APPLICATION NO:
F/2001/5408

LOCATION:
12 Redwood Avenue, Woodley Reading.

APPLICANT:
Mr& Mrs Mahoney C/O Mr C Brench

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2002

Listing exp - 10/04/02.

CASE OFFICER: **Louise Smith**

APPROVED

S2.1

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Mahoney
C/O Mr C Brench
21 Naseby Rise
Newbury
Berks
RG14 2SF

Application Number: F/2001/5408

Parish: **WOODLEY**

Location: **12, Redwood Avenue, Woodley, Reading.**

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

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

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

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

Condition
3. According to records, there is a landfill site within 250 metres of this site. In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. It is therefore suggested that the applicant incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'.

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 ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

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

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

Berkshire Structure Plan Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 20/02/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5408	Louise Smith
BUILDING CONTROL NUMBER.	FP 2002/2762 North	
APPLICANT/AGENT	Mr C Breach	
ADDRESS OF SITE	12 Redwood Avenue Woodley	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	12/W1 rev B	12/W1 Rev A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	19/3/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Cond/ill condition 3.



WORK SHEET FOR : Louise Smith

Application Number : F/2001/5408

Applicant : Mr& Mrs Mahoney C/O Mr C Brench.

Location : 12, Redwood Avenue, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/1/2

Date of Neighbour Notifications : .....

Date of Site Visit : 31/12/01

Date Registered : 06/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application will have expired on: 31/01/2002. 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 :

Countryside service - no objections
Parish Council - no comment.
Environment Agency - no objections

Planning Issues :

Identified Settlement
Impact on Streetscene
Impact on Neighbours
Parking + Highways.

Application Number: F/2001/5408 12 Redwood Avenue

Appraisal:

Development
The site is a two-storey semi-detached dwelling, situated within the identified settlement of Woodley.

The proposed development is for a single storey rear extension to the dwelling. The development would extend 3.6m to the rear of the dwelling, measuring 5.9m in width with a pitched roof, 2.2m to the eaves, sloping up to 3.9m in height. Windows are proposed in the rear elevation.

1. Impact upon neighbouring properties
   The extension would lie 0.2m from the boundary with No10, the adjoining dwelling. At present, a 1.8m close-boarded fence marks the curtilage of the two properties. Overlooking is not an issue, as no windows are proposed in the side elevation. The pitched roof proposed for the extension would take away the massing of the development, and would therefore not be considered as overbearing. Overshadowing would similarly not be an issue due to the aspect of the neighbouring property and the pitched roof design of the extension.

   The extension would be sufficiently set away from No14 so as not to impinge upon this neighbouring property.

2. Impact upon the character of the area
   Although located to the rear of the dwelling, the extension would be partly visible from the street due to the alignment of the properties along Redwood Avenue. However, its size and style would compliment the existing dwelling and not be detrimental to the character of the area.

   A similar rear extension can be found at 15 Redwood Avenue.

Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5408
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			According to [redacted] records, there is a landfill site within 250 metres of this site. In view of the proximity of the proposed development to the above landfill sites, it [redacted] considered possible that landfill gas may prevent a risk to this proposal. It is therefore suggested that the applicant incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'. This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

Informative for approvals	
N16	N06
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2, LT5, LT6 LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3, WT7, WT6, WOS2
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3, EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 20/2

Overshadowing/ overbearing - gf loss?

ID SETT - LODDON AREA LOCAL PLAN.

RECORD OF SITE VISIT

SITE ADDRESS: 12 Redwood Avenue Woodley Reading.

APPLICATION NUMBER: F/2001/5408

OFFICER: Louise Smith

DATE OF SITE VISIT: 31/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
Residential avenue - semi detached 2 storey dwellings, redbrick + white render/ brown tile roofs (concrete)

3. DESCRIPTION OF SITE/BUILDING
Extension 2.2m to ridge → slopes up to 3.9m
* 2 storey semi - brown brick, white render,

4. RELATIONSHIP TO ADJOINING PROPERTIES Boundary Height Nos 10 + 14.
No 14 cb fence + gate 1.8m
1.8m fence No 10 rear 1.8m tall conifers
No 10 rear - lounge patio doors + window rear gf, main light source.
No 7 - front porched gable roof 18+20 front extension - pitched roof as proposed

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING N/A

LEVELS Same

BOUNDARY TREATMENT See above

OTHERS

Impact new side elevation windows up to door height OK. 2.2m

MARK ON No 10 Rear Windows.

Applicationo	Name & Address
F/2001/5408	David Waterworth 116 Reading Road WOODLEY RG5 3AD
Application Approved	Letters sent 04.03.02.

WOKINGHAM UNITARY
Aiming for Excellence

Meant on wrong ref.
ref 5498 WL

ENVIRONMENT AGENCY

PLANNING SERVICES	HP 52064
POL	TLS
DC LS	ENF
APP	
CS	
21 JAN 2002	
COPIES TO:	ACK:
	FILE:

Our Ref: SP/2001/005034-1/1
Your Ref: F/2001/5408
Date: 15 January 2002

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

Dear Ms Smith

SINGLE STOREY REAR EXTENSION TO DWELLING AT 12 REDWOOD AVENUE, WOODLEY, READING

Thank you for your letter dated 13th December 2001, received on 17th December 2001. Please quote the following reference in any correspondence: **SU7SE/13/18**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

20m

Moltimers Meadow Winnersh

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to ~~our~~ records, there is one landfill site within 250 metres of the site. In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. ~~The agency would~~ It is suggested that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'. This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

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

ADVICE TO APPLICANT

Pollution Control

Clean Surface and Roof Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. 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.

Foul Water

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

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

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

Louise Smith

From: Andy Glencross
Sent: Monday, December 24, 2001 11:25 AM
To: Louise Smith
Subject: Planning pplication F/2001/5408 12 Redwood Ave Woodley

Hi Louise

There appear to be no ecological grounds on which to object to this planning application.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Date: 11 February 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5408

Location: 12, Redwood Avenue, Woodley, Reading.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Mr& Mrs Mahoney C/O Mr C Brench.

Case Officer: Louise Smith

The new plans show the following: Angle of pitched roof of the extension reduced to 15°. Drawing no: 12/W1 Rev A.

Comments are required by 21/02/2002.

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 | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2001 (Planaps) / 5408 (Ludhouse) Date Rec. 8/2/2

Location: 12 Redwood Avenue

Parish Woodley

Applicant: Mr + Mrs Mahoney.

Description of attached plans Angle of pitched roof of the extension reduced to 15°.

Drawing No's: 12/W1 REV A.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: No 10 Redwood Ave

_____ Date for Responses 10 Days

FURTHER ACTION

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

Redate Application ~~Y~~/N From _____

New Site Notice ~~Y~~/N

New Description _____

CASE OFFICER LS.

Consultations Sent by Admin. on 11.02.PS

Yellow - Part One Copy
Green - Officer's Copy

colin brench
architectural design

21 Naseby Rise : Newbury : Berkshire : RG14 2SF : Tel 01635 523865 : Mobile 07831 246473 : e:mail colin.brench@talk21.com

PLANNING SERVICES	HPT 52903
POL	TLS
DC 18	ENF
APP	
CS	
08 FEB 2002	
COPIES TO:	ACK:
	FILE:

6th February 2002
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks. RG40 1WR

REVISED PLAN
5408 J

Attention of Louise Smith

Re 12 Redwood Avenue, Woodley.

Dear Sirs

I refer to our recent telephone conversation in respect of the above and enclose revised application drawings as discussed. The proposed roof pitch has been reduced to 15 degrees to alleviate your concerns on the issue of the extension being overbearing on the adjacent premises.

I trust you will find the scheme acceptable and look forward to hearing from you.

Yours faithfully

C.Brench

Received by Wokingham District Council

Application No: F/2001/5408

Proposal:
Proposed single storey rear extension to dwelling.

Location:
12, Redwood Avenue, 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/2001/5408 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 06/01/2002. 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.

Head Planning and Transportation

13 December 2001

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

Tel: (0118)0974 6444

Date: **13 December 2001**

My ref: F/2001/5408

CONFIDENTIAL

Councillor 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/2001/5408
12, Redwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)0974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5408**
12, Redwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

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

Tel: (0118)0974 6444

Date: **13 December 2001**

My ref: F/2001/5408

CONFIDENTIAL

Councillor 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)0974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5408**
12, Redwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: (0118)0974 6444

Date: **13 December 2001**

My ref: F/2001/5408

CONFIDENTIAL

Councillor 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/2001/5408
12, Redwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)0974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5408**
12, Redwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

FROM: Louise Smith

DATE: 13 December 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5408

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 12, Redwood Avenue, Woodley, Reading.

Applicant: Mr& Mrs Mahoney C/O Mr C Brench.

Your observations are required in respect of this application ~~by 06/01/2002~~.

Planning Serv...	HPT
	TLS
	ENF
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

The committee made no comment on this application.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.

F

Application Number : ~~NEW~~/2001/5408

Case Officer : LS

Valid Date : 6.12.01

Map No : 47

Site Area : 0.04

Received Date: 06/12/2001

Level : Delegated Application

(F) Description : Proposed single storey rear extension to dwelling.

Location : 12, Redwood Avenue, Woodley, Reading.

Parish : WY Ward : LOD 13/12/01

Applicant : Mr/Mrs Mahoney C/O Mr C Brench.

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

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	~~GRANT~~ ELEVATION TO SHOW PROTRUDING PROPOSED ROOF LINE FROM REAR.		
FLOOR PLANS			
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 13/12/01 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ LANDFILL SITE 250m CONSULTATION

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N + see map

OTHERS

✓ DINTON PASTURES – WILDLIFE HERITAGE SITE

No pre-apps

(PROPERTY SITE BACKS ON TO RURAL AREA, GREEN GAP & WEDGES, WILDLIFE HERITAGE SITE)

Environmental Services

For office use only.
Application number: DEC.2001* 5408

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 Address and postcode Phone number	MR. & MRS. MAHONEY 12 REDWOOD AVE. WOODLEY RG5 4DR
2	Agent's Name Address and postcode Phone number	MR. C. BRENCH 21 NASEBY RISE NEWBURY BERKS.
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.	12 REDWOOD AVENUE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENS
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.	FACING BRICK AND TILED ROOF TO MATCH 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: 3NO.	Proposed: 3NO.
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.

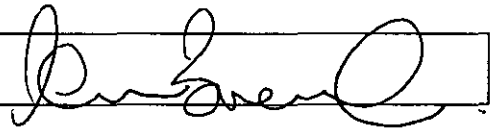
Certificate B

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: 

on behalf of MR & MRS. MAHONEY

Date 26 NOV. 01

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

ADDRESS 12 REDWOOD AVENUE PARISH WOODLEY

PLOT No. ~~153~~ 154 (Phase 3) ORD. SHEET No. SU.7772 (47)

BUILDER P.H. Smith Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
M/2/59	Messrs H.A. Coff Ltd	Excav Sand/Gravel	8.7.59	N/A C/A
M/2/60	"	variation to w/s/con boundary- mineral working	19.4.60	N/A Refuse
O/344/60	"	Outline	14.2.61	N/A Refuse
O/27/63	The Woodley Land & Properties Co Ltd	Resid Devel' Layout dwellings roads & sewers	1.2.63	N/A Refuse
16/68	"		14.3.68	APP C/A
378/71	Leoben Developement Co Ltd	Semi/Det Hse	13.5.71	APP C/A
790/71	P.H. Smith Ltd	Semi/Det Hse	2.9.71	APP C/A

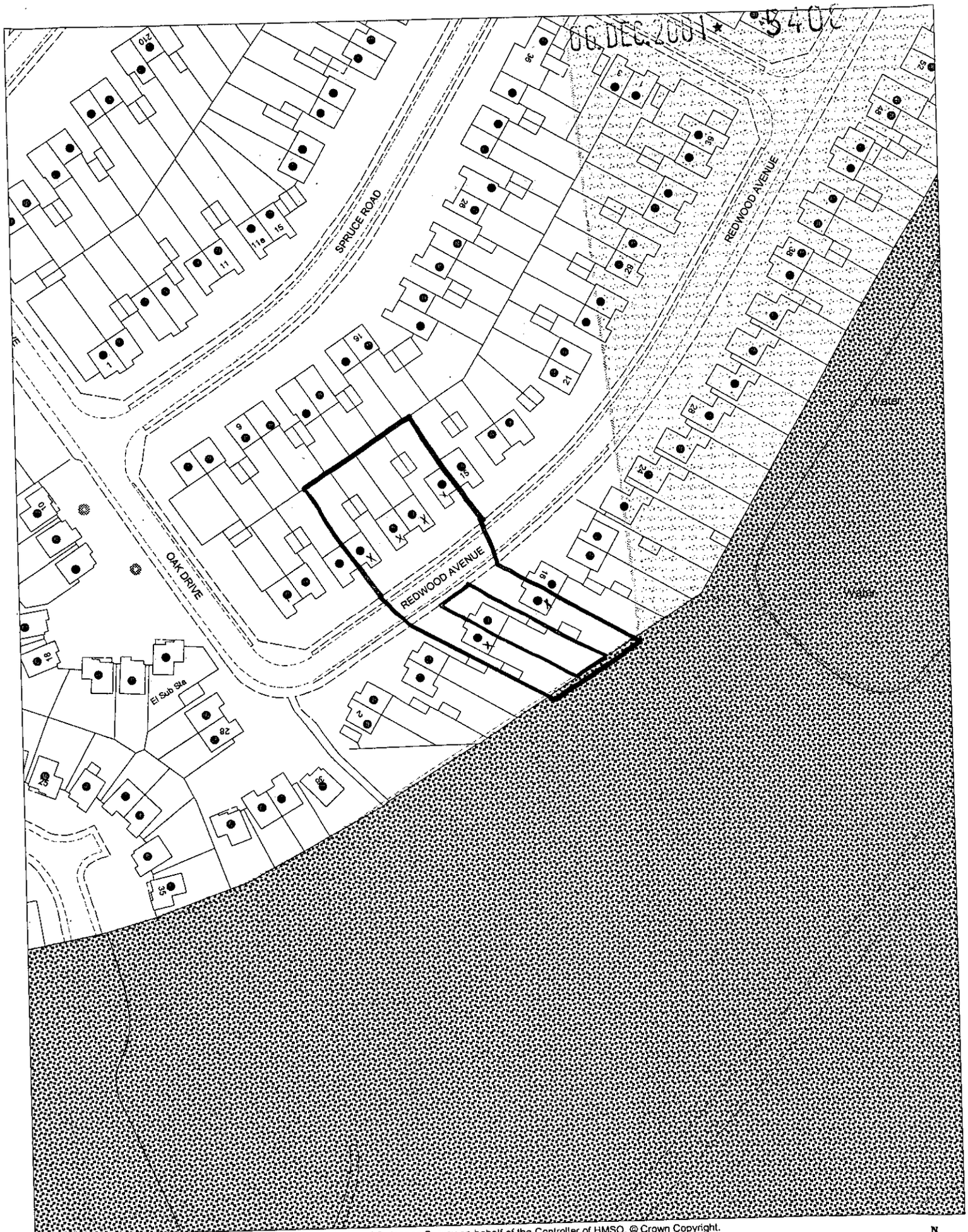
OK ✓

DATE OF COMPLETION

MINISTRY DECISION O/27/63 Appeal Allowed 1.3.64

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.
10 December 2001

Scale: 1 : 1250

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