6/5

APPLICATION NO:
F/2002/6224

LOCATION:
36 Woodlands Avenue, Woodley Reading.

APPLICANT:
Mrs M O'Brien C/O KDC Associates

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **02/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
20/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

F22
174

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs M O'Brien
C/O KDC Associates
2 Brandon Avenue
Woodley
Reading
Berks
RG5 4PU

Application Number: F/2002/6224

Parish: **WOODLEY**

Location: **36, Woodlands Avenue, Woodley, Reading.**

Proposal: **Proposed two 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. 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 east or west facing elevations of the roof 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.

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 09/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6224	LS
BUILDING CONTROL NUMBER	FP 2002/2945	
APPLICANT/AGENT	KDC Associates	
ADDRESS OF SITE	36 Woodlands Avenue Wood Lea	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + loft conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	1/02/12/1	1/02/12/1
FLOOR PLANS	—	—

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

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	

FROM: Louise Smith

DATE: 08 April 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6224

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 36, Woodlands Avenue, Woodley, Reading.

Applicant: Mrs M O'Brien C/O KDC Associates.

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

Members had no comment to make on this application.

PLANNING SE...	HPT
POL	TLS
DC	ENF
APP	
CS	
07 MAY 2002	
COPIES TO	ACK
	FILE

SIGNED: _____ DATE: 2.5.02.

Clerk To Woodley Parish/Town Council.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6224

Applicant : Mrs M O'Brien C/O KDC Associates.

Location : 36, Woodlands Avenue, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : ..15/4.....

Date Registered : 25/03/2002

Earliest Date for Decision : 02/05/2002

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

This application will have expired on: 20/05/2002. 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 :

Highways - conditional approval

Planning Issues :

Identified Settlement
Impact on Neighbouring Properties
" " Street Scene
Parking Provision.

Application Number: F/2002/6224 - 36 Woodlands Avenue
Appraisal

Development
The site is a detached bungalow with front dormer extension and single storey flat roofed rear extension. It is situated within the identified settlement boundary of Woodley.

This application proposes a two storey rear extension. It would project to the same rear building wall of the existing single storey rear extension, set in 0.5m from each side of the dwelling, with a pitched roof to match existing eaves and ridge height and half hip in the rear elevation.

1) Impact upon Neighbouring Properties
The proposed side window would face the windowless wall of No 38's two storey rear extension. It would lie at an oblique angle to this neighbour's rear conservatory, however, vision would be obscured by the 2m close boarded boundary fence and footpath between the two properties.
There is a distance of over 50m to properties at the rear, so no overlooking is envisaged from the rear first floor window.
There would be no loss of light to No 38 and the development would not subtend the 45° overshadowing angle with regard to No 34's rear kitchen window (habitable room as meals are taken in here).
The development would lie 1m from the 1.5m high East boundary fence and a further 3m from the neighbouring property, No 34. This neighbour's garage also aligns this side boundary. Due to the intervening distance and the design of the roof, it is not considered that the development would be significantly overbearing to warrant a refusal.

2) Impact upon the Character of the Area
The proposal would be well screened to the rear of the property and the design would be in keeping with the original dwelling. Woodlands Avenue comprises mainly of detached bungalows of varying design, and many have had unattractive dormer extensions and some have extended to the rear (e.g. No 38). As such, it is not considered that this application would adversely affect the character of Woodlands Avenue.

3) Highways and Parking
Our Highways Department are content that the additional parking space required would be met by the existing driveway. Therefore they have conditionally approved this application.

Approved ✓ **Refused**

Application Number F/2002/6224
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	INSERT: East or West facing ~~roof~~ elevation of the roof of the extension

RECORD OF SITE VISIT

SITE ADDRESS: 36 Woodlands Avenue Woodley Reading.

APPLICATION NUMBER: F/2002/6224

OFFICER: Louise Smith

DATE OF SITE VISIT: 15/4.

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - post in front gdn.

Numerous front dormer extensions

2. DESCRIPTION OF SURROUNDINGS
Busy residential rd - predominantly detached bungalows.
garages to rear/side (detached) -
mixture of materials
hipped roofs in all elevations

3. DESCRIPTION OF SITE/BUILDING
Detached bungalow - front dormer extension + s/s
flat roofed rear extension
detached garage set to side/rear of property.

4. RELATIONSHIP TO ADJOINING PROPERTIES
~~forth~~ further back of No 34 + further forward of No 38
(see notes below)

5. SITE CONSTRAINTS

TREES N/A.

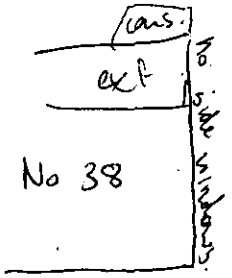
ACCESS/PARKING 3/4.

LEVELS same.

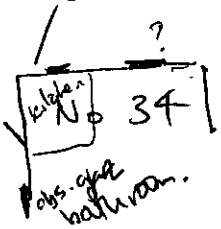
BOUNDARY TREATMENT left - public footpath runs to ~~the~~ side to 2m ab fence.
right. 1.5m ab fence.
+ neighs gge.

OTHERS
No 38 - 2 side dormers (left).
No 36 - 2/s rear ext past s/s line of No 36. + then conservatory on rear (side windows

WINDOWS.



eat in here - ~~[illegible]~~ v. small - no dining room.



kitchen

No 34 concern over possible loss of light.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 08 April 2002

Application Number: F/2002/6224

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

Parish: WOODLEY TOWN

Site Address:
36, Woodlands Avenue, Woodley, Reading.

Applicant:
Mrs M O'Brien C/O KDC Associates.

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).

C122, R122.

Signed: _____ **Print name:** Adam 11/4/02.

ADDRESS 36 WOODLANDS AVENUE PARISH WOODLEY

PLOT No. Old property ORD. SHEET No. SU.7573(41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
487/56	Mr. Lovejoy	Bedroom in roof.	10.7.56	App /NIA
PD/604/66	"	Extension	27/10/66	App. NIA
F/2002/6224				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 25.MAR2002* 6224

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 M. O'BRIEN 36 WOODLANDS AVE WOODLEY BERKS RG5 3HP
2	Agent's Name Address and postcode Phone number	K.D.C ASSOCIATES 2 BRANDON AVE WOODLEY BERKS RG5 4PU 0118 9690882
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.	36 WOODLANDS AVE WOODLEY BERKS
4	Give brief details of the proposal for example, two storey side extension About the application	REAR EXTENSION WITH BEDROOM IN NEW PITCHED ROOF
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 WALL FINISH TO MATCH EXISTING WINDOW U.P.V.C DOUBLE GLAZED UNITS
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: 2	Proposed: 2
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.	£95.00	
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.

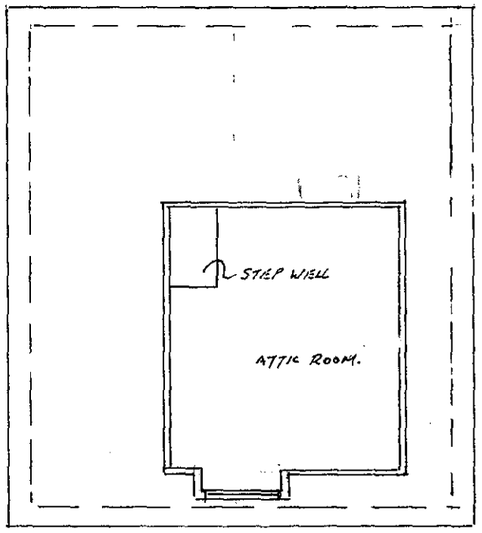
Your signature: K Cook K.J.C ASSOCIATES

on behalf of MRS M. O'BRIEN

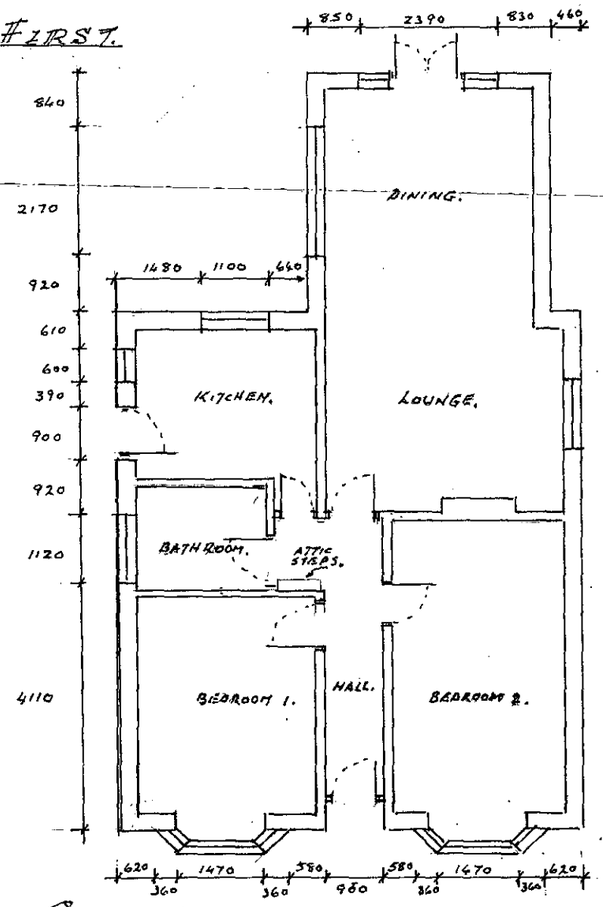
Date 15/3/2002

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

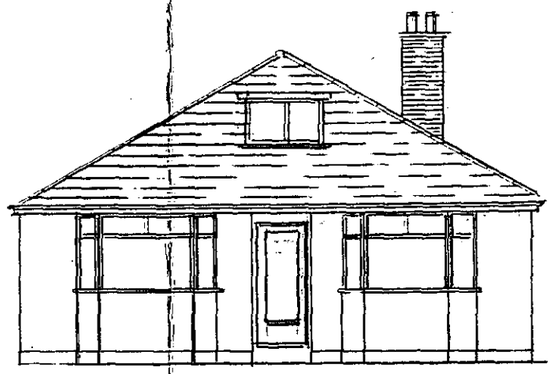
25.MAR2002* 6224



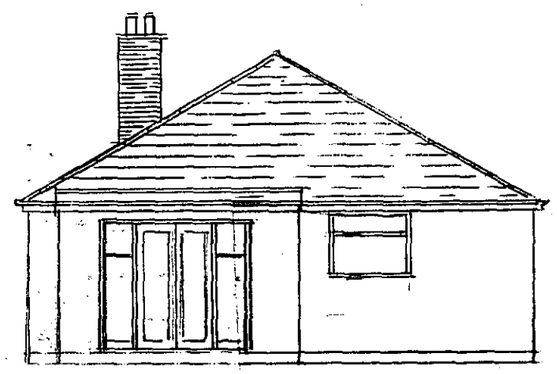
FIRST.



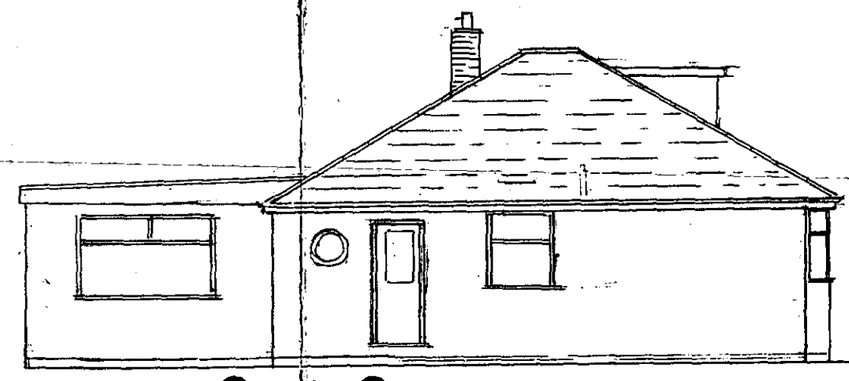
GROUND.



FRONT.



REAR.



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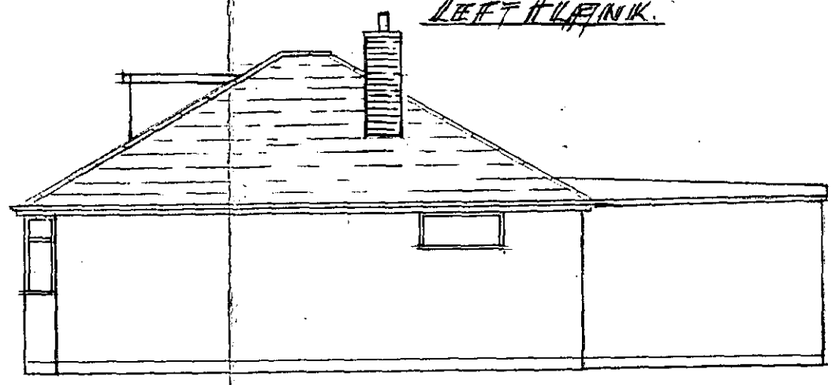

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SCALE 1-100.

EXISTING PLANS & ELEVATIONS
No:36 WOODLANDS AVE WOODLEY.

KDC & ASSOCIATES BUILDING SURVEYOR
2 Brandon Avenue
Woodley, Reading
Berkshire, RG5 4PU
Tel/Fax: 0118 969 0882

Date	Drg: No:	Issue	
4/2/02	1/02/12		K Cook.

25.MAR2002 6224



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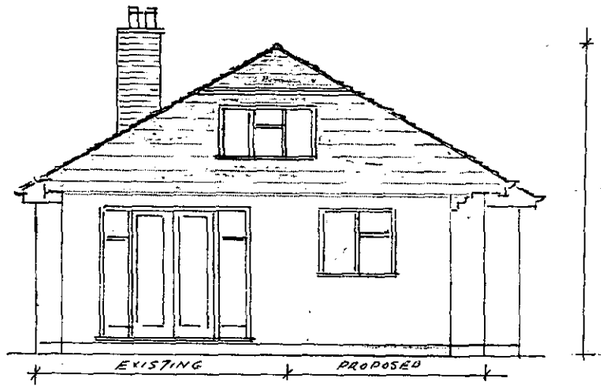
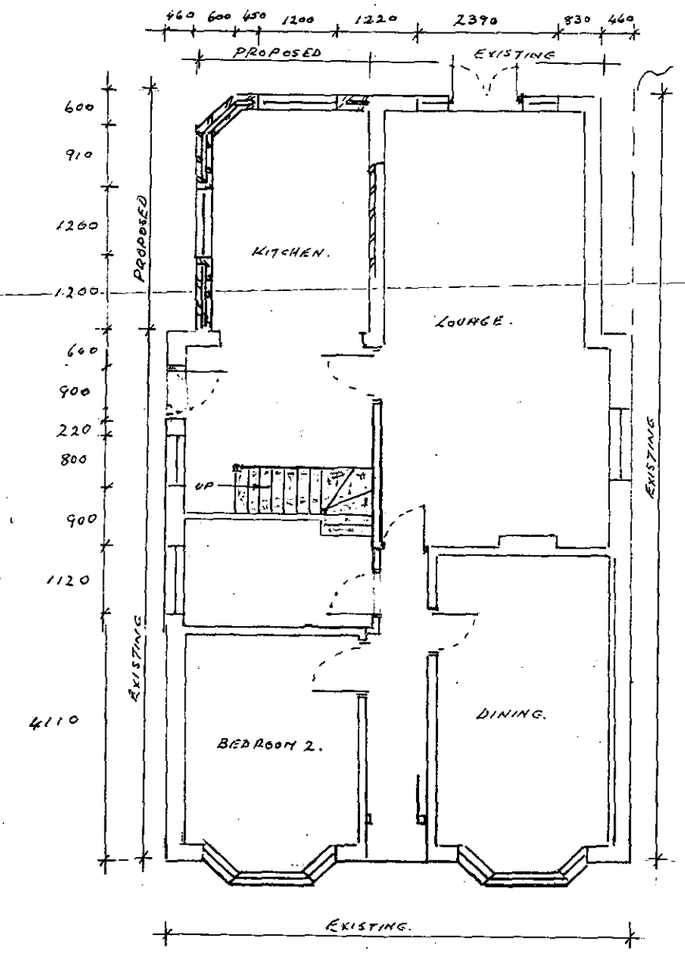
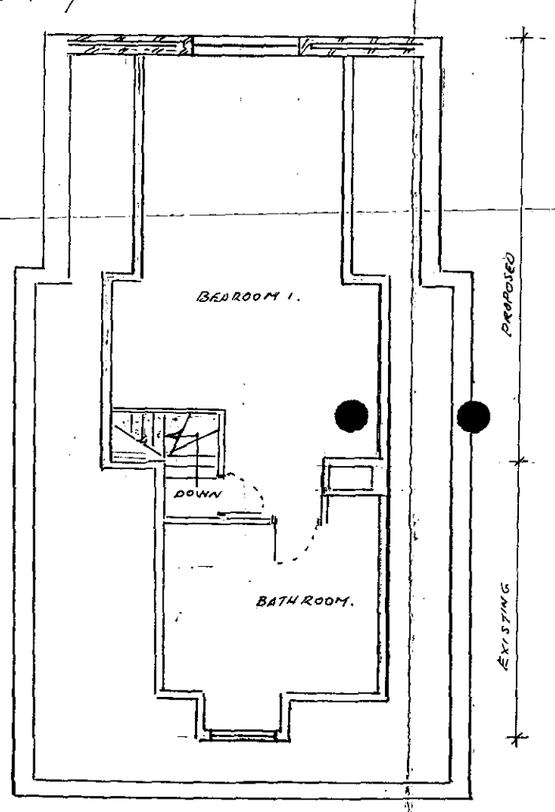


REAR.



GROUND.



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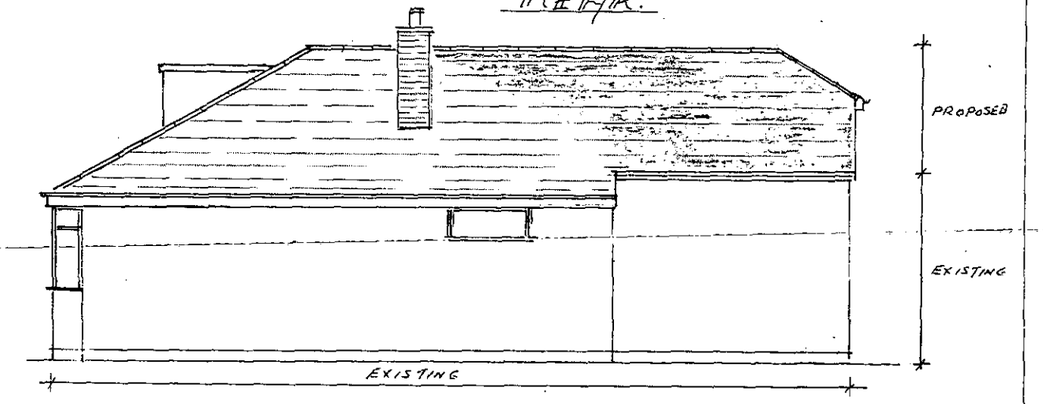

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SCALE 1~100.

NOTES

Roof tiles to match existing.

External Wall finish to match existing.

U.P.V.C Double Glazed window units.

PROPOSED PLANS & ELEVATIONS

No:36 WOODLANDS AVE WOODLEY.

KDC & ASSOCIATES BUILDING SURVEYOR

2 Brandon Ave
Woodley, Reading
Berkshire RG5 4PU
Tel/Fax: 0118 969 0882

Date	Drg: No:	Issue	
8/2/02	1/03/2/1		K Cook.



25 MAR 2002 6224

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Scale: 1 : 1250



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Scale: 1 : 500

Application Number : F/2002/6224	Map No : 41
Case Officer : LB	Site Area : 0.05.
Valid Date :	Received Date: 25/03/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : 36, Woodlands Avenue, Woodley, Reading.

Parish : WY Ward : BUL

Applicant : Mrs M O'Brien C/O KDC Associates.

Fee Required: £95 Fee Received: £95 (13)

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

Ramblers Association — pls send map as marked.

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

.....

S/N + see map

.....

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		34WOODLANDS AVENUEREADING	RG5 3HJ
		36WOODLANDS AVENUEREADING	RG5 3HJ
		38WOODLANDS AVENUEREADING	RG5 3HJ
		35WOODLANDS AVENUEREADING	RG5 3HN
		37WOODLANDS AVENUEREADING	RG5 3HN
	F/2002/62224.	39WOODLANDS AVENUEREADING	RG5 3HN
		27WOODWAYEREADING	RG5 3HA
		29WOODWAYEREADING	RG5 3HA
		31WOODWAYEREADING	RG5 3HA

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

Tel: (0118) 974 6463

Date: 08 April 2002

My ref: F/2002/6224

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2002/6224
36, Woodlands Avenue, Woodley, Reading.
Proposed two storey rear extension to dwelling.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6224**
36, Woodlands Avenue, Woodley, Reading.
Proposed two storey rear extension to dwelling.
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 Preston

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

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

Tel: (0118) 974 6463

Date: 08 April 2002

My ref: F/2002/6224

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Rahmouni
C/O Wokingham District Council

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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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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6224**
36, Woodlands Avenue, Woodley, Reading.
Proposed two storey rear extension to dwelling.
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 Rahmouni

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

Received by Wokingham District Council

Application No: F/2002/6224

Proposal:
Proposed two storey rear extension to dwelling.

Location:
36, Woodlands 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/2002/6224 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith 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

Environmental Services

For office use only.
Application number: 25.MAR2002* 6224

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 M. O'BRIEN 36 WOODLANDS AVE WOODLEY BERKS RG5 3HP
2	Agent's Name Address and postcode Phone number	K.D.C. ASSOCIATES 2 BRANDON AVE WOODLEY BERKS RG5 4PU 0118 9690882
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.	36 WOODLANDS AVE WOODLEY BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR EXTENSION WITH BEDROOM IN NEW PITCHED ROOF
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 WALL FINISH TO MATCH EXISTING WINDOWS U.P.V.C DOUBLE GLAZED UNITS
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: 2	Proposed: 2
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: K Cook H.D.C Associates

on behalf of MRS M. O'BRIEN

Date 15/3/2002

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

ADDRESS 36 WOODLANDS AVENUE PARISH WOODLEY

PLOT No. Old property ORD. SHEET No. SU.7573(41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
K87/56	Mr. Lovejoy	Bedroom in roof.	10.7.56	App / N/A
PD/60A/66	"	Extension	27/10/66	App. N/A
F/2002/6224				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

2 April 2002

Scale: 1 : 1250

N W E S


25.MAR2002
APPROVED
6224
Oak Tree Cottage
Cherry Lodge
Crossways
Perrymede
WOODWAYE
WOODLANDS AVE
ROSLYN ROAD
Ward Bdy
CR
El Sub Sta
Pavilion
Tennis Courts
FOX CRESCENT
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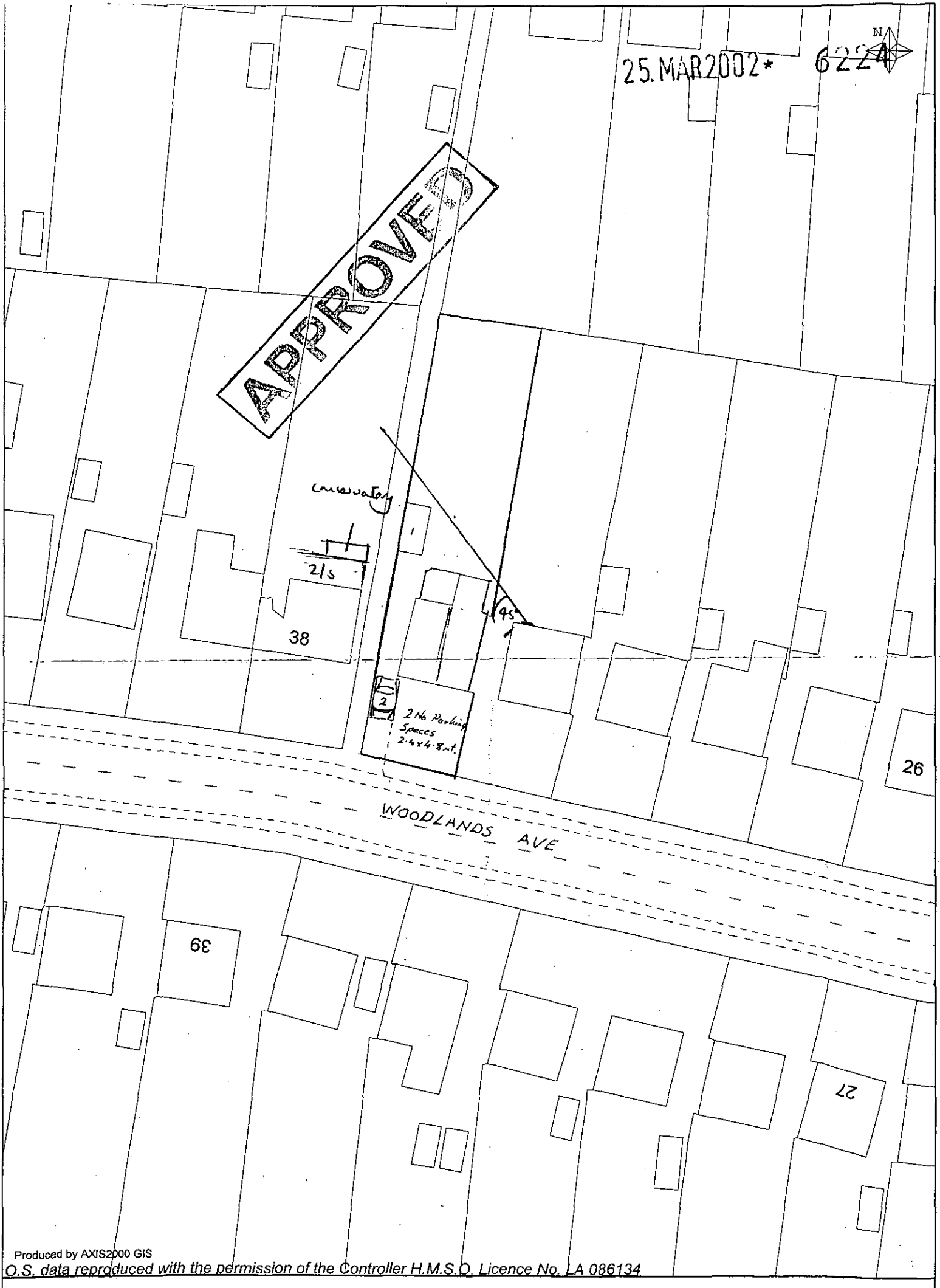
Scale: 1 : 1250



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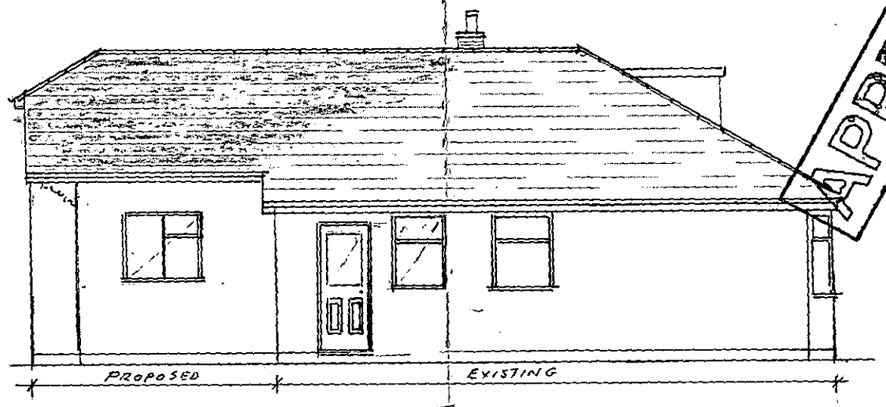
Scale: 1 : 500

APPROVED

25.MAR2002* 6224



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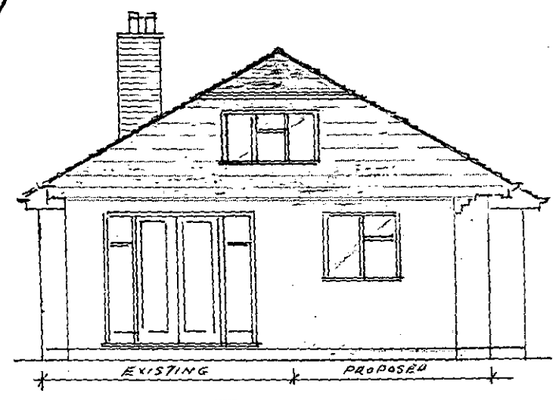

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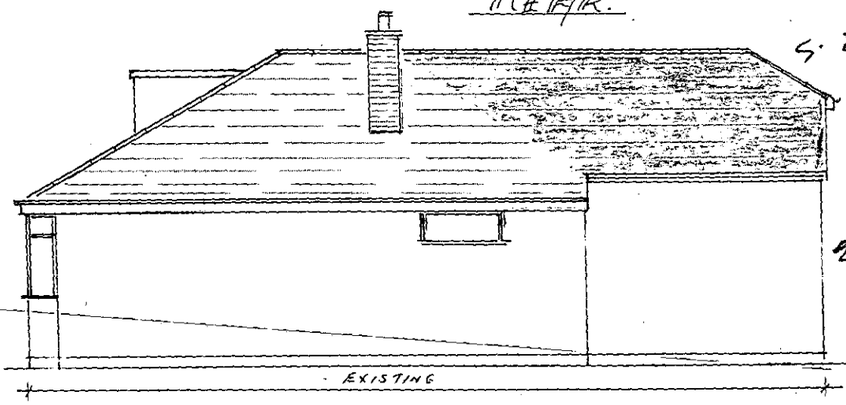

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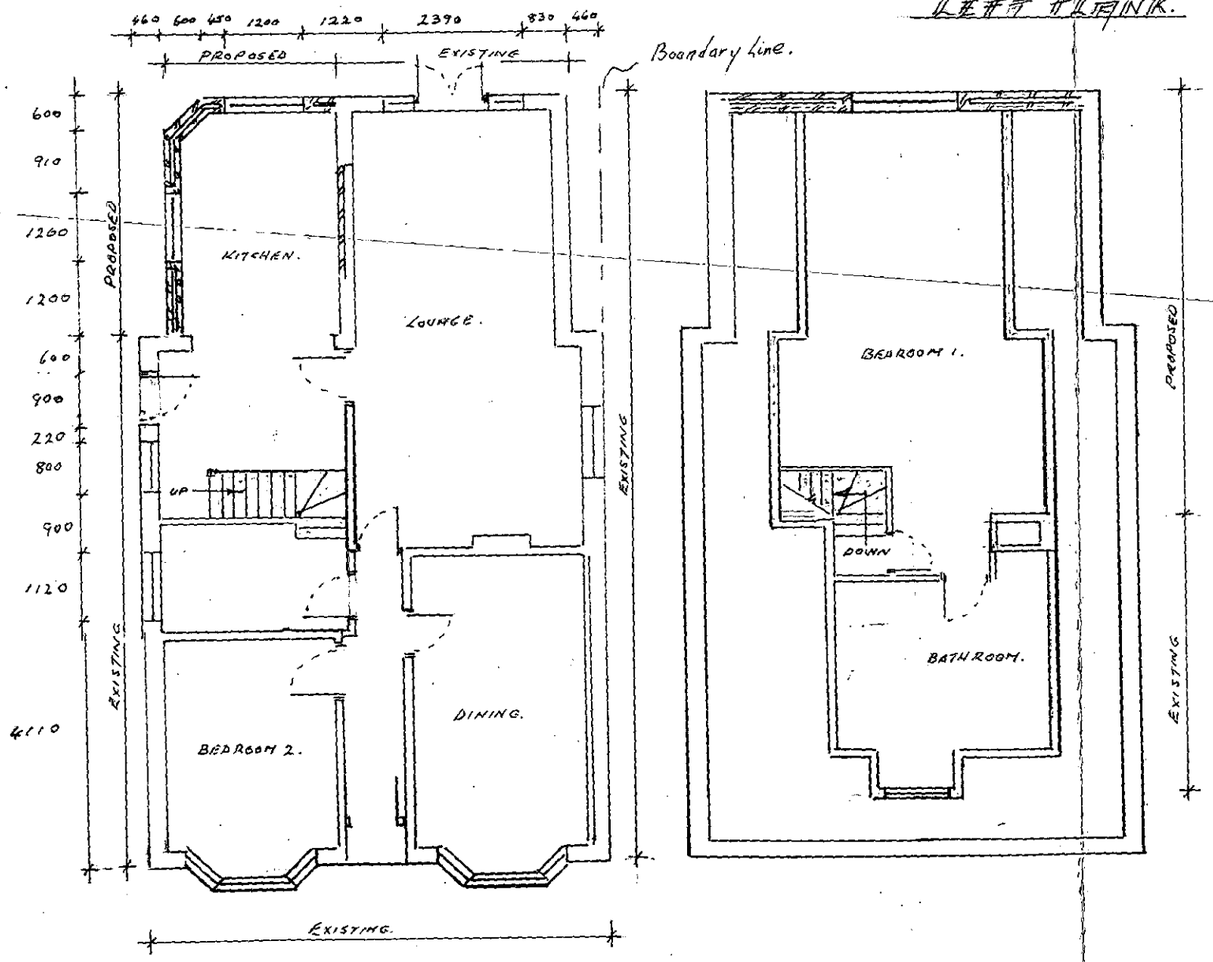


GROUND.

FIRST.

NOTES

Roof tiles to match existing.

External Wall finish to match existing.

U.P.V.C Double Glazed window units.

SCALE 1~100.

PROPOSED PLANS & ELEVATIONS

No: 36 WOODLANDS AVE WOODLEY.

KDC & ASSOCIATES BUILDING SURVEYOR

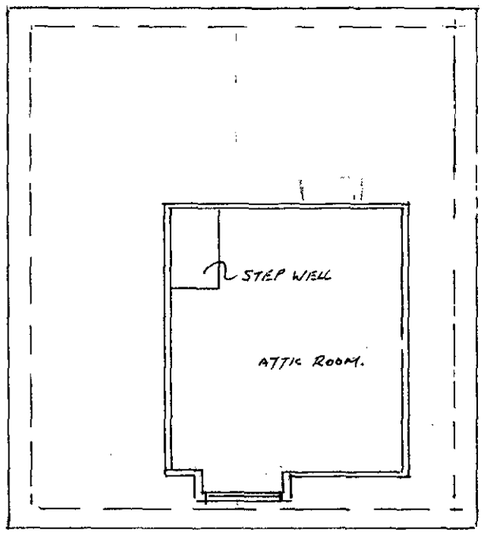
2 Brandon Ave
Woodley, Reading
Berkshire RG5 4PU
Tel/Fax: 0118 969 0882

Date	Drg: No:	Issue	
8/2/02	1/02/12/1		K Leech

9/4/5/02

APPROVED

25.MAR2002* 6224



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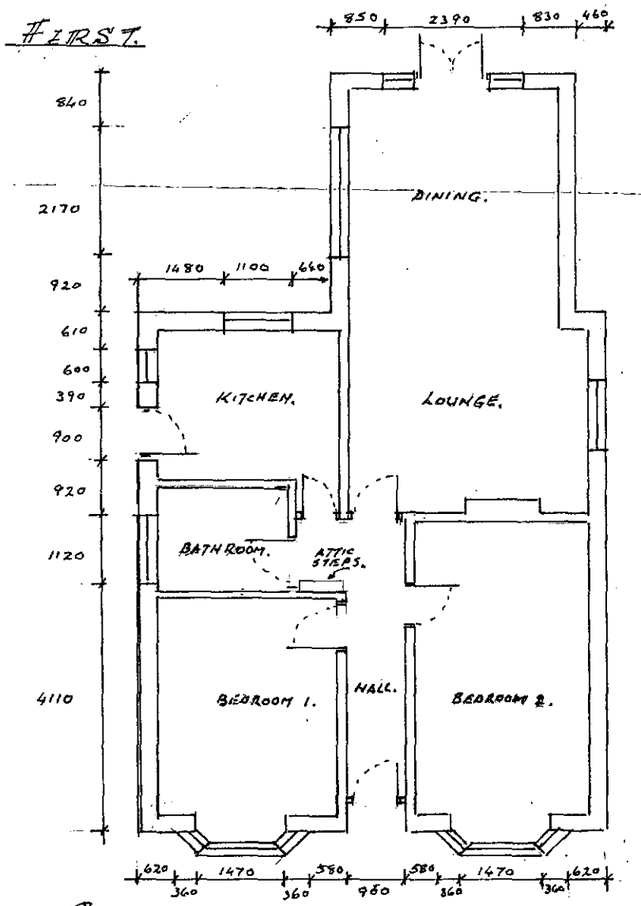

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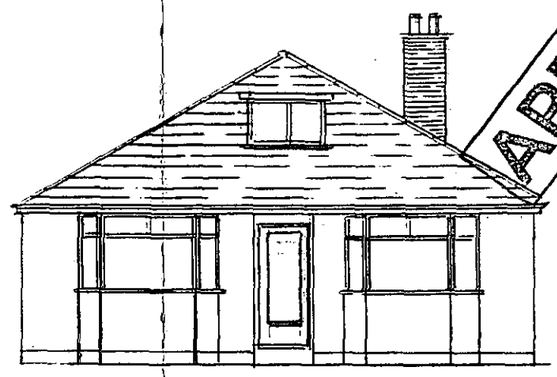

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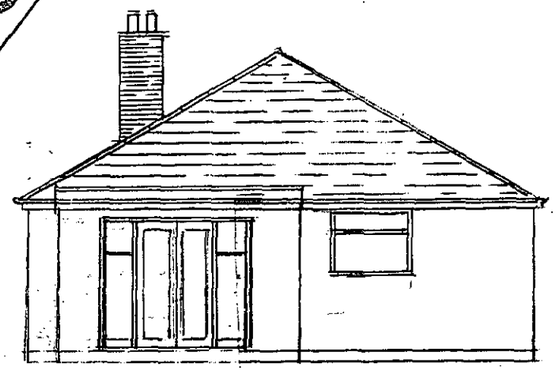

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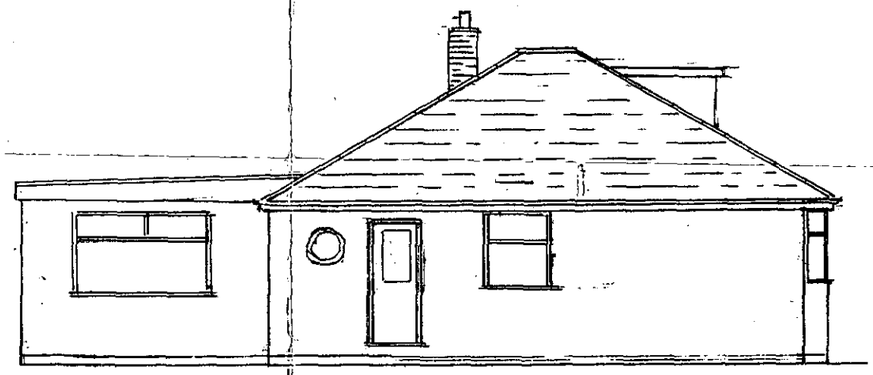

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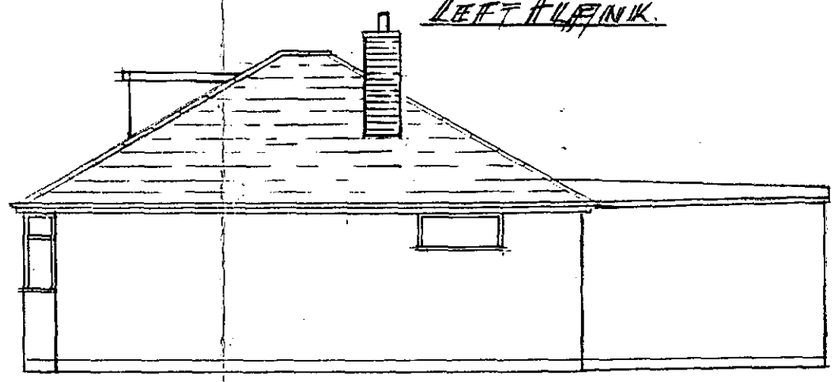

RIGHT FLANK.

SCALE 1~100.

EXISTING PLANS & ELEVATIONS
No:36 WOODLANDS AVE WOODLEY.

KDC & ASSOCIATES BUILDING SURVEYOR
2 Brandon Avenue
Woodley, Reading
Berkshire, RG5 4PU
Tel/Fax: 0118 969 0882

Date	Dwg. No:	Issue	
4/2/02	1/02/12		K Cook.