APPLICATION NO:
**F/2002/7953**

LOCATION:
**30 Reading Road, Woodley Reading.**

APPLICANT:
**Mr/Mrs G Davies C/O Mrs K French**

PROPOSAL:
**Proposed first floor side extension to dwelling and single storey front extension plus pitched roof on existing garage.**

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

**APPLICATION WILL HAVE EXPIRED ON:**
**07/01/2003**

CASE OFFICER: **Louise Smith**

REFUSED

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS
## Notification of Refusal of Permission

**Mr & Mrs G Davies**
**C/O Mrs K French**
**31 Park View Drive South**
**Charvil**
**Berks**
**RG10 9QX**

**Application Number: F/2002/7953**

**Parish:** **WOODLEY**

**Location:** **30, Reading Road, Woodley, Reading.**

**Proposal:** **Proposed first floor side extension to dwelling and single storey front extension plus pitched roof on existing garage.**

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

**Reason**
1. The proposed development by reason of its siting, design and scale would be harmful to the character and appearance of the street scene. As such it is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified).

**Reason**
2. The proposed development by reason of its siting, form and scale would form an un-neighbourly development and is considered overbearing when viewed from the adjacent property, No. 32 Reading Road. As such it is contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policy WOS3 of the Wokingham District Local Plan (as proposed to be modified).

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

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.**

| Development Control Ref No: | Received | Parish |
|---|---|---|
| F/2002/7953 | 12/11/2002 | Woodley |

**Applicant:** Mr & Mrs Davies
**Location:** 30 Reading Road, Woodley
**Proposal:** First floor side extension, single storey front extension, pitched roof to garage and front of dwelling.

**FOR CONSIDERATION BY:** Development Control Committee
**REPORT PREPARED BY:** Head of Planning and Transportation and Louise Smith

**SUMMARY:**

**Proposal**
The proposal is for a first floor side extension above the garage to form additional bedroom, en-suite and enlarged bathroom. In addition, a single storey extension is proposed to the front of the garage with pitched roofline which would extend across the width of the dwelling as a monopitch roof canopy.

Revised plans were received on 6th December 2002, showing a full hip in the side elevation of the first floor side extension.

The application is before the Development Control Planning Committee as the applicant is an employee of Wokingham District Council.

**RECOMMENDATION:**

**GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

**Background Papers**

**Held by:** Planning Reception
**Division:** Development Control
**Dept:** Environmental Services

**Contact No:** 0118 974 6428/ 6429
**E Mail:** development.control@wokingham.gov.uk

**NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.**

## BACKGROUND

### 1 HISTORY

The site is a link-detached dwelling situated within the identified settlement boundary of Woodley. The area is characterised by a mix of housing designs, predominantly detached dwellings, however, No. 30 is one of 4 link-detached dwellings.

A single storey conservatory was erected to the rear of the garage in 1967 under permitted development rights.

### 2 CONSULTATION

***Neighbours – 1 objection received, concerned over design, loss of light and privacy.***

***Highways – recommend conditional approval***

***Parish Council – objections to design and impact on the street scene***

### 3 APPRAISAL

Main issues:

A. Impact on neighbouring properties

Loddon Area Local Plan policies LBE1 and LBE2

Wokingham District Local Plan policies WBE1 and WOS3

B. Impact on the character of the street scene

Berkshire Structure Plan policy EN1

Loddon Area Local Plan polices LBE1 and LBE2

Wokingham District Local Plan policies WBE1 and WOS3

C. Access and movement

Loddon Area Local Plan polices LT5 and LT6

Wokingham District Local Plan polices WT7 and WT6

D. Flooding Issues

Loddon Area Local Plan policies LPS2 & 3

Wokingham District Local Plan policy WIC16

A. <u>Impact on neighbouring properties</u>

There would be no adverse impacts resulting from the proposed first floor side extension. The development would be recessed in the front elevation and would not project beyond the front and rear building lines of the adjacent dwelling (No. 32) which has no side facing windows.

Due to the scale, design and siting of the proposed garage extension and pitched roof, no adverse impacts would result for neighbouring properties. The garage would only project 1.2m forward of the adjacent neighbour, No. 32.

The monopitch porch canopy, which is proposed to extend the width of the dwelling, would exert minimal impact on neighbouring dwellings due to its design and scale.

B. Impact on the character of the street scene

Despite No's 26, 28, 30 and 32 being developed as identical link-detached dwellings there have been several extensions to date which have personalised the individual dwellings. For example No. 32 has single storey front extensions with gable end and single storey side extensions, and No. 26 has a pitched roof to the garage. In the wider street scene, first floor and two storey side extensions are not un-common, notably at No. 19 opposite the application site.

The proposed garage extension and canopy to the front of the dwelling would be in keeping with the character of the dwelling and are not considered to detract from the character and appearance of the street scene.

The proposed first floor side extension would be set in from the side boundary with No. 32 (0.5m) and set back from the front of the dwelling (1.6m) providing a visual break between the two properties. The hipped roofline would also reduce the massing along the party boundary between the two dwellings.

C. Access and movement

The parking and turning facilities are considered acceptable subject to conditions.

D. Flooding Issues

The application site does not contain any land shown on the plans supplied by the Environment Agency as being liable to flooding.

**4 CONCLUSION**

The proposed development would have no significant impact on neighbouring properties, the character of the street scene and highway safety and is therefore considered acceptable.

**5 RECOMMENDATION**

GRANT planning permission subject to the following conditions

**Conditions.**

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

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

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

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

3. The extension shall not be occupied until space has been provided within the front garden for vehicles to enter and leave in a forward gear and this space shall be retained for this purpose in perpetuity.

   Reason: In the interests of highway safety and convenience

4. The crossing shall be extended to 4.0 metres minimum width

   Reason: In the interests of highway safety and convenience

**Informatives.**

1. This permission relates to the application as amended with revised plans (Drawing No: 180/07A) submitted to the Local Planning Authority on the 6th December 2002 showing a full hip in the side elevation of the first floor side extension, and does not approve the proposals originally submitted.

2. The head of Engineering Services at the Council offices, Shute End, Wokingham should be contacted for the approval of access construction details before any work is carried out on the highway. This planning permission does NOT authorise the construction of such access.

12.NOV.2002 7953

# HOUSEHOLDER PLANNING APPLICATION

30 READING ROAD
WOODLEY
READING
BERKSHIRE
RG5 3DB

Mr & Mrs G Davies

Contents:

| | |
|---|---|
| Householder Planning Application Form | |
| Location and Site Plan | Drg. No. 180/01 |
| Existing Ground Floor Plan | Drg. No. 180/02 |
| Existing First Floor Plan | Drg. No. 180/03 |
| Existing Elevations | Drg. No. 180/04 |
| Proposed Ground Floor Plan | Drg. No. 180/05 |
| Proposed First Floor Plan | Drg. No. 180/06 |
| Proposed Elevations | Drg. No. 180/07 |

# Environmental Services

For office use only.
Application number:
12.NOV.2002 7953

## Householder planning application form

12 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

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 | MR + MRS G. DAVIES |
| | Address and postcode | 30 READING ROAD<br>WOODLEY<br>READING<br>RG5 3DB |
| | Phone number | 9618558 |
| | Agent's Name | MRS K. FRENCH |
| | Address and postcode | 31 PARKVIEW DRIVE SOUTH<br>CHARVIL<br>BERKS<br>RG10 9QX |
| | Phone number | 9340260 |
| 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. | 30 READING ROAD<br>WOODLEY |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | FIRST FLOOR SIDE EXTENSION,<br>GROUND FLOOR FRONT<br>EXTENSION |
| 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. | BRICKS, RENDER, TILES AND<br>TILE HANGING TO MATCH<br>EXISTING. |
| 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 ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 3 | Proposed: 4 |
| 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. | | |
| | 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 A Davies

on behalf of MR + MRS G. DAVIES

Date 8/11/02

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☑ MRS DAVIES IS A WELFARE ASSISTANT IN A PRIMARY SCHOOL.

| Development Control Ref No: | Received | Parish |
|---|---|---|
| F/2002/7953 | 12/11/2002 | Woodley |

**Applicant:** Mr & Mrs Davies
**Location:** 30 Reading Road, Woodley
**Proposal:** First floor side extension, single storey front extension, pitched roof to garage and front of dwelling.

**FOR CONSIDERATION BY:** Development Control Committee
**REPORT PREPARED BY:** Head of Planning and Transportation and Louise Smith

**SUMMARY:**

**Proposal**
The proposal is for a first floor side extension above the garage to form additional bedroom, en-suite and enlarged bathroom. In addition, a single storey extension is proposed to the front of the garage with pitched roofline which would extend across the width of the dwelling as a monopitch roof canopy.

Revised plans were received on 6th December 2002, showing a full hip in the side elevation of the first floor side extension.

The application is before the Development Control Planning Committee as the applicant is an employee of Wokingham District Council.

**RECOMMENDATION:**

**GRANT PLANNING PERMISSION: subject to conditions**

**Background Papers**

**Held by:** Planning Reception
**Division:** Development Control
**Dept:** Environmental Services

**Contact No:** 0118 974 6428/ 6429
**E Mail:** development.control@wokingham.gov.uk

**NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.**

## BACKGROUND

### 1 HISTORY

The site is a link-detached dwelling situated within the identified settlement boundary of Woodley. The area is characterised by a mix of housing designs, predominantly detached dwellings, however, No. 30 is one of 4 link-detached dwellings.

A single storey conservatory was erected to the rear of the garage in 1967 under permitted development rights.

### 2 CONSULTATION

***Neighbours*** *– 1 objection received, concerned over design, loss of light and privacy.*

***Highways*** *– recommend conditional approval*

***Woodley Town Council*** *– objections to design and impact on the character of street scene*

### 3 APPRAISAL

Main issues:

A. Impact on neighbouring properties

Loddon Area Local Plan policies LBE1 and LBE2

Wokingham District Local Plan policies WBE1 and WOS3

B. Impact on the character of the street scene

Berkshire Structure Plan policy EN1

Loddon Area Local Plan polices LBE1 and LBE2

Wokingham District Local Plan policies WBE1 and WOS3

C. Access and movement

Loddon Area Local Plan policies LT5 and LT6

Wokingham District Local Plan policies WT7 and WT6

D. Flooding Issues

Loddon Area Local Plan policies LPS2 & 3

Wokingham District Local Plan policy WIC16

E. Concerns raised by the Parish Council and local residents

A. <u>Impact on neighbouring properties</u>

There would be no adverse impacts resulting from the proposed first floor side extension. The development would be recessed from the front elevation and would not project beyond the front and rear building lines of the adjacent dwelling (No. 32) which has no side facing windows.

Due to the scale, design and siting of the proposed garage extension and pitched roof, no adverse impacts would result for neighbouring properties. The garage would only project 1.2m forward of the adjacent neighbour, No. 32.

The monopitch porch canopy, which is proposed to extend the width of the dwelling, would exert minimal impact on neighbouring dwellings due to its design and scale.

B. Impact on the character of the street scene

Despite No's 26, 28, 30 and 32 being developed as identical link-detached dwellings there have been several extensions to date which have personalised the individual dwellings. For example No. 32 has single storey front extensions with gable end and single storey side extensions, and No. 26 has a pitched roof to the garage. In the wider street scene, first floor and two storey side extensions are not un-common, notably at No. 19 opposite the application site.

The proposed garage extension and canopy to the front of the dwelling would be in keeping with the character of the dwelling and are not considered to detract from the character and appearance of the street scene.

The proposed first floor side extension would be set in from the side boundary with No. 32 (0.5m) and set back from the front of the dwelling (1.6m) providing a visual break between the two properties. The hipped roofline would also reduce the massing along the party boundary between the two dwellings.

C. Access and movement

The parking and turning facilities are considered acceptable subject to conditions.

D. Flooding Issues

The application site does not contain any land shown on the plans supplied by the Environment Agency as being liable to flooding.

E. Concerns raised by the Parish Council and local residents

These have, for the most part, been noted and addressed above.

**4 CONCLUSION**

The proposed development would have no significant impact on neighbouring properties, the character of the street scene and highway safety and is therefore considered acceptable.

**5 RECOMMENDATION**

GRANT planning permission subject to the following conditions

**Conditions.**

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

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

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

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

3. The existing parking facilities shall be retained on site.

   Reason: In the interests of highway safety and convenience

4. The existing vehicle crossing shall be extended to 4.0 metres minimum width

   Reason: In the interests of highway safety and convenience

**Informatives.**

1. This permission relates to the application as amended with revised plans (Drawing No: 180/07A) submitted to the Local Planning Authority on the 6th December 2002 showing a full hip in the side elevation of the first floor side extension, and does not approve the proposals originally submitted.

2. The Head of Engineering Services at the Council offices, Shute End, Wokingham should be contacted for the approval of access construction details before any work is carried out on the highway. This planning permission does NOT authorise the construction of such access.

| Development Control Ref No: | Received | Parish |
|---|---|---|
| F/2002/7219 | 20.11.02 | Wokingham |

**Applicant: Walter Infant and Nursery School.**
**Location: Walter Infant and Nursery School, Murray Road, Wokingham.**
**Proposal: Proposed Erection of 1.8m high fence around school.**

**REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.**

**REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.**

**SUMMARY:**

1. **Proposal** – This application seeks to erect a 1.8m high green coated palisade fence around Walter Infant School. This is to replace a dilapidated chain link fence. This Application is being reported to Committee as it is on District Council land.

   **RECOMMENDATION: TO GRANT PLANNING PERMISSION** –Subject To Conditions.

**Background Papers**

**Held by: Planning Reception**
**Division: Development Control**
**Dept: Environmental Services**

**Contact No: 0118 974 6428/ 6429**
**E Mail:** development.control@wokingham.gov.uk

**NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.**

**Planning Application: F/2002/7953 30 Reading Road, Woodley**

The application was recommended for conditional approval by the officer, however, the committee decided to refuse the application on the following grounds:-

(1) The proposed development by reason of its siting, design and scale ~~would create a terracing effect that~~ would be harmful to the character and appearance of the street scene. As such it is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan.

(2) The proposed development by reason of its siting, form and scale would form an un-neighbourly development and is considered overbearing when viewed from the adjacent property, No. 32 Reading Road. As such it is contrary to policy to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policy WOS3 of the Wokingham District Local Plan.

TEW 20/1/03

# THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.




# FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



**With Compliments from**

**Karen French**
**Of**
**Pencil Pushers**

**31 Park View Drive South, Charvil, Berks RG10 9QX**
**0118 934 0260**

# OFFICE COPY

This office copy shows the entries subsisting on the register on **4 JUNE 1996.**
This date **must be quoted as the 'search from date' in any official search** application based on this copy.
Under s.113 of the Land Registration Act 1925 this copy is admissible in evidence to the same extent as the original.
Issued on 5 June 1996 by HM Land Registry. This title is administered by the **GLOUCESTER** District Land Registry.

**TITLE NUMBER : BK25843**

| Entry No. | C. CHARGES REGISTER (continued) |
|---|---|
| | "EXCEPT AND RESERVING to the Vendor and his successors in title owners for the time being of the land edged red on the said plan and any part thereof the right to take a supply of water from the main in Reading Road aforesaid by means of the branch service pipe laid under the land hereby conveyed and the right to enter upon the said land hereby conveyed at reasonable times for the purpose of inspecting repairing maintaining or re-laying the said pipe the Vendor and his successors in title as aforesaid doing no unnecessary damage and making good any damage in fact caused provided that the Purchasers or their successors in title owners for the time being of the land hereby conveyed may at their own expense and to the reasonable satisfaction of the Vendor and his successors in title as aforesaid divert or alter the position of the said branch service pipe if the retention of such pipe in its present position impedes the development of the land hereby conveyed".<br><br>NOTE:-The land edged red referred to above on the Conveyance plan is adjoining land to the North East of the land in this title. |
| 3. | The land is subject to the following rights reserved by a Conveyance of the land in this title dated 9 October 1963 made between (1) G. & M. Construction Limited (Vendor) (2) Peter Hartnett, Patrick Hartnett and Thomas Hartnett and (3) Grenville Alan Stevenson (Sub-Purchaser):-<br><br>"EXCEPT AND RESERVED unto the Vendor or other the owner or owners occupier or occupiers for the time being of the two adjoining properties on the South East the right to the passage and running of water and soil through the drains running from such adjoining properties through the property hereby conveyed and thence through the said adjoining property known as Number 32 into the main sewer in Reading Road aforesaid on payment of a fair proportionate part of the expense of maintaining and keeping such drains cleansed and in repair And Also the right to enter upon the property hereby conveyed for the purpose of inspecting repairing cleansing and maintaining such drain on making good all damage caused thereby And Except and Reserved unto the Vendor and its successors and assigns or other the owner or owners occupier or occupiers for the time being of the said adjoining property known as Number 32 Reading Road the right to enter upon the property hereby conveyed for the purpose of repairing cleansing and maintaining that part of the gutter and/or roof projecting on to the property hereby conveyed on making good all damage caused thereby". |
| 4. | (9 September 1992) REGISTERED CHARGE dated 14 August 1992 to secure the moneys including the further advances therein mentioned. |
| 5. | (9 September 1992) Proprietor: ALLIANCE & LEICESTER BUILDING SOCIETY of Securities Department, Hove Park, Hove, E. Sussex BN3 7AZ. |
| 6. | (9 September 1992) Terms of Charge dated 14 August 1992 referred to above altered by a Deed dated 14 August 1992 made between (1) Malcolm George Nelson and Carol Anne Nelson and (2) Alliance & Leicester Building Society. |

Continued on the next page

Date: 07 January 2003

Your Ref:

My Ref: **Louise Smith - F/2002/7953**

Mr/Mrs G Davies
C/O Mrs K French
31
Park View Drive South
Charvil
Berks
RG10 9QX

**WOKINGHAM UNITARY**
Environmental Services Department
Planning Services
**Aiming for Excellence**
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 Sir/Madam

**Application Number: F/2002/7953**

**Site Address: 30, Reading Road, Woodley, Reading.**

**Proposal: Proposed first floor side extension to dwelling and single storey front extension plus pitched roof on existing garage..**

Your application is to be determined at the Development Control Sub-Committee meeting on the 15.01.03 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

**IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.**

**IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.**

Yours faithfully,

***Anna Cronin***

Head of Planning & Transportation

**Louise Smith**

**From:** Ann [ann.keenan@woodley.gov.uk]
**Sent:** 08 January 2003 10:42
**To:** Louise.Smith@wokingham.gov.uk
**Subject:** Plan No. 7953

Hello Louise

I hope you don't mind me emailing you but I was anxious to get this to you today. We had a Plans Committee meeting last night and Members considered the revised plans for 30 Reading Road. (I realise that this is beyond your comment deadline and also that you are recommending a C/A decision). The committee noted the further letter from Mr. & Mrs. Widdis, sent by email to you on 26 December.

Mr. Widdis also came to the meeting to reiterate his concerns and the committee fully supported his comments. Members considered that although the revised plan presented a slight improvement, it did not address all the issues and concerns raised previously and they agreed that all the previous comments were still relevant.

A particular issue was that of a section B Certificate which Members consider should have been sent to Mr. & Mrs. Widdis, as the new extension at No. 30 will join to their property.

I would appreciate your response, particularly with regard to the Certificate B.

Many thanks & Happy New Year.

Ann Keenan

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This e-mail is confidential and is intended only for the person(s) named above. If you are not the intended addressee it is requested that you do not copy, distribute or rely on the information contained within the e-mail, as such action may be unlawful. The information, attachments and opinions in this e-mail are those of its author only and do not necessarily represent those of Woodley Town Council.

If it has reached you by mistake then please call 0118 969 0356 to let us know or notify us by e-mail and then delete the message.

Thank you for your help.

**Louise Smith**

**To:** Ann
**Subject:** RE: Plan No. 7953

Dear Ann,

Thankyou for your email. I have been advised by the Development Control Manager, Trevor Watson, that if the gutters will only be touching and no overhanging will result over the party boundary, then it is not necessary that Certificate B of Section 66 is signed.

Furthermore there seems to be some dispute over the location of the party boundary. The agent advises that the external wall in the side elevation of No. 32 Reading Road marks the position of the party boundary. In either instance, it is not necessary for Certificate B to be signed.

I hope this clarifies the situation for you.

Kind Regards

Louise Smith

-----Original Message-----
**From:** Ann [SMTP:ann.keenan@woodley.gov.uk]
**Sent:** 08 January 2003 10:42
**To:** Louise.Smith@wokingham.gov.uk
**Subject:** Plan No. 7953

Hello Louise

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I would appreciate your response, particularly with regard to the Certificate B.

Many thanks & Happy New Year.

Ann Keenan

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If it has reached you by mistake then please call 0118 969 0356 to let us know or notify us by e-mail and then delete the message.

Thank you for your help.

PLANNING SERVICES | HPT
POL | TLS
DC LS | ENF
APP |
CS |
30 DEC 2002
COPIES TO ✓ 31/12

**Sheila Viner**

**From:** vickiwiddis [vickiwiddis@ntlworld.com]
**Sent:** 26 December 2002 19:54
**To:** development.control@wokingham.gov.uk
**Cc:** ann.keenan@woodley.gov.uk; louise.smith@wokingham.gov.uk; Rob Widdis
**Subject:** Re: Planning Application Number F/2002/7953 - FAO Case Officer, Louise Smith
**Importance:** High

Dear Ms Smith

Further to the revised plans we have now reviewed, we still wish to object to this building application as follows:

***1. DESIGN, APPEARANCE & LAYOUT***
We still feel that even with the full hip roof the proposed extension will significantly alter the style and appearance for all FOUR detached properties in this section of Reading Road, not just our own. It also still gives the appearance that the two properties (30 & 32 Reading Road) are semi detached and not detached as they are at present.

***2. LOSS OF LIGHT***
The revised full hip roof, in our opinion, will be equally obstructive to sunlight into our back garden. The revised proposal offers no improvement in light than the original.

All our previous objections/comments still apply from the initial planning application and should still be taken into account when considering this proposal.

***In addition we have been advised that the applicants are required to provide notice of their intent to adjoin the properties via a Certificate B (available from Wokingham District Council), which still has not been received.***

Please confirm receipt of this email, which due to the late Christmas post will not be sent via Royal Mail. Also please advise us of any additional scheduled meetings of the Plans Committee which will include this reviewed application, so that we may attend again. Thanks.

Yours sincerely

Mr RT & Mrs VA Widdis

---- Original Message -----

**From:** vickiwiddis
**To:** development.control@wokingham.gov.uk
**Cc:** ann.keenan@woodley.gov.uk ; louise.smith@wokingham.gov.uk ; Rob Widdis
**Sent:** 27 November 2002 20:54
**Subject:** Planning Application Number F/2002/7953 - FAO Case Officer, Louise Smith

Dear Ms Smith

**Re: Planning Application Number: F/2002/7953 - 30 Reading Road Woodley**

We wish to **OBJECT TO THE APPLICATION** for the following reasons:

1. **DESIGN APPEARANCE & LAYOUT** - The proposed application has the effect of giving both our property (32 Reading Road) and the applicants property the appearance of being semi-detached properties. In fact both of these properties are link-detached. There are currently a row of four detached properties in this section of Reading Road, this application would change the overall appearance of ALL four properties. Additionally, the proposed pitched roof would need to be adjoined to our exterior wall. We believe this would need our permission, which has been neither sought nor granted.

2.**LOSS OF LIGHT** - The proposed application would obscure the principle source of sunlight throughout most of the day into our rear garden. We have just this year removed a very large tree from our garden to increase the light coming into our garden, and the proposed building work on top of the garage would mean that it's removal would have been a waste of time, money and effort. We get precious little sunlight coming into our back garden in any case, and having a young family, we are anxious for this not to be diminished.

3. **INCREASED NOISE** - The occupants of Number 30 make frequent use of their garage to work on a motor vehicle, which can at times be very noisy. At present their garage joins towards the back of our house, and our Kitchen, and we have chosen to tolerate the noise. The proposed extension would bring their garage forward, which would mean that it would run alongside the entire length of our Living Room. Obviously as a family, we spent a great deal of time in this room, and would not like our enjoyment of it compromised.

4. **LOSS OF PRIVICY** - We feel that the additional rooms over the proposed garage would overlook our garden to a much greater extent than currently. This we feel is not acceptable as our privacy would be reduced..

5. **DISTURBANCE** - We currently have a satellite dish on our external wall facing the proposed extension. If this was to go ahead we would need to remove our dish. We also have our TV Ariel and telephone line going into our property on that wall. Should the development go ahead as planned we would then be unable to access any of the installations at a future date.

We hope that our comments and concerns will be taken into account when considering this application for planning permission. We have also submitted a copy of this objection by post to the Wokingham District Council Offices.

We would be grateful if you could acknowledge the receipt of our objection.

Yours Sincerely

**Mr RT & Mrs VA Widdis**

32 Reading Road, Woodley
Reading RG5 3DB

30/12/2002

**WORK SHEET FOR :** Louise Smith

**Application Number :** F/2002/7953

**Applicant :** Mr/Mrs G Davies C/O Mrs K French.

**Location :** 30, Reading Road, Woodley, Reading.
**Proposal :** Proposed first floor side extension to dwelling and single storey front extension plus pitched roof on existing garage.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| | | |

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

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

**Date Registered : 12/11/2002**

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

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

**This application will have expired on: 07/01/2003. 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 :**

**Planning Issues :**

**Application Number: F/2002/7953**

**Appraisal :**

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

## Application Number F/2002/7953
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
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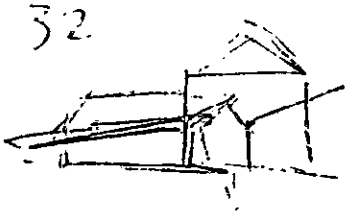
No 32



# RECORD OF SITE VISIT

SITE ADDRESS: 30 Reading Road Woodley Reading.

APPLICATION NUMBER: F/2002/7953

OFFICER: Louise Smith

DATE OF SITE VISIT: 19/11/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N.

2. DESCRIPTION OF SURROUNDINGS
Res Rd – close to Woodley centre.
26 28 30 32 sim house designs.
link detached

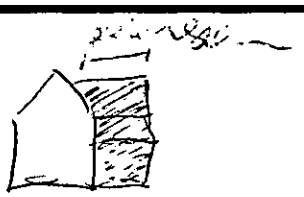
N. 26

pitched roof over gge

3. DESCRIPTION OF SITE/BUILDING
link detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES

opposite rd 2/s side exts of this design



5. SITE CONSTRAINTS

TREES

ACCESS/PARKING all hardst ending to front + gge

LEVELS even

BOUNDARY TREATMENT front sm trees
left thick conifer hedge c. 2.5m high + right
rear 2m ch fencing to sides

OTHERS
No 32 no side windows

Date: 13 December 2002

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2002/7953

Location: 30, Reading Road, Woodley, Reading.

Proposal: Proposed first floor side extension to dwelling and single storey front extension plus pitched roof on existing garage.

Applicant: Mr/Mrs G Davies C/O Mrs K French.

Case Officer: Louise Smith

---

The new plans show the following: A full hip in the side elevation of the first floor extension. Drawing no: 180/07a.

---

**Comments are required by 27/12/2002.**

**Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.**

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/7953 Date Rec. 6/12/02

Location: 30 Reading Rd

Parish: Woodley.

Applicant: Mr/Mrs Davies

Description of attached plans: Revised plans to show a full hip in the side elevation of the first floor extension

Drawing No's: 180/07a

## 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.

| | |
|---|---|
| Landscape & Trees | |
| Urb. Design & Conservation | |
| Highways | |
| Dinton Pastures | |
| Environmental Health | |

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: As previous

Date for Responses 14 Days

## FURTHER ACTION

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

Redate Application ~~Y~~ / N From: _____

New Site Notice ~~Y~~ / N

Revised Proposal Description: _____

CASE OFFICER LS

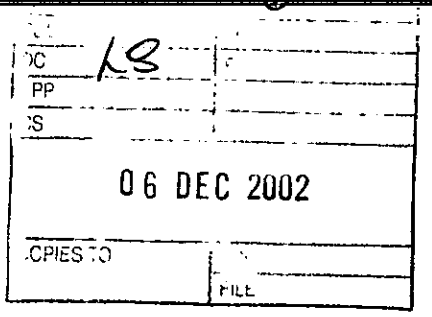
Consultations Sent by Admin. on 13.12.02

Yellow - Case Officer Copy
Green - Part One Copy

Mrs K French
31 Park View Drive South
Charvil
Berkshire
RG10 9QX
0118 934 0260

64014

Louise Smith,
Environmental Services Department,
Planning Services
Wokingham Unitary Authority
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR




REVISED PLAN
7953

5 December 2002

Our Ref 180

Dear Ms Smith,

**Planning Application No. F/2002/7953**
**30 Reading Road, Woodley.**

With reference to our telephone conversation on 3 December 2002, the owners of the above property are willing to have a full hip to the roof of the proposed side extension. I have therefore amended the proposed elevations accordingly, and enclose six copies of drawing no. 180/07a.

I trust that this application will now meet with your approval.

Yours Sincerely

KAFrench

Karen French

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2002/7953**
**CASE OFFICER: Louise Smith**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
| Highways (application going to committee) | 12/12/02 | |
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## HIGHWAYS CONSULTATION SHEET

**From:** Louise Smith **Date:** 26 November 2002

**Application Number:** F/2002/7953

**Proposal:** Proposed first floor side extension to dwelling and single storey front extension plus pitched roof on existing garage.

**Parish:** WOODLEY TOWN

**Site Address:**
30, Reading Road, Woodley, Reading.

**Applicant:**
Mr/Mrs G Davies C/O Mrs K French.

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).

1. The entire area to the front of the dwelling shall be converted to hardstanding to accommodat 2 no. parking spaces and shall be implemented prior to occupation of the proposed development and thereafter retained solely for this use. HARDSTANDING AS EXISTING
2. C137 (extension), R137
3. The crossing shall be extended to 4.0m minimum width. R: IHSTC.

**Signed:** _____ **Print name:** AE 19/12/02

12.NOV.2002 7953

# HOUSEHOLDER PLANNING APPLICATION

30 READING ROAD
WOODLEY
READING
BERKSHIRE
RG5 3DB

Mr & Mrs G Davies

Contents:


| | |
|---|---|
| Householder Planning Application Form | |
| Location and Site Plan | Drg. No. 180/01 |
| Existing Ground Floor Plan | Drg. No. 180/02 |
| Existing First Floor Plan | Drg. No. 180/03 |
| Existing Elevations | Drg. No. 180/04 |
| Proposed Ground Floor Plan | Drg. No. 180/05 |
| Proposed First Floor Plan | Drg. No. 180/06 |
| Proposed Elevations | Drg. No. 180/07 |

# Environmental Services

For office use only.
Application number:

12.NOV.2002 7953

12 NOV 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 | MR + MRS G. DAVIES |
| | Address and postcode | 30 READING ROAD<br>WOODLEY<br>READING<br>RG5 3DB |
| | Phone number | 9618558 |
| 2 | Agent's Name | MRS K. FRENCH |
| | Address and postcode | 31 PARK VIEW DRIVE SOUTH<br>CHARVIL<br>BERKS<br>RG10 9QX |
| | Phone number | 934 0260 |
| 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. | 30 READING ROAD<br>WOODLEY |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | FIRST FLOOR SIDE EXTENSION, GROUND FLOOR FRONT EXTENSION. |
| 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. | BRICKS, RENDER, TILES AND TILE HANGING TO MATCH EXISTING. |
| 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 ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: 3 | Proposed: 4 |
| **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.<br>a Six copies of this form signed and dated.<br>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: KAVanch

on behalf of MR+MRS G. DAVIES

Date

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council MRS DAVIES IS A WELFARE ASSISTANT IN A PRIMARY SCHOOL. ☑

FROM: Louise Smith

DATE: 18 November 2002

7953

| PLANNING SERVICES | |
|---|---|
| POL | |
| DC | ENF |
| | |
| | |

12 DEC 2002

| COPIES TO | ADK |
|---|---|
| | FILE: |

# WOODLEY TOWN CONSULTATION SHEET

**Application Number:** F/2002/7953

**Proposal:** Proposed first floor side extension to dwelling and single storey front extension plus pitched roof on existing garage..

**Site Address:** 30, Reading Road, Woodley, Reading.

**Applicant:** Mr/Mrs G Davies C/O Mrs K French.

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

---

The committee noted the written comments received from a neighbour and, as he was present, the chairman adjourned the meeting to enable him to explain his objections in more detail.

In view of the neighbour's concern that the extension might encroach on his property, the Chairman questioned whether it would have been appropriate to serve a Section B Certificate. She suggested that this should be clarified with the case officer.

After the meeting had been reconvened, the committee fully supported the neighbours comments and expressed the following concerns about the proposal:

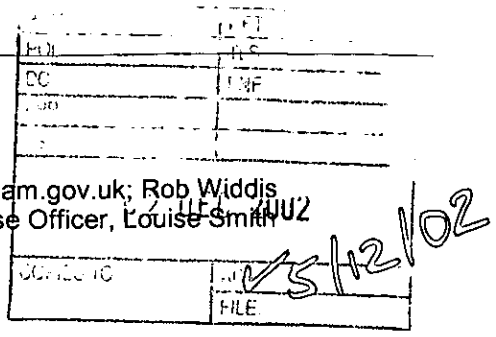
- it was an unneighbourly and inconsiderate development
- any encroachment on the neighbouring property would be unacceptable without the permission of the neighbour
- it could create a possible terracing effect
- it could create a change in the street scene

It was suggested that some care could be taken to address the neighbour's concern about noise – perhaps by way of suitable soundproofing.

SIGNED: _____ DATE: 11.12.02.

Clerk To Woodley Parish/Town Council.

**Louise Smith**



**From:** vickiwiddis [vickiwiddis@ntlworld.com]
**Sent:** 27 November 2002 20:55
**To:** development.control@wokingham.gov.uk
**Cc:** ann.keenan@woodley.gov.uk; louise.smith@wokingham.gov.uk; Rob Widdis
**Subject:** Planning Application Number F/2002/7953 - FAO Case Officer, Louise Smith

**Importance:** High

Dear Ms Smith

**Re: Planning Application Number: F/2002/7953 - 30 Reading Road Woodley**

We wish to **OBJECT TO THE APPLICATION** for the following reasons:

1. **DESIGN APPEARANCE & LAYOUT** - The proposed application has the effect of giving both our property (32 Reading Road) and the applicants property the appearance of being semi-detached properties. In fact both of these properties are link-detached. There are currently a row of four detached properties in this section of Reading Road, this application would change the overall appearance of ALL four properties. Additionally, the proposed pitched roof would need to be adjoined to our exterior wall. We believe this would need our permission, which has been neither sought nor granted.

2.**LOSS OF LIGHT** - The proposed application would obscure the principle source of sunlight throughout most of the day into our rear garden. We have just this year removed a very large tree from our garden to increase the light coming into our garden, and the proposed building work on top of the garage would mean that it's removal would have been a waste of time, money and effort. We get precious little sunlight coming into our back garden in any case, and having a young family, we are anxious for this not to be diminished.

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4. **LOSS OF PRIVICY** - We feel that the additional rooms over the proposed garage would overlook our garden to a much greater extent than currently. This we feel is not acceptable as our privacy would be reduced..

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We hope that our comments and concerns will be taken into account when considering this application for planning permission. We have also submitted a copy of this objection by post to the Wokingham District Council Offices.

We would be grateful if you could acknowledge the receipt of our objection.

Yours Sincerely

**Mr RT & Mrs VA Widdis**

32 Reading Road, Woodley
Reading RG5 3DB

**Ian Jordan**

**From:** vickiwiddis [vickiwiddis@ntlworld.com]
**Sent:** 27 November 2002 20:55
**To:** development.control@wokingham.gov.uk
**Cc:** ann.keenan@woodley.gov.uk; louise.smith@wokingham.gov.uk; Rob Widdis
**Subject:** Planning Application Number F/2002/7953 - F[illegible] S[illegible]
**Importance:** High

WOKINGHAM UNITARY
Aiming for Excellence

02 DEC 2002
COPIES TO ACK 5/12/02

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

**Mr RT & Mrs VA Widdis**

32 Reading Road, Woodley
Reading RG5 3DB



POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk
INVESTOR IN PEOPLE

**vickiwiddis**

**From:** "vickiwiddis" <vickiwiddis@ntlworld.com>
**To:** <development.control@wokingham.gov.uk>
**Cc:** <ann.keenan@woodley.gov.uk>; <louise.smith@wokingham.gov.uk>; "Rob Widdis" <robwiddis@ntlworld.com>
**Sent:** 27 November 2002 20:54
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27/11/02

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Reading RG5 3DB

27/11/02

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To: development.control@wokingham.gov.uk
Cc: ann.keenan@woodley.gov.uk; louise.smith@wokingham.gov.uk; Rob Widdis
Subject: Planning Application Number F/2002/7953 - F[illegible]
Importance: High

2 [illegible] NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

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1. **DESIGN APPEARANCE & LAYOUT** - The proposed application has the effect of giving both our property (32 Reading Road) and the applicants property the appearance of being semi-detached properties. In fact both of these properties are link-detached. There are currently a row of four detached properties in this section of Reading Road, this application would change the overall appearance of ALL four properties. Additionally, the proposed pitched roof would need to be adjoined to our exterior wall. We believe this would need our permission, which has been neither sought nor granted.

2.**LOSS OF LIGHT** - The proposed application would obscure the principle source of sunlight throughout most of the day into our rear garden. We have just this year removed a very large tree from our garden to increase the light coming into our garden, and the proposed building work on top of the garage would mean that it's removal would have been a waste of time, money and effort. We get precious little sunlight coming into our back garden in any case, and having a young family, we are anxious for this not to be diminished.

3. **INCREASED NOISE** - The occupants of Number 30 make frequent use of their garage to work on a motor vehicle, which can at times be very noisy. At present their garage joins towards the back of our house, and our Kitchen, and we have chosen to tolerate the noise. The proposed extension would bring their garage forward, which would mean that it would run alongside the entire length of our Living Room. Obviously as a family, we spent a great deal of time in this room, and would not like our enjoyment of it compromised.

4. **LOSS OF PRIVICY** - We feel that the additional rooms over the proposed garage would overlook our garden to a much greater extent than currently. This we feel is not acceptable as our privacy would be reduced..

5. **DISTURBANCE** - We currently have a satellite dish on our external wall facing the proposed extension. If this was to go ahead we would need to remove our dish. We also have our TV Ariel and telephone line going into our property on that wall. Should the development go ahead as planned we would then be unable to access any of the installations at a future date.

We hope that our comments and concerns will be taken into account when considering this application for planning permission. We have also submitted a copy of this objection by post to the Wokingham District Council Offices.



POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk
INVESTOR IN PEOPLE

We would be grateful if you could acknowledge the receipt of our objection.

Yours Sincerely

**Mr RT & Mrs VA Widdis**

32 Reading Road, Woodley
Reading RG5 3DB

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

Mrs K French
31 Park View Drive South
Charvil
Berkshire
RG10 9QX
0118 934 0260

RVICES | HPT 63644
TLS
LS | DEF
26 NOV 2002
AC
FILE

Louise Smith,
Environmental Services Department,
Planning Services
Wokingham Unitary Authority
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

24 November 2002

Our Ref 180

Dear Ms Smith,

**Planning Application No. F/2002/7953**
**30 Reading Road, Woodley.**

With reference to your letter dated 18 November 2002 I draw your attention to the note on drawing 180/07 which states 'there will be no encroachment by the proposed works over or under the neighbouring properties'.

The side boundary is assumed to be the outside face of the side wall of 32 Reading Road, therefore it can be seen that the roof and gutters of that property apparently encroach over the boundary above the garage of 30 Reading Road.

Yours Sincerely

K A French

Karen French

c.c. Mr & Mrs G Davies.

Staff.

| | |
|---|---|
| **Application Number : F/2002/7953** | **Map No :** 42. |
| **Case Officer :** LS | **Site Area :** 0.04 |
| **Valid Date :** 12-11-02 | **Received Date: 12/11/2002** |

**Level : Delegated ~~Application~~** Sub committee ? (see form – works at a school)

**Description : Proposed first floor side extension to dwelling and single storey front extension** + pitched roof on existing garage

**Location : 30, Reading Road, Woodley, Reading.**

**Parish : WY** **Ward : COR** 18-11-02 JB

**Applicant : Mr/Mrs G Davies C/O Mrs K French.**

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

**Additional: .....** **or Refund: .....**

**Enforcement Section to be notified** ☐ (tick if required)

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**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 | Probable encroachment at side boundaries. may need Cert B + serve notice. | 19.11. | |
| 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

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## 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 26.11.02 'B'

## 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

.....

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.....

.....

.....

## NEIGHBOURS

.....

S/N + See map

.....

No pre-apps

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 21READING ROADREADING | RG5 3DA |
| | | 17READING ROADREADING | RG5 3DA |
| | | 19READING ROADREADING | RG5 3DA |
| | | 28READING ROADREADING | RG5 3DB |
| | | 30READING ROADREADING | RG5 3DB |
| | | 32READING ROADREADING | RG5 3DB |
| | FARRIERS | FARRIERSFARRIERS CLOSEREADING | RG5 3DD |

**Received by Wokingham District Council**

# Application No: F/2002/7953

**Proposal:**
Proposed first floor side extension to dwelling and single storey front extension plus pitched roof on existing garage.

**Location:**
30, Reading 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 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/2002/7953 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 12/12/2002. 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**

**18 November 2002**

ADDRESS 30 READING ROAD PARISH WOODLEY

PLOT No. 2 ORD. SHEET No. SU.7673 (42)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| O/60/60 | Mr. W T. D. Clark | Outline | 12/4/60 | N/A. C/A |
| O/241/60 | " | " | 6/10/60 | N/A. C/A. |
| 174/61 | G & M. Construction Ltd | Detached House | 5/10/61 | App. C/A |
| ID/669/67 | Mr. G. A. Stevenson | Conservatory | 21.12.67 | App. N/A |
| F/2002/7953 | Mr + Mrs Davies | 1st Flr. side ext S/st Fr. ext | | |
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| | | | | |

DATE OF COMPLETION October 1962

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE