[redacted]

APPLICATION NO:
F/2000/3078

LOCATION:
33, Templeview Duffield Road, Woodley Reading.

APPLICANT:
Mr & Mrs Reeves C/O Michael Vaughton Associates

PROPOSAL:
Proposed two storey side and rear extensions to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **28/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/02/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Reeves
C/O Michael Vaughton Associates
Rectory Mews
Crown Road
Wheatley
Oxon
OX33 1UL

Application Number: F/2000/3078

Parish: **WOODLEY**

Location: **33, Templeview, Duffield Road, Woodley, Reading.**

Proposal: **Proposed two storey side and rear extensions to dwelling and single storey rear extension.**

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 side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

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 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 06/02/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3078	GA
BUILDING CONTROL NUMBER	FP2001/1731	Nick.
APPLICANT/AGENT	Michael Vaughton Assoc.	
ADDRESS OF SITE	33 Duffield Road GOODLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side & rear exts & s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	99133 P02	99133 P02
ELEVATIONS	99133-W04	99133-P01A
FLOOR PLANS	99133-W01	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC -	rear of garage converted to study - no restrictive Planning Condition. Side garage window re positioned slightly because of conversion	
DATE	31/7/01	

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	

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

Tel: 0118 974 6442

Date: **04 January 2001**

My ref: F/2000/3078

CONFIDENTIAL

Councillor Dredge
C/O Councillor Coling Lawley
26 Farriers Close
Woodley
RG5 3DD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/3078
33, Templeview, Duffield Road, Woodley, Reading.
Proposed two storey side and rear extensions to dwelling and single storey rear *extension.*

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 **George Allpress** on **0118 974 6442.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3078**
33, Templeview, Duffield Road, Woodley, Reading.
Proposed two storey side and rear extensions to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

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

Tel: 0118 974 6442

Date: **04 January 2001**

My ref: F/2000/3078

CONFIDENTIAL

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/2000/3078
33, Templeview, Duffield Road, Woodley, Reading.
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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3078**
33, Templeview, Duffield Road, Woodley, Reading.
Proposed two storey side and rear extensions to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6442

Date: **04 January 2001**

My ref: F/2000/3078

CONFIDENTIAL

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/2000/3078
33, Templeview, Duffield Road, Woodley, Reading.
Proposed two storey side and rear extensions to dwelling and single storey rear extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3078**
33, Templeview, Duffield Road, Woodley, Reading.
Proposed two storey side and rear extensions to dwelling and single storey rear extension.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

Received by Wokingham District Council

Application No: F/2000/3078

Proposal:
Proposed two storey side and rear extensions to dwelling and single storey rear extension.

Location:
33, Templeview, Duffield 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/01/2001. 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

04 January 2001

WORK SHEET FOR: George Allpress

Application Number: F/2000/3078

Applicant: Mr & Mrs Reeves C/O Michael Vaughton Associates.

Location: Templeview, 33 Duffield Road, Woodley, Reading.

Proposal: Proposed two storey side and rear extension to dwelling and single storey rear extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		12/01/01

Date of Neighbour Notifications : 04/01/01

Date of Site Visit : 11/01/01

Date Registered : 21/12/2000

Earliest Date for Decision : 28/01/2001

Latest Consultation Date/Site Notice Expiry Date : 28/01/2001
02/02/01 (GA)

This application will have expired on: 15/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Woodley Town Council - The Committee particularly ask that any neighbour comments be taken into account for this application.

Archaeologist - Brief for an archaeological watching brief attached.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3078

Appraisal :

The application property is a detached house which is situated on the south west side of Templeview. The property has a hipped principle roof with two storey gabled bay to the south east half of the front elevation and an attached garage.

The application proposes a two storey hipped roof extension over the site of the existing garage, a two storey rear extension and single storey rear extensions. The works would improve the existing accommodation, the property would remain a four bedroom house.

The extensions are designed in character with the original dwelling and would not harm the street scene.

Although the extensions are substantial they are not considered to result in harm to neighbour amenity.

No.31 has one window at ground floor, which is not to a habitable room, and two windows at first floor level. The hipped roof of the proposed side extension is designed so as to minimise its impact on no.31, and no material loss of light is therefore considered to result.

Sufficient distance would remain between the rear extensions and each boundary to ensure no material loss of light to either neighbour.

There would be no increase in parking demand.

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

Application Number: F/2000/3078
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
hereby approved.....			INSERT: .....in the side elevations of the extensions
4	C183	R183	ARCHAEOLOGICAL WATCHING BRIEF
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

[signature]

6/2/07

RECORD OF SITE VISIT

SITE ADDRESS: Templeview, 33 Duffield Road, Woodley, Reading.

APPLICATION NUMBER: F/2000/3078

OFFICER: George Allpress

DATE OF SITE VISIT: 11/01/00

1. SITE/STATUTORY NOTICE DISPLAYED?

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by detached houses.

3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.35 to the north, no.31 to the south - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Front garden parking for several cars.
LEVELS	Level.
BOUNDARY TREATMENT	Mixed hedge and fencing
OTHERS	Archaeological implications

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001

19th December 2000

PLANNING SERVICES	HPT 38758
Your ref CO/HMC	
POL	TLS
DC GA	ENF
APP	
CS	
17 JAN 2001	
COPIES TO:	ACK:
	FILE:

Mr G Allpress
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear George,

PLANNING APPLICATION F/2000/3078
33, TEMPLEVIEW, DUFFIELD ROAD, WOODLEY

The above planning application has an archaeological implication.

I enclose an individual written archaeological brief for the above property.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

TEMPLEVIEW, 33, DUFFIELD ROAD, WOODLEY, READING
BRIEF FOR AN
ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

TEMPLEVIEW, 33, DUFFIELD ROAD, WOODLEY, READING
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the Council should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 Templeview, 33 Duffield Road, Woodley, Reading is located at National Grid Reference SU SU 7668 7440.

3 PLANNING BACKGROUND

3.1 Planning application F/2000/3078, submitted to Wokingham District Council, proposes the construction of two-storey side and rear extensions to dwelling and a single storey rear extension.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The application site lies very close to a site rich in Palaeolithic Flint Tools. Further recent excavations at Duffield House, 100m North east of the present site recovered a series of pits and ditches containing burnt flint, dated to the Bronze Age, construction works may disturb archaeological features and/or finds relating to these periods.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

January, 01 © Babtie Group

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's *representative, Babtie Group (archaeological consultant for Wokingham District Council) and* the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring *inspections.*

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the *Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the* selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

G.A.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1.30.18 relates.

Address of site 33 DUFFIELD ROAD, WOODLEY NR READING, BERKS RG5 4RL

Signed V. Reeves

Date 12/1/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

FROM: George Allpress

DATE: 04 January 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES | HPT 38598
POL | TLS
DO
APP
CC

Application Number: F/2000/3078

Proposal: Proposed two storey side and rear extensions to dwelling and single storey rear extension..

Site Address: 33, Templeview, Duffield Road, Woodley, Reading.

Applicant: Mr & Mrs Reeves C/O Michael Vaughton Associates.

Your observations are required in respect of this application **by 28/01/2001** .

The committee particularly asked that any neighbours' comments be taken into account for this application.

SIGNED: _____ DATE: 10.1.01.

Clerk To Woodley Parish/Town Council.

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

38558
6A
CS
11 JAN 2001
COPIES TO: ACK: FILE:

Our ref: 99133/01a09wdc/RA/tc

9th January 2001

The District Planning Officer
Wokingham District Council
P O Box No157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Mr Allpress

Dear Mr Allpress

RE: Extension to 33, Duffield Road, Woodley. App no F/2000/3078.

Further to your letter dated 4th January please find enclosed 4 copies of our amended drawing no 99133/P01A showing the proposed new door to the Utility Room previously omitted in error.

I trust this is all now in order but should you have any further queries please do not hesitate to contact us.

Yours sincerely

Richard Anderson RIBA
Enc.

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 DEC 20
Officer: GA	Application No. F/2000/3078

Map No. 37 Site 0.1.1

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

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

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

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

Description:

(F) PROPOSED TWO STOREY SIDE & REAR EXTENSIONS TO DWELLING & SINGLE STOREY REAR EXTENSIONS

Location: 33 DUFFIELD ROAD

Parish: WOODLEY Ward: Coronation

Applicant: MR/MRS REEVES

Fee Received 95-00 (S) 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	~~1:200~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Door to utility room shown on ground floor plan, not shown on elevation (NW)		
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 : ..... 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:

.....Site notice and see map.....
.....
.....
.....
.....
.....
.....
.....
.....

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

21 DEC 2000* 3378

Our ref: 2000/00118wdc/RA/tc

18th December 2000

The District Planning Officer
Wokingham District Council
P O Box No157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sir or Madam

RE: Extension to 33, Duffield Road, Woodley.

Please find enclosed 6 copies of drawing no's 99133/P01 and P02 together with forms, particulars and a cheque to the sum of £95.00 all as required to complete a full planning application.

The proposals include extending to the rear of the house and over the existing garage to the side. The work to the first floor provides for an enhanced master bedroom with en suite and dressing facilities therefore it remains a 4 bedroom property. The addition over the garage we feel greatly enhances the appearance of the property when viewed from the street by providing a more balanced elevation. In general terms the additions have been designed to be in keeping with the existing house both in their form and through the use of matching materials and details.

You will note from your site visit that the house is sited within a large plot capable of serving a dwelling of the size proposed.We are of the opinion that the proposals will not detract from the existing house or the adjoining properties. Moreover the amenity of the neighbours will not in any way be harmed.

We hope that you will be supportive of the application but should you have any concerns we would be grateful if you would contact us to discuss these further.

Yours sincerely,

Richard Anderson RIBA
Enc.

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

1789/a

SECTION 66 CERTIFICATE

Application No.

21 DEC 2010* 3078

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . MR & MRS V. REEVES . . . . . .

Date . 18TH DECEMBER 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

TEMPLEVUE; Pc 23 511 033

ADDRESS 33 DUFFIELD ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 37 7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/91/65	Messrs Nicholas	outline - Resid. Dept on land at Rear	13.5.65	N/A C/
42411		2/ST. HT. S/ST. HT.	30.3.94	C/A
FP94/2313	MR & MRS V REEVES	2/ST. HT.	18.3.94	APP
96/64325/F	"	FRONT WALL	11.10.96	C/A
FP97/6846	"	S/St/S ext. - Garage +		
		2St/S ext - study & bedrooms	3.10.97	C/A
FP98/7386	Mr. & Mrs. V. Reeves	Part Garage Conversion	2.4.98	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD. Eng - Dawson - Door in Garage - 11/5/98

DRAINAGE

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

21.DEC.2000* 3378

1.	APPLICANT'S NAME	MR & MRS V. REEVES
	ADDRESS	33 DUFFIELD ROAD WOODLEY
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MICHAEL VAUGHTON ASSOCIATES
	ADDRESS	RECTORY MEWS CROWN ROAD WHEATLEY OXON
	POST CODE	OX33 1UL PHONE 01865 873936
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	33 DUFFIELD ROAD WOODLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE & TWO STOREY EXTENSION TO SIDE & REAR OF EXISTING DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	99133/P01 & P02

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE ☐ REDEVELOPMENT ☐

ERECTION OF NEW BUILDING ☐ ALTERATION or EXTENSION ☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION ☐ See question 10

FULL PERMISSION ☑

APPROVAL OF DETAILS/RESERVED MATTERS ☐ State relevant outline permission number Also complete Question 10

TEMPORARY PERMISSION ☐ State period required

RELAXATION OF CONDITIONS ☐ State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING ☐

EXTERNAL APPEARANCE ☐ DESIGN ☐

MEANS OF ACCESS ☐ LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLAIN TILE ROOF TO MATCH EXISTING
BRICK & RENDER WALLS TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access.

ALL AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF MR & MRS V. REEVES DATE 18TH DEC 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3078**
CASE OFFICER: **George Allpress**
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				



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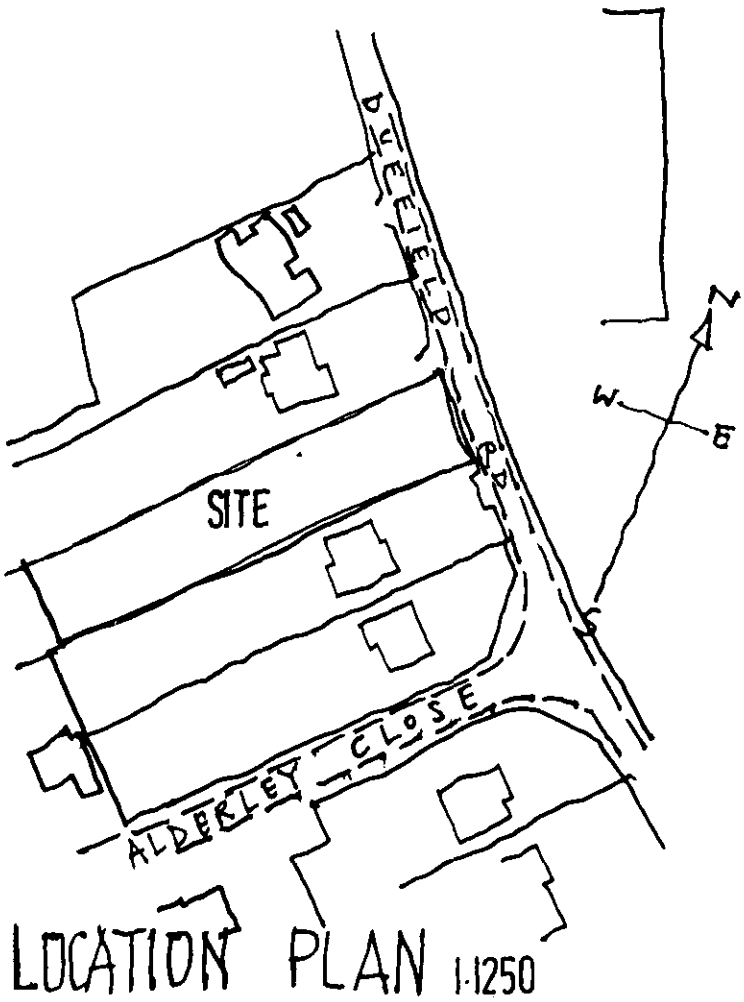
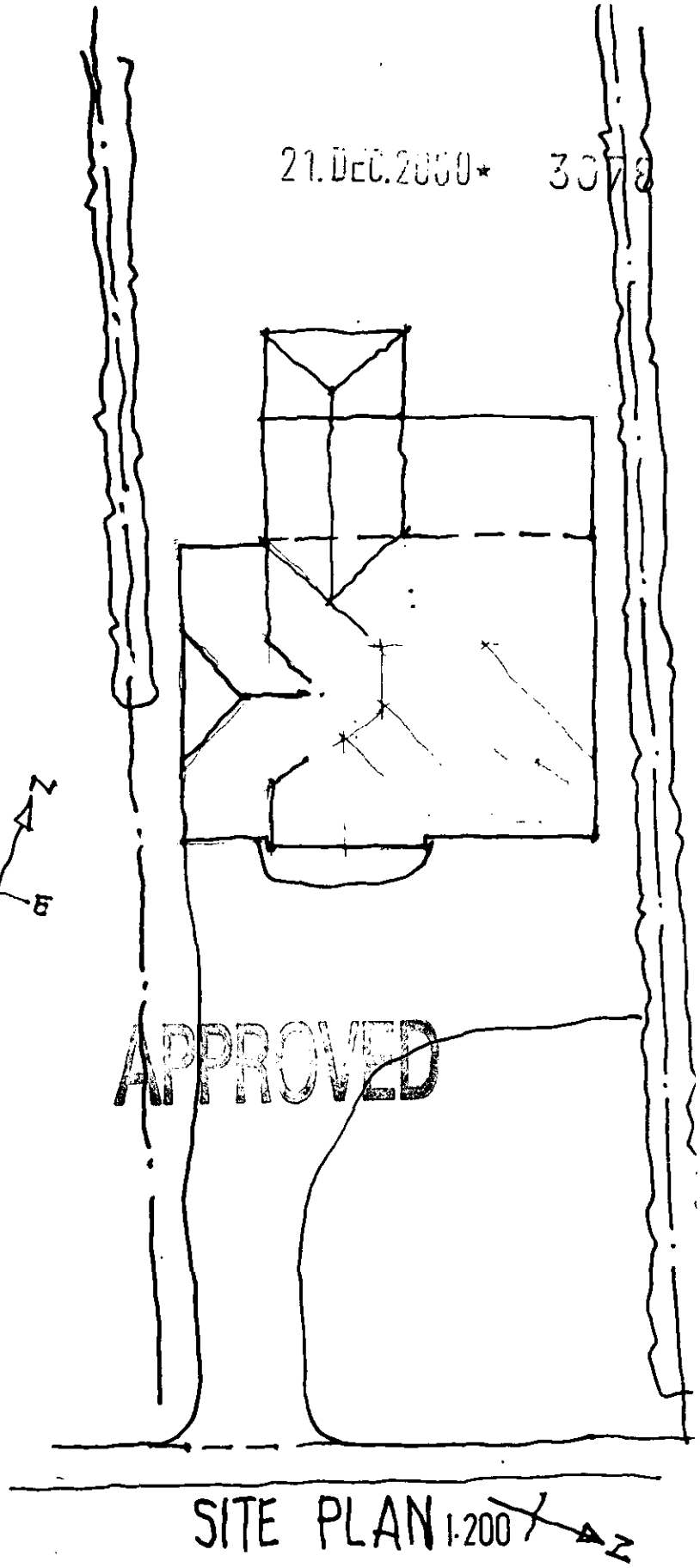
Development Control Section, Environmental Services, Wokingham District Council.

22 December 2000

Scale: 1 : 1250



LOCATION PLAN 1:1250



SITE PLAN 1:200

Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxford OX33 1UT Tel (01565) [illegible]	SCALE	TITLE	
	DATE		
PROJECT 33 DUFFIELD ROAD WOODLEY	DRAWN		
	JOB 99133	NO P02	REV