APPLICATION NO:
**F/2002/7902**

LOCATION:
**19 Alderley Close, Woodley Reading.**

APPLICANT:
**Mr/Mrs I Stafford C/O Splash Home Inprovments**

PROPOSAL:
**Proposed single storey rear extension to dwelling to form conservatory.**

EARLIEST DATE FOR DECISION: **02/12/2002**

**APPLICATION WILL HAVE EXPIRED ON: 25/12/2002**

CASE OFFICER: **Daniel Gigg**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs I Stafford**
**C/O Splash Home Inprovments**
**35 Bolton Road**
**READING**
**Berkshire**
**RG2 0NH**

**Application Number: F/2002/7902**

**Parish:** **WOODLEY**

**Location:** **19 Alderley Close, Woodley, Reading**

**Proposal:** **Proposed single storey rear extension to dwelling to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

**Condition**
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Condition**
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

**Informative**
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

**Informative**
2. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

**Informative**
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

**Informative**
4. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

**Informative**
5. 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, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 16/12/2002

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.**

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

| Informatives for approvals | |
|---|---|
| 1 | Surface water from hard surfaces should discharge via deep seal tapped gullies incorporating a minimum water seal of 85mm or similar |
| 2 | No soakaways should be constructed to a depth exceeding 3 metres below existing groundlevel, and under no circumstances shall the water table be intersected. |
| 3 | Roof water downpipes should be connected to the drainage system either directly, or by means of black inlet gullies provided with sealing plates instead of open gratings. |
| N04 | |
| | |
| N16 | |

| | |
|---|---|
| Loddon Area Local Plan | LBE1, LBE2 |
| South East Area Local Plan | |
| Wokingham District Local Plan | WOS3, WBE1 |
| Green Belt Local Plan | |
| Berkshire Structure Plan | EN1 |
| Minerals Local Plan | |

**WORK SHEET FOR :** Daniel Gigg

**Application Number :** F/2002/7902

**Applicant :** Mr/Mrs I Stafford C/O Splash Home Inprovments.

**Location :** 19, Alderley Close, Woodley, Reading.
**Proposal :** Proposed single storey rear extension to dwelling to form conservatory.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 30/10/2002**

**Earliest Date for Decision : 02/12/2002**

**Latest Consultation Date/Site Notice Expiry Date : 02/12/2002**

**This application will have expired on: 25/12/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

Woodley Town Council - no comment

**Planning Issues :**

**Application Number: F/2002/7902 – 19 Alderley Close, Woodley.**

**Appraisal:**

Proposed Development

The proposed development is a single storey rear extension to form a conservatory. It will project 3m, be 4.75m in width and have a maximum height of 3.35m.

The site lies in the identified settlement.

The proposed falls to be assessed against policies in the Loddon Area Local Plan (adopted) and Wokingham District Local Plan (deposit).

1. Impact upon neighbouring properties

The impact on the neighbouring properties needs to be assessed in terms of overlooking, overbearing and overshadowing.

In terms of overlooking, there will be no adverse impacts given that views out from the conservatory will be screened. The boundary treatment is as follows:-

- The south east and south west are marked by a 1.5m high close boarded fence; and,
- The north west is marked by a 1.8m high close boarded fence.

There will be no adverse impacts in terms of overbearing or overshadowing given the level of screening and the fact that the conservatory is a lightweight single storey structure.

2. Impact upon the character of the area

The conservatory would be screened from the street given that it is to the rear of the property and as such is not considered to have any adverse impacts on the street scene. Further, the conservatory is a simple design in keeping with the design of the dwellings and the materials would match the existing property.

**Approval:** ✓ ~~**Refusal:**~~

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

| Informatives for approvals | |
|---|---|
| 1 | Surface water from hard surfaces should discharge via deep seal tapped gullies incorporating a minimum water seal of 85mm or similar |
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| N04 | |
| | |
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| | |
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| Loddon Area Local Plan | LBE1, LBE2 |
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| Wokingham District Local Plan | WOS3, WBE1 |
| Green Belt Local Plan | |
| Berkshire Structure Plan | EN1 |
| Minerals Local Plan | |

## Application Number F/2002/7902
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

# RECORD OF SITE VISIT

**SITE ADDRESS:** 19 Alderley Close Woodley Reading.

**APPLICATION NUMBER:** F/2002/7902

**OFFICER:** Daniel Gigg

**DATE OF SITE VISIT:** 5/12/02

**1 SITE/STATUTORY NOTICE DISPLAYED ?** Yes. Post in front garden

**2. DESCRIPTION OF SURROUNDINGS**

Detached properties

**3. DESCRIPTION OF SITE/BUILDING**

Detached
Brick built. Concrete roof tiles

**4. RELATIONSHIP TO ADJOINING PROPERTIES**

SE - 1.5m high (Closeboarded fence. In neighbours property is a flat roofed extn to garage that projects approx 3m from r/o no 17

NW - 1.8m high closeboarded fence

SW - 1.5m high (Closeboarded fence.

**5. SITE CONSTRAINTS** Land is higher (compared to properties on Willow side (SW of property) but screening + positioning of houses is favourable

**TREES** N/A

**ACCESS/PARKING** N/A

**LEVELS** No. 19 is on higher land than properties on Willow side

**BOUNDARY TREATMENT** N/A

**OTHERS**

FROM: Daniel Gigg

DATE: 08 November 2002

DELEGATED

## WOODLEY TOWN CONSULTATION SHEET

**Application Number:** F/2002/7902

**Proposal:** Proposed single storey rear extension to dwelling to form conservatory..

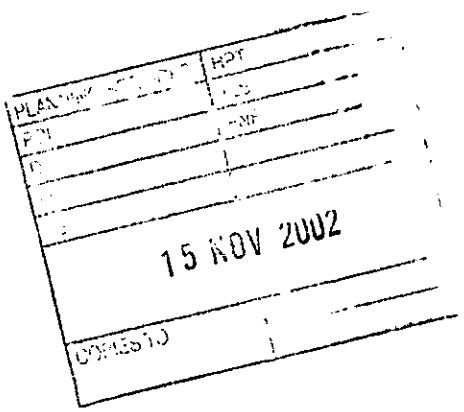
**Site Address:** 19, Alderley Close, Woodley, Reading.

**Applicant:** Mr/Mrs I Stafford C/O Splash Home Inprovments.

Your observations are required in respect of this application **by 02/12/2002** .

---

The committee agreed to make no comment on this application.




SIGNED: _____ DATE: 13.11.02

Clerk To Woodley Parish/Town Council.

| | |
|---|---|
| Application Number : F/2002/7902 | Map No : 37 |
| Case Officer : DPG | Site Area : 0.05 |
| Valid Date : 30/10/02 | Received Date: 30/10/2002 |

**Level : Delegated Application**

**Description : Proposed single storey rear extension to dwelling to form conservatory.**

**Location : 19, Alderley Close, Woodley, Reading.**

**Parish : WY Ward : COR**

**Applicant : Mr/Mrs I Stafford C/O Splash Home Inprovments.**

**Fee Required: £110 Fee Received: £110** (2)

**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 I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

## HERITAGE BODIES

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

## OTHERS

.....

Note to officer: Site lies within a Groundwater Protection Zone — planning informatives required.

.....

.....

## NEIGHBOURS

.....

S/N + See map

.....

No pre-apps.

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

Tel: (0118) 974 6296

Date: 08 November 2002

My ref: F/2002/7902

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF


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


Dear Councillor

**Application Number: F/2002/7902**
**19, Alderley Close, Woodley, Reading.**
**Proposed single storey rear extension to dwelling to form conservatory.**

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 **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Daniel Gigg** Application Number: **F/2002/7902**
**19, Alderley Close, Woodley, Reading.**
**Proposed single storey rear extension to dwelling to form conservatory.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Lennard

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

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

Tel: (0118) 974 6296

Date: 08 November 2002

My ref: F/2002/7902

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor Ashman
60 Park View Drive North
Charvil
Berks
RG10 9QY


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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**19, Alderley Close, Woodley, Reading.**
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Yours sincerely
***Trevor Watson***
Development Control Manager

---

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Case officer: **Daniel Gigg** Application Number: **F/2002/7902**
**19, Alderley Close, Woodley, Reading.**
**Proposed single storey rear extension to dwelling to form conservatory.**
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 Ashman

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

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

Tel: (0118) 974 6296

Date: 08 November 2002

My ref: F/2002/7902

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor Swaddle
26 Palmerstone Road
Earley
Reading
RG6 1HL


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


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Yours sincerely
***Trevor Watson***
Development Control Manager

---

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_____

_____

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 Swaddle

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

**Received by Wokingham District Council**

# Application No: F/2002/7902

**Proposal:**
Proposed single storey rear extension to dwelling to form conservatory.

**Location:**
19, Alderley Close, Woodley, Reading.

**The application is available for inspection at Wokingham District Council's offices during the following times:**

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428**
**8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7902 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/12/2002. 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 November 2002**

| Organisation_Name | Building_Name | address1 | Old_Postcode |
|---|---|---|---|
| | | 10ALDERLEY CLOSEREADING | RG5 4TG |
| | | 17ALDERLEY CLOSEREADING | RG5 4TG |
| | | 19ALDERLEY CLOSEREADING | RG5 4TG |
| | | 8ALDERLEY CLOSEREADING | RG5 4TG |
| | | 12WILLOWSIDEREADING | RG5 4HJ |
| | | 12ALDERLEY CLOSEREADING | RG5 4TG |
| | | 21ALDERLEY CLOSEREADING | RG5 4TG |

Neighbour list F/2002/7902

# Environmental Services

For office use only
Application number: 30. OCT. 2002 7902

7902

30 OCT 2002

WOKINGHAM UNITARY
Aiming for Excellence

## 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.

| | | |
|---|---|---|
| 1 | Your name<br>Address and postcode<br><br><br>Phone number | MR & MRS I STAFFORD<br>19 ADERLEY CLOSE<br>WOODLEY<br>BERKSHIRE<br>RG5 4TG |
| | Agent's Name<br>Address and postcode<br><br><br>Phone number | SPLASH HOUSE IMPROVEMENTS<br>35 BULMAN ROAD<br>READING<br>BERKSHIRE<br>RG2 0NH<br>0118 9,313333. |
| 3 | Site<br>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. | 19 ADERLEY CLOSE<br>WOODLEY<br>BERKSHIRE |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | CONSERVATORY ON REAR ELEVATION. |
| 5 | Are there any trees on the site?<br>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. | RED BRICK TO MATCH<br>DBD GLAZING. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: N/A | Proposed: N/A |
| **10** | Does a public right of way touch the site?<br>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).<br>If you do not have to pay a fee, please say why below. | | |
| | | | |
| | 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: [signature]

on behalf of R&R I STAFFORD

Date 25/10/04

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

# Environmental Services

For office use only
Application number: 30. OCT. 2002 7902

7902

30 OCT 2002

WOKINGHAM UNITARY
Aiming for Excellence

## Householder planning application form

Please answer all questions in CAPITAL letters.
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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.

| | | |
|---|---|---|
| 1 | Your name<br>Address and postcode<br><br><br><br>Phone number | MR & MRS I STAFFORD<br>19 RODERICK CLOSE<br>WOODLEY<br>BERKSHIRE<br>RG5 4TQ<br> |
| | Agent's Name<br>Address and postcode<br><br><br><br>Phone number | SPLASH HOUSE IMPROVEMENTS<br>35 BALTON ROAD<br>READING<br>BERKSHIRE<br>RG2 0NH<br>0118 9313333. |
| 3 | Site<br>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. | 19 RODERICK CLOSE<br>WOODLEY<br>BERKSHIRE |
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| 8 | Will the car parking provision at the site be changed?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

PC 23 005 019

ADDRESS 19 ALDERLEY CLOSE PARISH WOODLEY

PLOT No. 5 ORD. SHEET No. SU. 7674 (37)

BUILDER P.H. SMITH (READING) LTD

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| C/91/65 | MESSRS. NICHOLAS | OUTLINE | 13.5.65 | N/A C/A |
| 39/66 | P.H. SMITH (READING) LTD. | DETACHED HOUSE | 14.4.66 | APP. C/A |
| 11105 | MR. P. GARDNER | [illegible] SCULLERY, [illegible] & HALL | 5.7.79 | N/A C/A |
| BR 11285 | " | " | 13.7.79 | R. N/A |
| BR 11607 | " | UTILITY, CLOAKS & 1st FLOOR EN-SUITE EXTS | 2.8.79 | APP. N/A |
| 29281 | | | 25.11.87 | C/A |
| BRA 4082 | MR. J RUSHTON | LOUNGE, HALL, STUDY | 20.1.88 | APP |
| F/2002/7902 | Mr/Mrs Stafford | S/St R. ext. Conserv. | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE