50/12

APPLICATION NO:
F/2002/7957

LOCATION:
86 Vauxhall Drive, Woodley Reading.

APPLICANT:
Mr/Mrs K Rogers

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **26/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/01/2003

CASE OFFICER: **Phillip Taylor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs K Rogers
86 Vauxhall Drive
Woodley
READING
Berkshire
RG5 4EE

Application Number: F/2002/7957

Parish: **WOODLEY**

Location: **86 Vauxhall Drive, Woodley, Reading**

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

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extension at first floor level and above hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/01/2003

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7957

Applicant : Mr/Mrs K Rogers .

Location : 86, Vauxhall Drive, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/02

Date Registered : 26/11/2002

Earliest Date for Decision : 26/12/2002

Latest Consultation Date/Site Notice Expiry Date : 26/12/2002

This application will have expired on: 21/01/2003. 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 :

Woodley Town Council - No comments

Planning Issues :

Impact upon Character of the area, Highway Policy

Policy : LBE1, LBE2
WOS3, WBE1
ENI

Application Number: F/2002/7957

Appraisal

This application proposes a two-storey side extension with a two storey front projection to this semi-detached house set within the identified settlement. This application also follows the approval of a largely similar scheme (F/2002/5421) at appeal. This application differs via an extra 0.5m single storey front projection with a mono-pitched roof. The two-storey side element would project 3.5m from the side of the dwelling. The roof of the extension would match the eaves and ridge height of the main dwelling.

Impact on Neighbouring Properties

The side extension would have no adverse impact on the attached neighbour No.84. No.19 Renault Road is set at 90° to No.86 but separated by a 14.0m gap. the extension is not considered to be overbearing on No.19.

Impact on the character of the area

The extension would project forward of the existing house on both ground and first floor levels. The planning inspector considered the two storey projection acceptable and with the single storey element projecting only 0.5m, it is considered the streetscene would not be harmed.

Highways

The existing detached garage would be demolished with an integral single garage constructed. The driveway is long enough to accommodate a car in front of the garage.

√ Approval

Application Number F/2002/7957
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	of the extn.
3	C044	R044	Notwithstanding the South elevation of first floor ~~extension~~
4			level and above

RECORD OF SITE VISIT

SITE ADDRESS: 86 Vauxhall Drive Woodley Reading.

APPLICATION NUMBER: F/2002/7957

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 17/07/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Residential Modern estate

3. DESCRIPTION OF SITE/BUILDING Semi detached Gage.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 84 no extension

No 19 Renault Rd set some 14.0m away @ 90°

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING x2

LEVELS Flat

BOUNDARY TREATMENT 1.7m lane.

OTHERS

Application Number : F/2002/7957	**Map No :** 47
Case Officer : PT	**Site Area :** 0.03
Valid Date : 26 NOV 2002	**Received Date: 12/11/2002**

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 86, Vauxhall Drive, Woodley, Reading.

Parish : WY **Ward : LOD**

Applicant : Mr/Mrs K Rogers .

Fee Required: £110 **Fee Received: £110** (10)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	None - No red line	25/11	✓ 26 NOV 2002
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	demolition of garage? Serve notice on neighbour 25/11		X → No encroachment
ELEVATION PLANS	Rear elev shows door + window in family room. Door only shown on proposed floor plan.	25/11	✓ 26 NOV 2002
FLOOR PLANS	~~Proposed W. elevation doesn't show clearly~~ the changes at the front or the protusion of the new study at the rear.	25/11	✓ 26 NOV 2002
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S|N+ see map

.....

No pre-apps

FROM: Phillip Taylor

DATE: 02 December 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	CS
DC	
APP	
CS	
12 DEC 2002	
COPIES TO	

Application Number: F/2002/7957

Proposal: Proposed two storey side extension to dwelling..

Site Address: 86, Vauxhall Drive, Woodley, Reading.

Applicant: Mr/Mrs K Rogers .

Your observations are required in respect of this application **by 26/12/2002** .

The committee agreed to make no comment on this application.

SIGNED: _____ DATE: 11.12.02.

Clerk To Woodley Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 02 December 2002

My ref: F/2002/7957

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2002/7957
86, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7957**
86, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor C E Clacey

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

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

Tel: (0118) 974 6442

Date: 02 December 2002

My ref: F/2002/7957

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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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 A Clifford

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

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

Tel: (0118) 974 6442

Date: 02 December 2002

My ref: F/2002/7957

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2002/7957
86, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7957**
86, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor D Thair

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

Received by Wokingham District Council

Application No: F/2002/7957

Proposal:
Proposed two storey side extension to dwelling.

Location:
86, Vauxhall Drive, 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/2002/7957 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/12/2002. 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

02 December 2002

Organisation_Name	Building_Name	address1	Postcode
		61VAUXHALL DRIVEREADING	RG5 4EB
		65VAUXHALL DRIVEREADING	RG5 4EB
		84VAUXHALL DRIVEREADING	RG5 4EE
		86VAUXHALL DRIVEREADING	RG5 4EE
		13RENAULT ROADREADING	RG5 4EY
		15RENAULT ROADREADING	RG5 4EY
		17RENAULT ROADREADING	RG5 4EY
		19RENAULT ROADREADING	RG5 4EY
		63VAUXHALL DRIVEREADING	RG5 4EB
		67VAUXHALL DRIVEREADING	RG5 4EB

Neighbours list 7957

26.NOV.2002 7957

Tel. (0118) 974 6429 or 6433

Date: 25 November 2002

Your Ref:

My Ref: F/2002/7957

Mr/Mrs K Rogers
86
Vauxhall Drive
Woodley
Reading, Berks
RG5 4EE

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 Sir/Madam

Reference Number: 2002/7957

Site Address: 86, Vauxhall Drive, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of a 1:2500 location plan with the application site outlined in red. This should show the junction of 2 named roads and a North point.

Does this application involve the demolition of the garage? If so please serve notice on neighbours as it affects their garage and fill in Cert B of the Section 66 if encroachment is intended.

The rear elevation shows a door and window in the proposed family room, but only a door is shown on the floor plan.

The proposed west elevation does not show clearly the changes to the front or the position of the study to the rear. Please highlight changes.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Environmental Services

For office use only
Application number 26.NOV.2002 7957

7957

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

12 NOV 2002

1	Your name Address and postcode Phone number	Mr + Mrs K Rogers 86 Vauxhall Drive Woodley RG5 4EE
2	Agent's Name Address and postcode Phone number	n/a
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	Two Storey Side Extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	as existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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: C Rogers

on behalf of

Date 11/10/02

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

ADDRESS 86 VAUXHALL DRIVE PARISH WOODLEY

PLOT No. 345 Phase 2 + 3 ORD. SHEET No. S.U. 7672 (47) 7772

BUILDER Messrs Bestwick + Taylor

Plan No.	Applicant	Description of Development	Date of Decision	Decision
594/50	Mr. W.J. Chaffey	excavation of gravel	22-2 51	C/A C/A
217/60	Messrs Bestwick & Taylor (Bexer) Ltd	Layout	11 1 61	App C/A
0/13/59	Messrs Chaffey Wm Gummond Ltd	Outline Resid. Devel't	14 4 59	N/A C/A
165/61	Messrs. Bestwick & Taylor (Bldrs) Ltd	Semi/Det House	4 9 61	App C/A
XP/93/1267	R.C. BAKER	S/St. ext.	3 2 43	APP
F/2001/5421	Mr. + Mrs Rogers	2 St/S Ext.	25.01.02	REF
F/2002/6159	"	"	14.5.02	C/A
F/2002/7957	Mr + Mrs Rogers	2/St side ext		

DATE OF COMPLETION

MINISTRY DECISION 5421 - APPEAL ALLOWED - 28.10.02

SPECIAL ORDERS

DRAINAGE