APPLICATION NO:
F/2002/6066

LOCATION:
88 Millbank Crescent, Woodley Reading.

APPLICANT:
Mr Khan. C/O C H Maddox

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **15/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/05/2002

CASE OFFICER: **Richard Kelly**

APPROVED

167

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Khan
C/O C H Maddox
15 Keswick Close
Tilehurst
Reading
Berks
RG30 4SD

Application Number: F/2002/6066

Parish: **WOODLEY**

Location: **88, Millbank Crescent, Woodley, Reading.**

Proposal: **Proposed single 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.

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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

2. 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:

Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 30/04/2002

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.

Relisted

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6866 RK
BUILDING CONTROL NUMBER.	AP 2002/3138
~~APPLICANT~~/AGENT	C H Maddox
ADDRESS OF SITE	88 Millbank Crescent WOODLEY
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	SL 100/01 rec.d 24/5/02	SL 100/01 rec.d. 6/3/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	29/5/02	

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	

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6066

Applicant : Mr Khan C/O C H Maddox.

Location : 88, Millbank Crescent, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/03/2002

Earliest Date for Decision : 15/04/2002

Latest Consultation Date/Site Notice Expiry Date : 15/04/2002

This application will have expired on: 01/05/2002. 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: approve
Environment Agency

Planning Issues :

Application Number: F/2002/6066

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/6066
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	~~C010~~	~~R010~~	

RECORD OF SITE VISIT

SITE ADDRESS: 88 Millbank Crescent Woodley Reading. APPLICATION NUMBER: F/2002/6066	OFFICER: Richard Kelly DATE OF SITE VISIT: 11/4

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Semi detached houses.

3. DESCRIPTION OF SITE/BUILDING Semi with 86

4. RELATIONSHIP TO ADJOINING PROPERTIES c. 5m removed from 90
86 has c. ~~[illegible]~~ 3m extension to rear with flat roof.

5. SITE CONSTRAINTS

TREES A couple of small conifers to go.

ACCESS/PARKING reduced - probably still acceptable.

LEVELS flat.

BOUNDARY TREATMENT 2.5m conifer to W. outbuildings + 1.8m fence to E.

OTHERS

Application Number: F/2002/6066 – 88 Millbank Crescent, Woodley

Appraisal:

This application is for a single storey rear extension to a dwelling. This raises three issues:

Impact on adjoining properties: LBE1, WBE1

The proposed extension would project 3.85m from the original rear wall of the house. The adjoining property at 86 has a 3m deep single storey rear extension of similar style, such that no undue impact is caused to this property. To the opposite side, the proposal would be 2.5m from the nearest part of the adjoining property. Given that this proposal is flat roofed with a height of 2.7m, it is not considered that this will cause undue harm.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

A small element will be visible from the street, but it is not considered that this will cause undue harm.

Impact on highway safety (parking provision): LT5, WT6

The proposal would lead to the loss of the garage for parking but the property retains 2 off street parking spaces.

Approve ~~**Refuse**~~

PLANNING SERVICES	HP 55559
POL	TLS
DC RK	ENF
WT	
CS	
22 APR 2002	
COPIES TO	ACK:
	FILE:

ENVIRONMENT AGENCY

Our Ref : SP/2002/005502-1/1
Your Ref : F/2002/6066

Date : 18 April 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: **SINGLE STOREY REAR EXTENSION TO DWELLING**
LOCATION: **88 MILLBANK CRESCENT, WOODLEY, READING**

Thank you for your letter dated 25 March 2002, received on 27 March 2002. Please quote the following reference in any correspondence: SU77SE/12/59. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Landfill Sites

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Contaminated Sites

According to our records the site is 190 metres from the Former Phillips Dance Studios, listed on the Environment Agency's database of Contaminated Sites. It is considered that the site proposes no risk to the development.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Mr Khan

Date: 10 April 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6066

Location: 88, Millbank Crescent, Woodley, Reading.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Mr Khan C/O C H Maddox.

Case Officer: Richard Kelly

The new plans show the following: Side elevation. Drawing no: SL 100/01.

Comments are required by 17/04/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

1970

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

App No. F/2002 (Planaps) 1 6066 (Ludhouse) Date Rec. 8/4/02

Location: 88 Millbank Crescent, Woodley

Parish Woodley

Applicant: Mr. Khan

Description of attached plans Side elevation

Drawing No's: SL 100/01

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

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

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

NEIGHBOURS: _____

_____ Date for Responses 7 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 10.04.PS

Yellow - Part One Copy
Green - Officer's Copy

FROM: Richard Kelly

DATE: 25 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6066

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 88, Millbank Crescent, Woodley, Reading.

Applicant: Mr Khan C/O C H Maddox.

Your observations are required in respect of this application **by 15/04/2002**

PLANNING SERVICES	HPT
PGL	TLS
DC	ENF 1
APP	
CS	

04 APR 2002

COPIES TO	ACK.
	FILE

The committee made no comment on this application.

SIGNED: Aleeon DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 25 March 2002

Application Number: F/2002/6066

Proposal: Proposed single storey rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
88, Millbank Crescent, Woodley, Reading.

Applicant:
Mr Khan C/O C H Maddox.

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).

Signed: _____ **Print name:** Adam 26/03/02.

Organisation_Name	Building_Name	address1	Postcode
		37MILLBANK CRESCENTREADING	RG5 4EP
		39MILLBANK CRESCENTREADING	RG5 4EP
		41MILLBANK CRESCENTREADING	RG5 4EP
		43MILLBANK CRESCENTREADING	RG5 4EP
		86MILLBANK CRESCENTREADING	RG5 4ER
		88MILLBANK CRESCENTREADING	RG5 4ER
		90MILLBANK CRESCENTREADING	RG5 4ER
		52COLEMANS MOOR LANEREADING	RG5 4BT
		54COLEMANS MOOR LANEREADING	RG5 4BT
	50A	50ACOLEMANS MOOR LANEREADING	RG5 4BT
	52A	52ACOLEMANS MOOR LANEREADING	RG5 4BT

Neighbours Consulted F/2002/6066 25.3

Received by Wokingham District Council

Application No: F/2002/6066

Proposal:
Proposed single storey rear extension to dwelling.

Location:
88, Millbank Crescent, 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/2002/6066 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2002. 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**

25 March 2002

Application Number : F/2002/6066	Map No : 47
Case Officer : RK	Site Area : 0·03
Valid Date : 6·3·02	Received Date: 06/03/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 88, Millbank Crescent, Woodley, Reading.

Parish : WY **Ward : LOD** 25.3.02 DB

Applicant : Mr Khan C/O C H Maddox.

Fee Required: £95 **Fee Received: £95** (4)

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	EXISTING LAYOUT.	22/3/02	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	SIDE ELEVATIONS	~~Request~~ with SW	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT.		
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 25.3.02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ – LANDFILL SITE 250m CONSULTATION

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

NEIGHBOURS

.....S/N.E. see map.....

.....

.....

OTHERS

.....No adv. - app.....

.....

.....

.....

.....

.....

ADDRESS 88 MILLBANK CRESCENT PARISH WOODLEY

PLOT No. 239 Plan 213 RENUMBERED 11.7.69 ORD. SHEET No. S.U. 7672 (4

BUILDER Bestwick + Taylor

Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/48	Mr W J Chaffey	Outline - use/plant for gravel working	10-1-50	N/A C/A
217/60	Messrs Bestwick & Taylor (Bldrs) Ltd	Layout	11.1.61	App C/A
100/61	"	Terraced House	1.5.61	App C/
0/13/59	Messrs Chaffey Wm Simmonds Ltd	Queens Road Devel.	14.4.59	N/A C/
165/61	Messrs Bestwick Taylor (Bldrs) Ltd	Semi/Det House	7.9.61	App - C/A
99/62	" "	Semi/Det House	12.7.62	App APP
F/2002/6066	Mr. Khan	S/St/R ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

6066

1959/a

HOUSEHOLDER PLANNING APPLICATION

06. MAR 2001 WOKINGHAM DISTRICT COUNCIL 6066

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR KHAN
	ADDRESS	88 MILLBANK CRES
		WOODLEY
		READING
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	C H MADDOX
	ADDRESS	15 KESWICK CLOSE
		TILEHURST
		READING
	POST CODE	RG30 4SD Tel. No. 0118-9615605
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	88, MILLBANK CRES
		WOODLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	GD FL REAR EXTN

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK AS EXISTING
FLAT FELTED ROOF
WHITE PVC WINDOWS

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — YES / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓

(b) The fee (the current scale of fees is attached) £95.00
If no fee is payable please say why below

(c) 6 copies of plans and drawings
- (i) 1:2500 scale location plan with application, site outlined in red. ✓
- (ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
- (iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

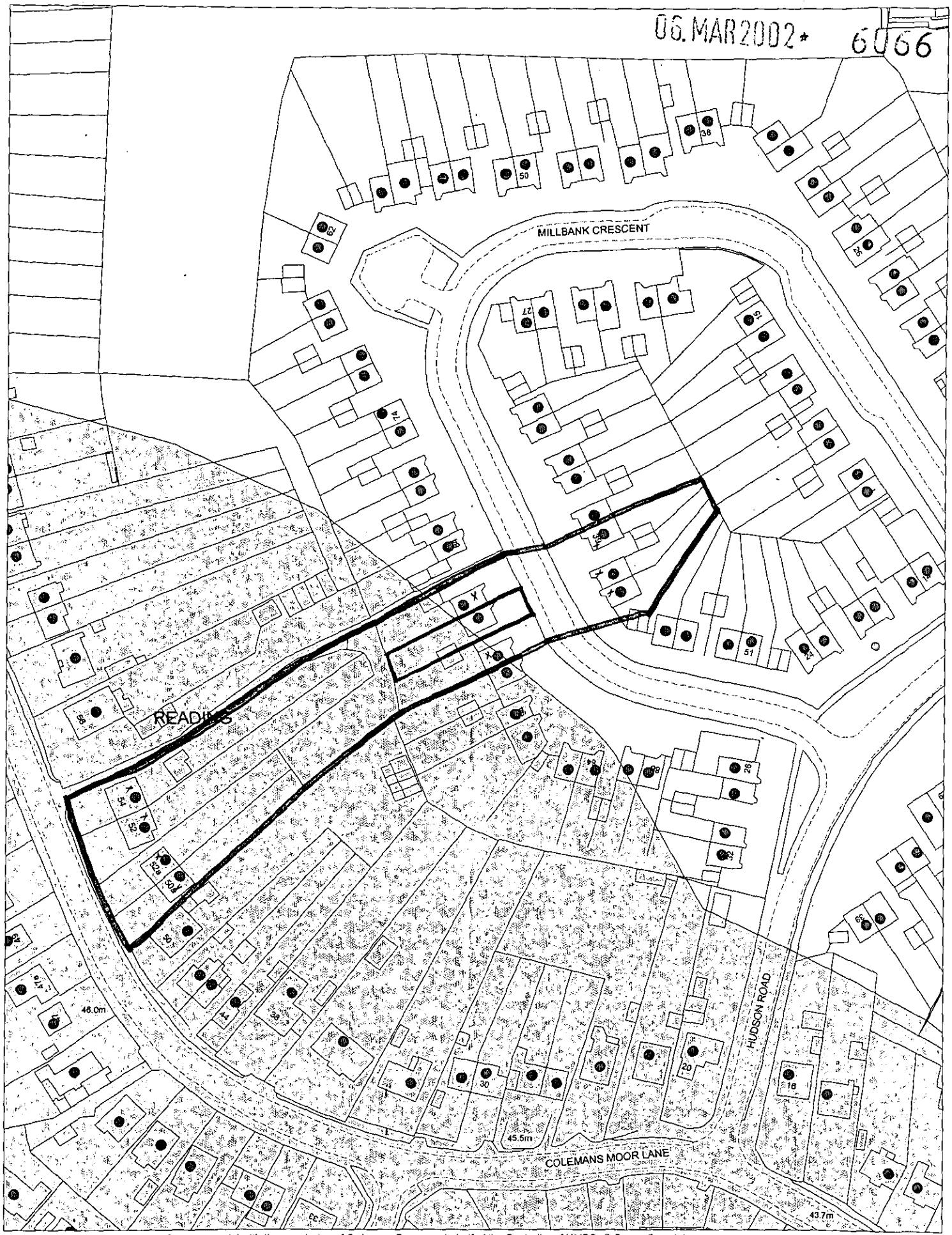
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr Nixon.

DATE 4-3-02.

06.MAR2002* 6066



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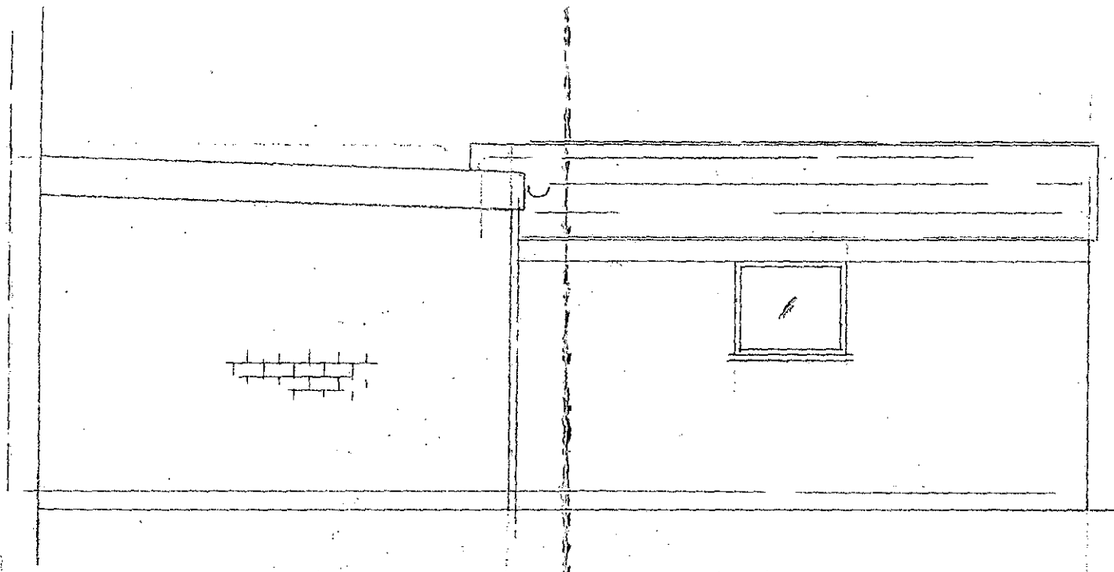
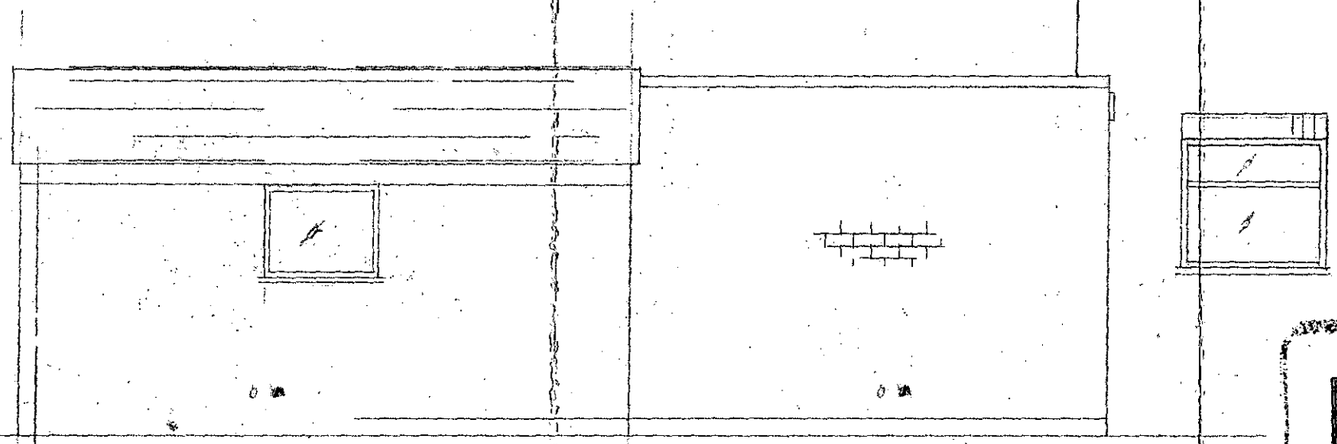
Development Control Section, Environmental Services, Wokingham District Council.

12 March 2002 Scale: 1 : 1250

N
W E
S





ADDITIONAL PLAN

6066

APPROVED

LANDS | HPT / TLS / ENF

08 APR 2002

SHT 2 OF 2 SHTS.

COPIES TO

SL100/01

SIDE ELEVATIONS.

88 MILLBANK CRESCENT, READING

0 10 20 30 40 50 60 70 80 90 100