EARLIEST DATE FOR DECISION: **02/05/2002**
28 day expiry 6/5/02
APPLICATION WILL HAVE EXPIRED ON:
16/05/2002

CASE OFFICER: **Francis Leo**

APPR

146

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Rowley
C/O Peter Watkins
48 Broomfield Road
Tilehurst
READING
Berkshire
RG30 6AL

Application Number: F/2002/6195

Parish: **WOODLEY**

Location: **6 Radcot Close, Woodley, Reading**

Proposal: **Proposed single storey rear extension to garage to form workshop.**

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. 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:

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6195	PL
BUILDING CONTROL NUMBER	BN/2002/1399	North
APPLICANT/~~AGENT~~	Mr J. Rowley	
ADDRESS OF SITE	6 Redcot Close Woodley.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext to garage to form workshop	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 22042	PW 22042
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/9/02	

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/2002/6195

Applicant : Mr I Rowley C/O Peter Watkins.

Location : 6, Radcot Close, Woodley, Reading.
Proposal : Proposed single storey rear extension to garage to form workshop.

Site Notice Displayed ? :

YES	NO	DATE
✓		8 April 02

Date of Neighbour Notifications : .....

Date of Site Visit : 10/5/02

Date Registered : 21/03/2002

Earliest Date for Decision : 02/05/2002

Latest Consultation Date/Site Notice Expiry Date : 02/05/2002

This application will have expired on: 16/05/2002. 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 :

Woodley Parish : no comment.

Transportation Group : OK.
Rachael Cameron

Planning Issues : I'd Sett.

LBE1, LBE2
WOS3, WBE1
ENI.

Application Number: F/2002/6195 **Officer : Francis Leo**
6 Radcot Close, Woodley, Reading

Appraisal :

Development
Proposed single storey rear extension to garage to form workshop.

The site is a detached property located within the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The rear boundary wall to nos 2 and 4 Radcot Close is a 1.8m high brick wall. The proposed single storey workshop would be located alongside this boundary wall. The height of the proposed workshop would be 3.25m up to the highest part of the ridge and 2.25m up the gutter level. From the rear gardens of nos 2 and 4 Radcot Close only the roof would be visible and therefore it is felt there would be no adverse impact upon the neighbouring property.
14m to r/o 4 Radcot Close

Impact upon the character of the area
The proposal would be behind the existing double garage and would not be visible from the street. In view of this it is felt there would be no adverse impact upon the character of the area.

Parking: There are no parking implications for this application.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6195
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 6 Radcot Close
Woodley Reading.

APPLICATION NUMBER: F/2002/6195

OFFICER: Francis Leo

DATE OF SITE VISIT: 10/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey detached some integral some garages to the side. Quiet Close. Red bricks, pitched roof. Open plan.

3. DESCRIPTION OF SITE/BUILDING 2 storey, detached, ext to one side and garage to the other side. large rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Northern boundary backs on to rear garden of Nos 2 and 4
No adverse effect

5. SITE CONSTRAINTS

TREES at rear.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high brick wall.

OTHERS

Please see Rach I flow plans.

To:
Transportation Group
Rachael Cameron

From: Francis Leo

Date: 30 April 2002

Application Number: F/2002/6195

Proposal: Proposed single storey rear extension to garage to form workshop..

Site Address:
6, Radcot Close, Woodley, Reading.

Applicant:
Mr I Rowley C/O Peter Watkins.

Your observations are required in respect of this application within **7 days** of the above date.

OK JB7

FROM: Francis Leo

DATE: 08 April 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6195

Proposal: Proposed single storey rear extension to garage to form workshop..

Site Address: 6, Radcot Close, Woodley, Reading.

Applicant: Mr I Rowley C/O Peter Watkins.

Your observations are required in respect of this application **by 02/05/2002** .

Members had no comment to make on this application.

PLANNING SERVICES	HPT
	TLS
	EHF
07 MAY 2002	

SIGNED: [signature] DATE: 2.5.02.

Clerk To Woodley Parish/Town Council.

Application Number : F/2002/6195	**Map No :** 37/42.
Case Officer : FL	**Site Area :** 0 05.
Valid Date : 21.3.02.	**Received Date: 21/03/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to garage to form workshop.

Location : 6, Radcot Close, Woodley, Reading.

Parish : WY **Ward : COR** 8.4.02 D.

Applicant : Mr I Rowley C/O Peter Watkins.

Fee Required: £95 **Fee Received: £95** (10)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	Ltr B re encroachment		
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 8.4.02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

SN + see map

.....

.....

No Pre-apps

Organisation_Name	Building_Name	address1	Postcode
CYMRU CONVENIENCE STORES		74WESTERN AVENUEREADING	RG5 3BH
		14RADCOT CLOSEREADING	RG5 3BG
		40RADCOT CLOSEREADING	RG5 3BG
		42RADCOT CLOSEREADING	RG5 3BG
		6RADCOT CLOSEREADING	RG5 3BG
		8RADCOT CLOSEREADING	RG5 3BG
	F/2002/6195	2RADCOT CLOSEREADING	RG5 3BG
		4RADCOT CLOSEREADING	RG5 3BG
		76WESTERN AVENUEREADING	RG5 3BH

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6195

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2002/6195
6, Radcot Close, Woodley, Reading.
Proposed single storey rear extension to garage to form workshop.

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/2002/6195**
6, Radcot Close, Woodley, Reading.
Proposed single storey rear extension to garage to form workshop.
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 Lennard

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

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6195

WOKINGHAM UNITARY
Aiming for Excellence

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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 sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6195**
6, Radcot Close, Woodley, Reading.
Proposed single storey rear extension to garage to form workshop.
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 McCann

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

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6195

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2002/6195
6, Radcot Close, Woodley, Reading.
Proposed single storey rear extension to garage to form workshop.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/6195**
6, Radcot Close, Woodley, Reading.
Proposed single storey rear extension to garage to form workshop.
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 Dredge

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

Received by Wokingham District Council

Application No: F/2002/6195

Proposal:
Proposed single storey rear extension to garage to form workshop.

Location:
6, Radcot Close, 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/2002/6195 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 02/05/2002. 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.

Trevor Watson
Development Control Manager

08 April 2002

(1)

ADDRESS 6 Rancor Close PARISH Woodley

PLOT No. 10 ORD. SHEET No. SU. 7674 37

BUILDER SU. 7673 42

Plan No.	Applicant	Description of Development	Date of Decision	Decision
456/48	Mr. H. Russell	Layout	8.2.49	N/A. C/A.
592/50	"	"	9.1.51	~~App~~. ~~App~~.
89/64	"	Detached House	6.4.64	N/A. Refuse
117/64	"	Detached House	21.12.64	N/A. C/A.
"	"	Details of Rds. & Sewers	10.7.69	App. N/A.
04119	"	O/App. Res. Dev.	18.3.76	N/A C/A
07769	SAN DEVS. LTD.	DETACHED HOUSE & GARAGE	16.3.78	N/A C/A
07771	"	100 HOUSES & GARAGES	16.3.78	N/A C/A
[illegible]772	"	123 "	16.3.78	N/A REF
BR 8897 09518	"	DETACHED HOUSE & GARAGE ROADS, FOOTPATHS &c.	27.6.78 14.12.78	APP N/A N/A REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 141

DRAINAGE

(2)

ADDRESS 6 Rancor Close PARISH Woodley

PLOT No. ORD. SHEET No. SU. 7674 37
7673 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 21658	MR. S ATKINSON	LH. SIDE / PITCH ROOF OVER BAY & DOOR	1.11.83	APP N/A
20436	"	" "	15.12.83	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 21.MAR2002* 6195

Householder planning application form

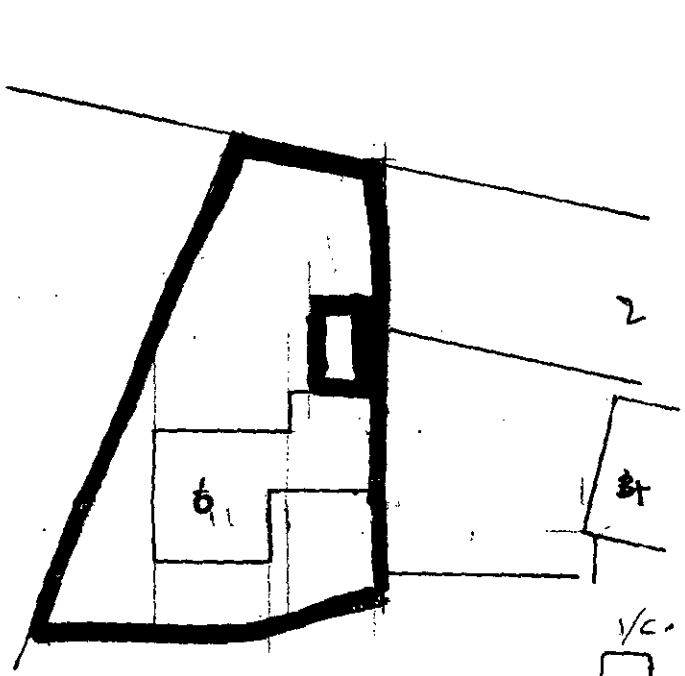
Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

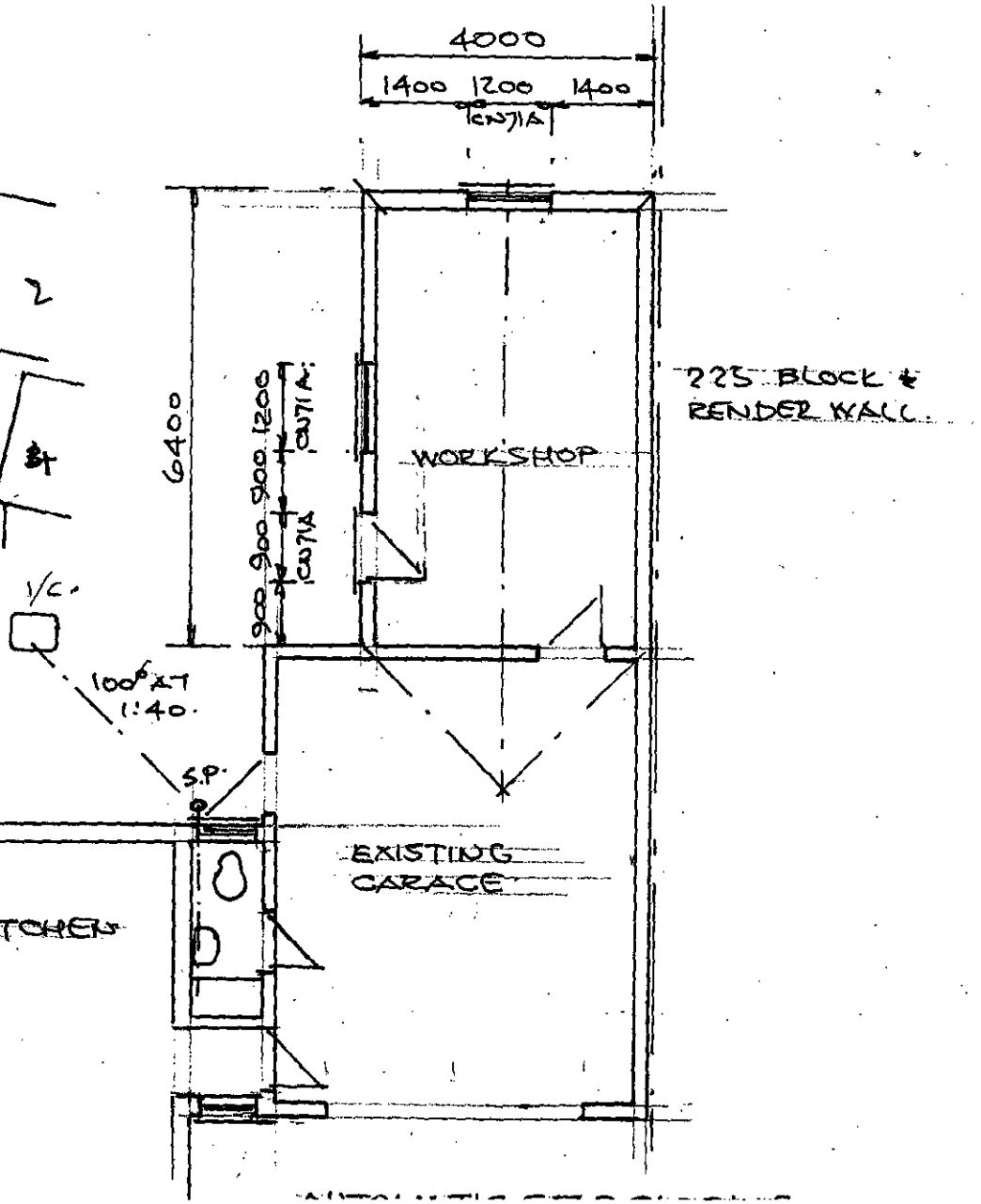
1	Your name Address and postcode Phone number	MR. I ROWLEY 6 RADCOT CLOSE WOODLEY
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG 30 6AL 9423696
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale 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.	6 RADCOT CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY WORKSHOP
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.	ROOF TILES & BRICK 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.	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 ☑

9544 Crystal Mark
Clarity approved by Plain English Campaign

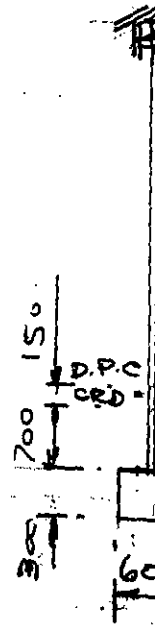
Please turn over



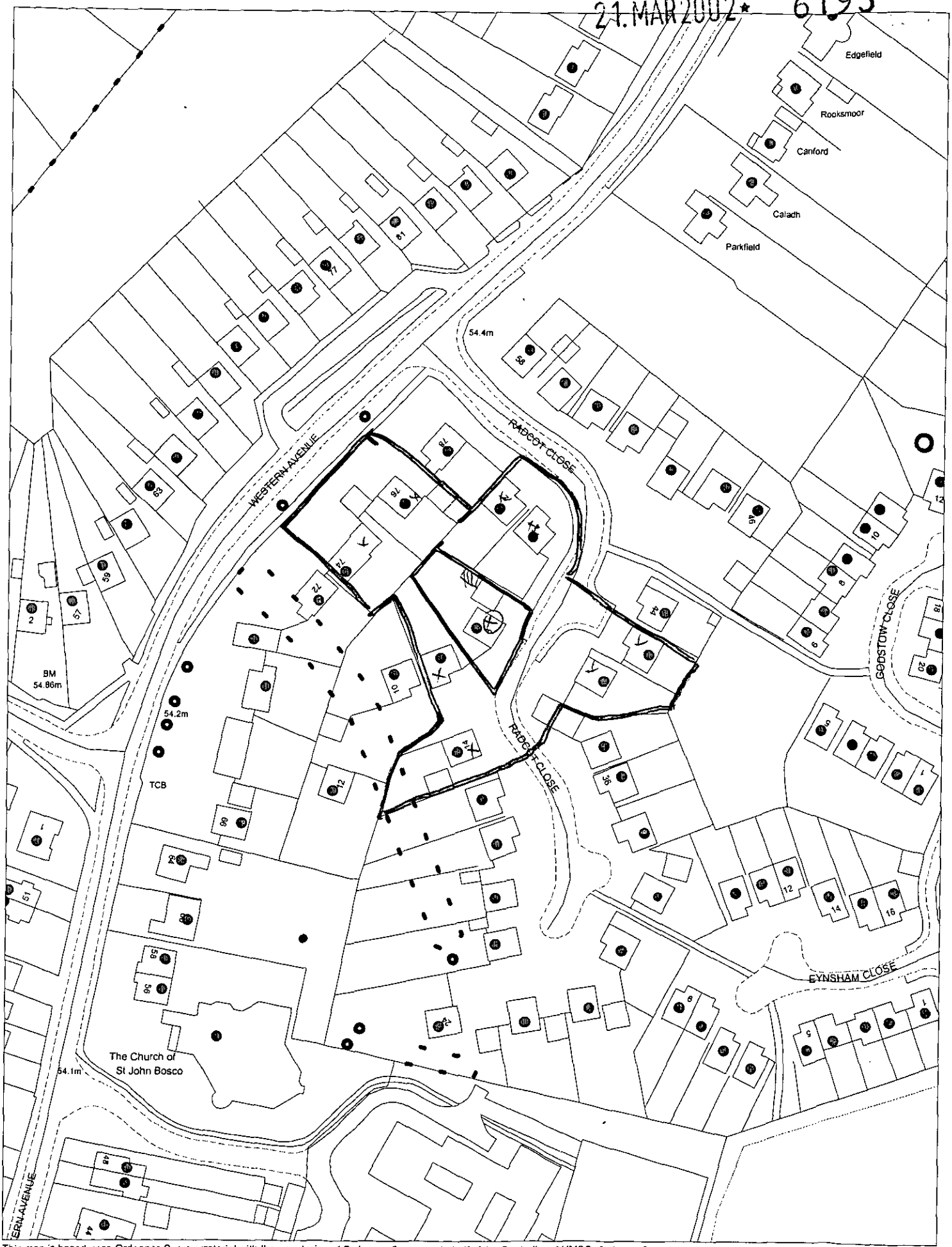
SITE PLAN
SCALE 1:500



APPROVED



21.MAR2002* 6195



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Development Control Section, Environmental Services, Wokingham District Council.
28 March 2002 Scale: 1 : 1250

N
W E
S