APPLICATION NO:
F/2002/6194

LOCATION:
32 Denmark Avenue, Woodley Reading.

APPLICANT:
Mrs J Millbanks C/O Mr P Garner

PROPOSAL:
Proposed pitched roof on existing flat roofed porch.

EARLIEST DATE FOR DECISION: **26/04/2002**
28 day expiry 32/4/02
APPLICATION WILL HAVE EXPIRED ON:
16/05/2002

CASE OFFICER: **Francis Leo**

145

02

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs J Millbanks
C/O Mr P Garner
16 Peterhouse Close
SANDHURST
Berkshire
GU47 0XD

Application Number: F/2002/6194

Parish: **WOODLEY**

Location: **32 Denmark Avenue, Woodley, Reading**

Proposal: **Proposed pitched roof on existing flat roofed porch.**

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.

Amended

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6194	Frances Geo
BUILDING CONTROL NUMBER	BN 2003/1524 Lam	
~~APPLICANT~~/AGENT	A-F. Jones.	
ADDRESS OF SITE	32 Denmark Avenue Woodley	
DESCRIPTION OF PROPOSED WORK	new pitched roof on existing flat roofed porch	

DRAWING NUMBERS	BC	DC ✓
BLOCK PLAN		
ELEVATIONS	A 002	A 002
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/3/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	6/3/03	

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/2002/6194

Applicant : Mrs J Millbanks C/O Mr P Garner.

Location : 32, Denmark Avenue, Woodley, Reading.
Proposal : Proposed pitched roof on existing flat roofed porch.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 2 April 02

Date of Neighbour Notifications : .....

Date of Site Visit : 10/5/02

Date Registered : 21/03/2002

Earliest Date for Decision : 26/04/2002

Latest Consultation Date/Site Notice Expiry Date : 26/04/2002

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.

Planning Issues : I'd Sett.

LBE1 LBE2

WOS3 WBE1

EN1.

Application Number: F/2002/6194 **Officer : Francis Leo**
32 Denmark Avenue, Woodley, Reading

Appraisal :

Development
Proposed pitched roof on existing flat roofed porch.

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

Impact upon neighbouring properties
The property currently has a 8.15m x 1.3m front porch with a flat roof. The proposal is to provide a pitched roof to the existing porch. The site is a detached property set in very large grounds hence the proposal would have no adverse impact upon neighbouring properties.

Impact upon the character of the area
The proposed pitched roof would be in the same angle as the main roof and would be in keeping with the main house. As such it would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6194
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. ionrad Moore guideline to be included.

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: BN1

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP MW

(Development Control Manager)

Date: 14.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 32 Denmark Avenue
Woodley Reading.

APPLICATION NUMBER: F/2002/6194

OFFICER: Francis Leo

DATE OF SITE VISIT: 10/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Large 2 Storey detached dwellings, long front garden pitched roof

3. DESCRIPTION OF SITE/BUILDING

2 Storey large detached house. integral garage Front porch with ~~flat~~ pitched roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

none

5. SITE CONSTRAINTS

TREES at the front.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT at front is open plan.

OTHERS

FROM: Francis Leo

DATE: 02 April 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6194

Proposal: Proposed pitched roof on existing flat roofed porch..

Site Address: 32, Denmark Avenue, Woodley, Reading.

Applicant: Mrs J Millbanks C/O Mr P Garner.

Your observations are required in respect of this application **by 26/04/2002** .

Members had no comment to make on this application.

PLANNING SECTION	HPT
POL	TLS
DC	EMF
ARB	
CS	
07 MAY 2002	
COPIES TO	ACK:
	FILE:

SIGNED: _____ DATE: 2.5.02

Clerk To Woodley Parish/Town Council.

Application Number : F/2002/6194	Map No : 37
Case Officer : FL	Site Area : 0.07
Valid Date : 21/03/02	Received Date: 21/03/2002

Level : Delegated Application

Description : Proposed pitched roof on existing flat roofed porch.

Location : 32, Denmark Avenue, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Mrs J Millbanks C/O Mr P Garner.

Fee Required: £95 ***Fee Received: £95*** (9)

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			
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

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

.....

(Groundwater Protection Zone)

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

NO pre-apps

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

Tel: 0118 974 6502

Date: 02 April 2002

My ref: F/2002/6194

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/2002/6194
32, Denmark Avenue, Woodley, Reading.
Proposed pitched roof on existing flat roofed porch.

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/2002/6194**
32, Denmark Avenue, Woodley, Reading.
Proposed pitched roof on existing flat roofed porch.
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**********

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

Tel: 0118 974 6502

Date: 02 April 2002

My ref: F/2002/6194

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

Dear Councillor

Application Number: F/2002/6194
32, Denmark Avenue, Woodley, Reading.
Proposed pitched roof on existing flat roofed porch.

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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 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/2002/6194**
32, Denmark Avenue, Woodley, Reading.
Proposed pitched roof on existing flat roofed porch.
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: 02 April 2002

My ref: F/2002/6194

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2002/6194
32, Denmark Avenue, Woodley, Reading.
Proposed pitched roof on existing flat roofed porch.

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/2002/6194**
32, Denmark Avenue, Woodley, Reading.
Proposed pitched roof on existing flat roofed porch.
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**********

Received by Wokingham District Council

Application No: F/2002/6194

Proposal:
Proposed pitched roof on existing flat roofed porch.

Location:
32, Denmark Avenue, 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/2002/6194 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 26/04/2002. 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

02 April 2002

Organisation_Name	Building_Name	address1	Postcode
		32COPSE MEADREADING	RG5 4RP
		34COPSE MEADREADING	RG5 4RP
		26DENMARK AVENUEREADING	RG5 4RS
		28DENMARK AVENUEREADING	RG5 4RS
		30DENMARK AVENUEREADING	RG5 4RS
		32DENMARK AVENUEREADING	RG5 4RS
		65DENMARK AVENUEREADING	RG5 4RS
		67DENMARK AVENUEREADING	RG5 4RS
		36COPSE MEADREADING	RG5 4RP

Neighbour consultation list

F/2002/6194

6194

Environmental Services

For office use only.
Application number: 21.MAR2002* 6194

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	MRS J MILLBANKS 32 DENMARK AVENUE WOODLEY. BERKS RG5 4RS.
	Agent's Name Address and postcode Phone number	PAUL GARNER 16 PETERHOUSE CLOSE SANDHURST BERKS GU47 0XD. 01276 51684 - 07947 602045
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.	32 DENMARK AVENUE WOODLEY. RG5 4RS
4	Give brief details of the proposal for example, two storey side extension. About the application	CHANGE FLAT ROOF PORCH TO PITCHED ROOF PORCH.
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 TO MATCH EXISTING BRICK WORK 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

ADDRESS 32 DENMARK AVENUE PARISH WOODLEY

PLOT No. 21A (SONNING KNOLL) ORD. SHEET No. SU.6464 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
O/92/65	S. PADDOCK & SONS LTD.	O/APP RES DEV.	18.3.65	N/A	REF.
O/58/70	"	"	9.7.70	N/A	CLA
0185·7	SHAINCROFT LTD.	O/APP DETACHED HOUSE & GARAGE	19.12.74	N/A	CLA
BR 3819	"	"	22.12.75	APP.	N/A
03775	"	"	20.2.76	N/A	CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mr. Garner - Pitch roof alt. (4) -25.1.02

DRAINAGE

091074

21.MAR2002* 6194



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

Scale: 1 : 1250

N
W E
S