APPLICATION NO:
F/2001/5423

LOCATION:
6 Crediton Close, Woodley Reading.

APPLICANT:
Mr A Bowers

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **31/12/2001**
Member Listing: 4/1/02
APPLICATION WILL HAVE EXPIRED ON:
25/01/2002

CASE OFFICER: **Richard Kelly**

APPROVED

NO OBS 28/01/02 RL

536

01

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Bowers
6, Crediton Close
Woodley
Reading
RG5 4DQ

Application Number: F/2001/5423

Parish: **WOODLEY**

Location: **6, Crediton Close, Woodley, Reading.**

Proposal: **Proposed single storey side extension to dwelling and relocation of fence.**

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

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

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

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

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

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

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

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

Anna Cronin
Head of Planning & Transportation
Date: 23/01/2002

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.

Received by Wokingham District Council

Application No: F/2001/5423

Proposal:
Proposed single storey side extension to dwelling.

Location:
6, Crediton Close, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5423 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2001. 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

07 December 2001

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

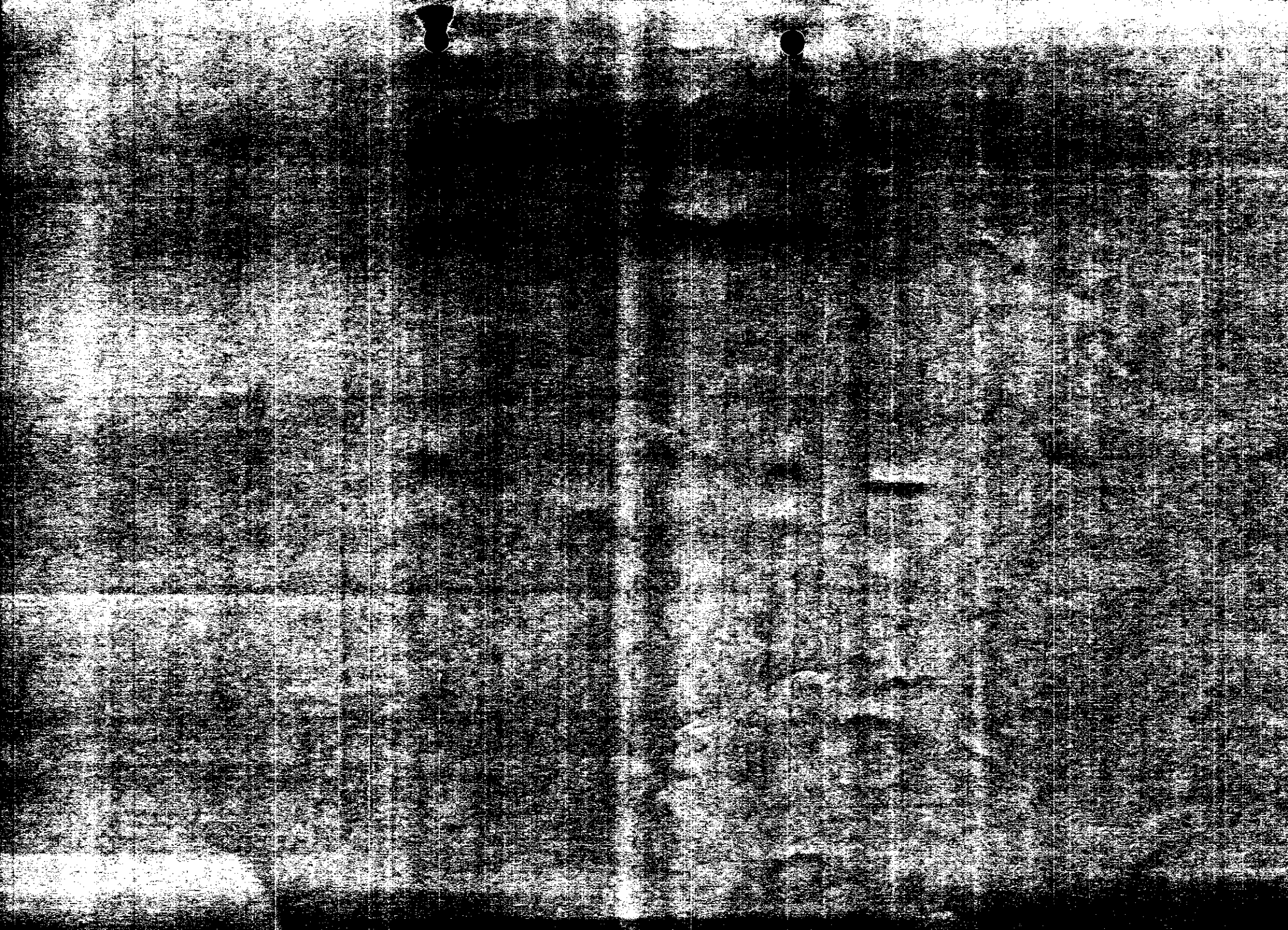
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5423 Richard Kelly
BUILDING CONTROL NUMBER	FP 2002/2696 North
APPLICANT/~~AGENT~~	Mr A Bowers.
ADDRESS OF SITE	6 Crediton Close Wood Lea
DESCRIPTION OF PROPOSED WORK	S/S Side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	A/S/3.	A/S/1
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/2/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5423

Applicant : Mr A Bowers .

Location : 6, Crediton Close, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling and relocation of fence

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application <u>will have expired on</u>: <u>25/01/2002.</u> 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 :

Parish council: no comment

Planning Issues :

Application Number: F/2001/5423

Appraisal :

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

Amend description to include "relocation of fence"

Application Number F/2001/5423
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 6 Crediton Close
Woodley Reading.

APPLICATION NUMBER: F/2001/5423

OFFICER: Richard Kelly

DATE OF SITE VISIT: 12/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Open plan road of det. and semi-det houses

3. DESCRIPTION OF SITE/BUILDING Corner plot semi

4. RELATIONSHIP TO ADJOINING PROPERTIES
semi with 7 Side faces 4 + 5 opposite.

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING unaffected

LEVELS flat.

BOUNDARY TREATMENT 1m solid wall with decorative concrete trellis above to side

OTHERS Looks like may have been amenity land - is it theirs?
Check for p.d.

Application Number: F/2001/5423 – 6 Crediton Close, Woodley, Reading

Appraisal:

The proposal is for the erection of a single storey side extension. The property is a semi-detached house on a corner plot. I consider this application raises two issues:

Impact on streetscene: LBE 1, LBE 2, WBE 1, WOS 3

The proposed extension would extend 3.1m from the side of the house. There is currently a wall 1m away from the house and the remainder of the side garden is not separated from the pavement (I suggest including an informative that they check their deeds as to whether they do actually own this strip – it may be council owned amenity land). It is proposed to remove the entire wall for the length of the garden and replace it with a close-boarded fence in line with the new extension, 2m nearer the pavement than the existing wall. This will have the overall effect of reducing the strip of land to the side of the building down to 1m from 4m. This will therefore have an impact on the openness of this part of this open plan estate. The path to the side leads through to Buckden Close. Any through views across this land from Buckden Close are already restricted by a 2m high wall beside the garage to the application site. It is not considered that the openness of this piece land is of sufficient worth to justify refusal. The resulting flank elevation facing the road would be of little interest, but it would be only marginally different to that existing.

Impact on adjoining properties: LBE 1, LBE 2, WBE 1

The proposed extension is solely to the side of the property, and so has no effect on the adjoining property at No 7.

Approval ~~**Refusal**~~

FROM: Richard Kelly

DATE: 07 December 2001

DELEGATED

PLANNING SERVICES	HPT
MOL	TLS
DC	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5423

Proposal: Proposed single storey side extension to dwelling.

Site Address: 6, Crediton Close, Woodley, Reading.

Applicant: Mr A Bowers .

Your observations are required in respect of this application **by 31/12/2001** .

The committee made no comment on this application.

SIGNED: _____ DATE: 10.1.02

Clerk To Woodley Parish/Town Council.

Date: 14 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5423

Location: 6, Crediton Close, Woodley, Reading.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr A Bowers.

Case Officer: Richard Kelly

The new plans show the following: New fence to side. Drawing no A/S/2.

Comments are required by 24/01/2002.

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

(RING ONE)

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

App No. F/2001 (Planaps)/ 5423 (Ludhouse) Date Rec. 9/1/2002

Location: 6 Crediton Close

Parish Woodley

Applicant: A. Bowers

Description of attached plans Additional plans showing new fence to side.

Drawing No's: A/S/2

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: _____

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description n/a

CASE OFFICER RK

Consultations Sent by Admin. on 14.01.PS

Yellow - Part One Copy
Green - Officer's Copy

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2001	Map No. 47 Site 0.03
Officer: RK | Application No. F/2001/5423	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 6 CREDITON CLOSE

Parish: WOODLEY Ward: LODDON

Applicant: MR A BOWERS

Fee (9) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	ELEVATIONS OF NEW FENCE ?	7/12	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ....7/12..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

....No. pre-apps.....
.....
.....

NEIGHBOURS:

.....S/N. + see map.....
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Environmental Services

For office use only.
Application number: 30.NOV.2001 * 5423

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 A. BOWERS 6 CREDITON CLOSE WOODLEY - READING RG5 4DQ 0118-9690514
2	Agent's Name Address and postcode Phone number	
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.	6 CREDITON CLOSE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED SINGLE 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.	WALLS - FACING BRICKS } TO MATCH ROOF - ROOF TILES } 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed:
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.

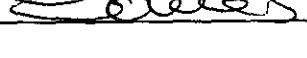
Certificate B

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

Date 29.11.01

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

(1)

ADDRESS 6 CREDITON CLOSE PARISH WOODLEY

PLOT No. 7 Phase I ORD. SHEET No. SU 7772 (47)

BUILDER P.H. Smith (Reading) LTD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
M/1/63	Adwest Properties Ltd	~~mineral working~~ Sand & gravel	13.11.63	N/A C/A
M/1/64	"	Amendment M/1/63	11.3.64	N/A C/A
O/119/64	Woodley Revelt Ltd	Outline Resi' Devel'	28.2.66	N/A Refuse
O/104/67	" "	" "	3.8.67	N/A Refuse
O/207/67	" "	" "	29.11.67	N/A Refuse
O/180/68	Adwest Properties Ltd	" "	24.9.68	N/A Refuse
948/71	Crest Homes Ltd	Layout	30.9.71	N/A Refuse
1371/71	"	Semi-Det House	30.12.71	App Refuse
401/72	"	" "	13.4.72	N/A C/A
[illegible]0/73	P.H. Smith (Reading) LTD	Semi Det House Garage	22.2.73	- C/A

DATE OF COMPLETION

MINISTRY DECISION O/180/68 Appeal Allowed 3-1-71

SPECIAL ORDERS

DRAINAGE

(2)

ADDRESS 6 CREDITON CLOSE PARISH WOODLEY

PLOT No. 7 Phase I ORD. SHEET No. SU 7772 (47)

BUILDER P.H. Smith (Reading) LTD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]84/73	P.H. Smith (Reading) LTD	Semi Det Hse. garage	14.6.73	- Refuse

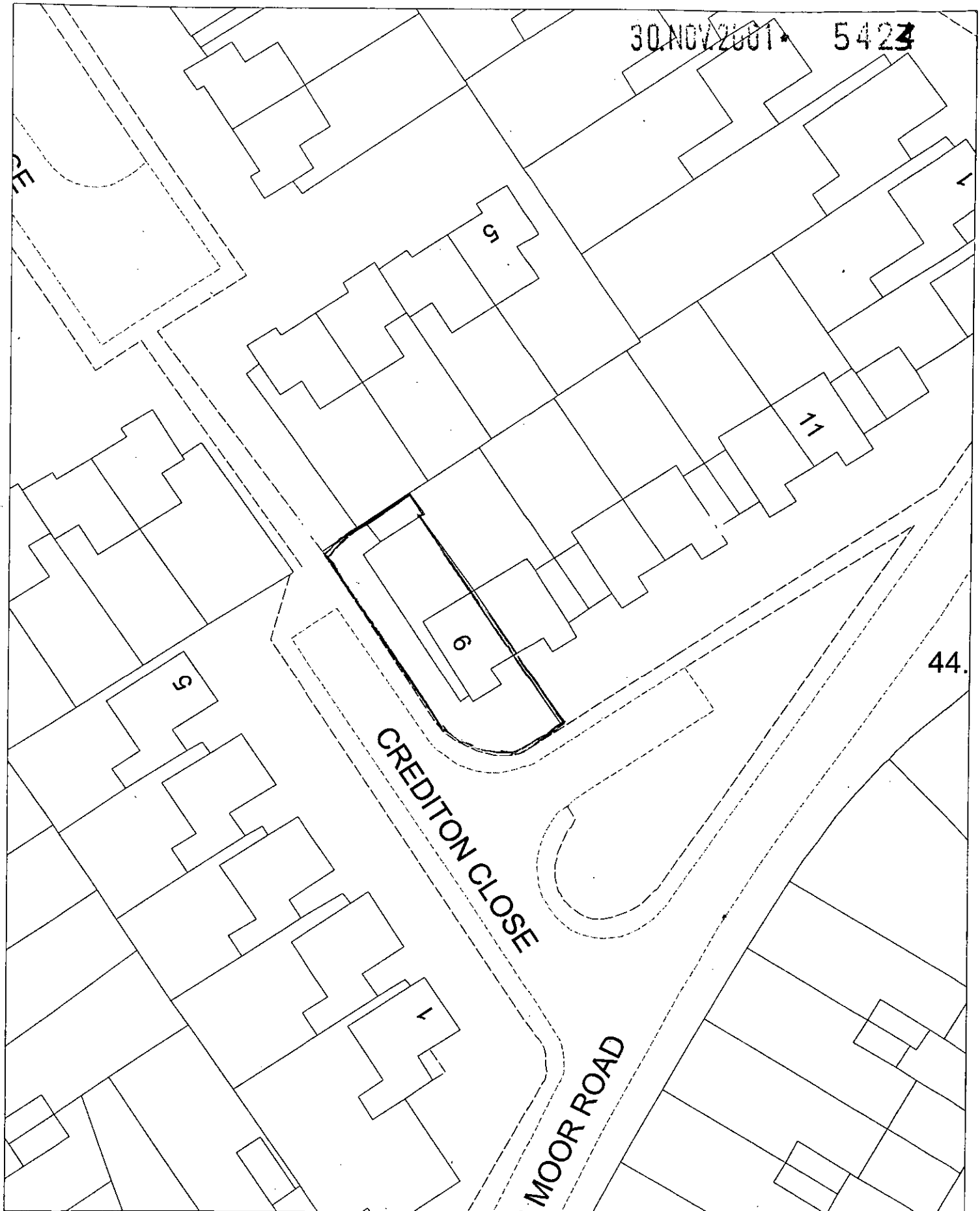
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

30.NOV.2001 5423



Site Plan, Scale: 1 to 500

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Date: 14 November 2001

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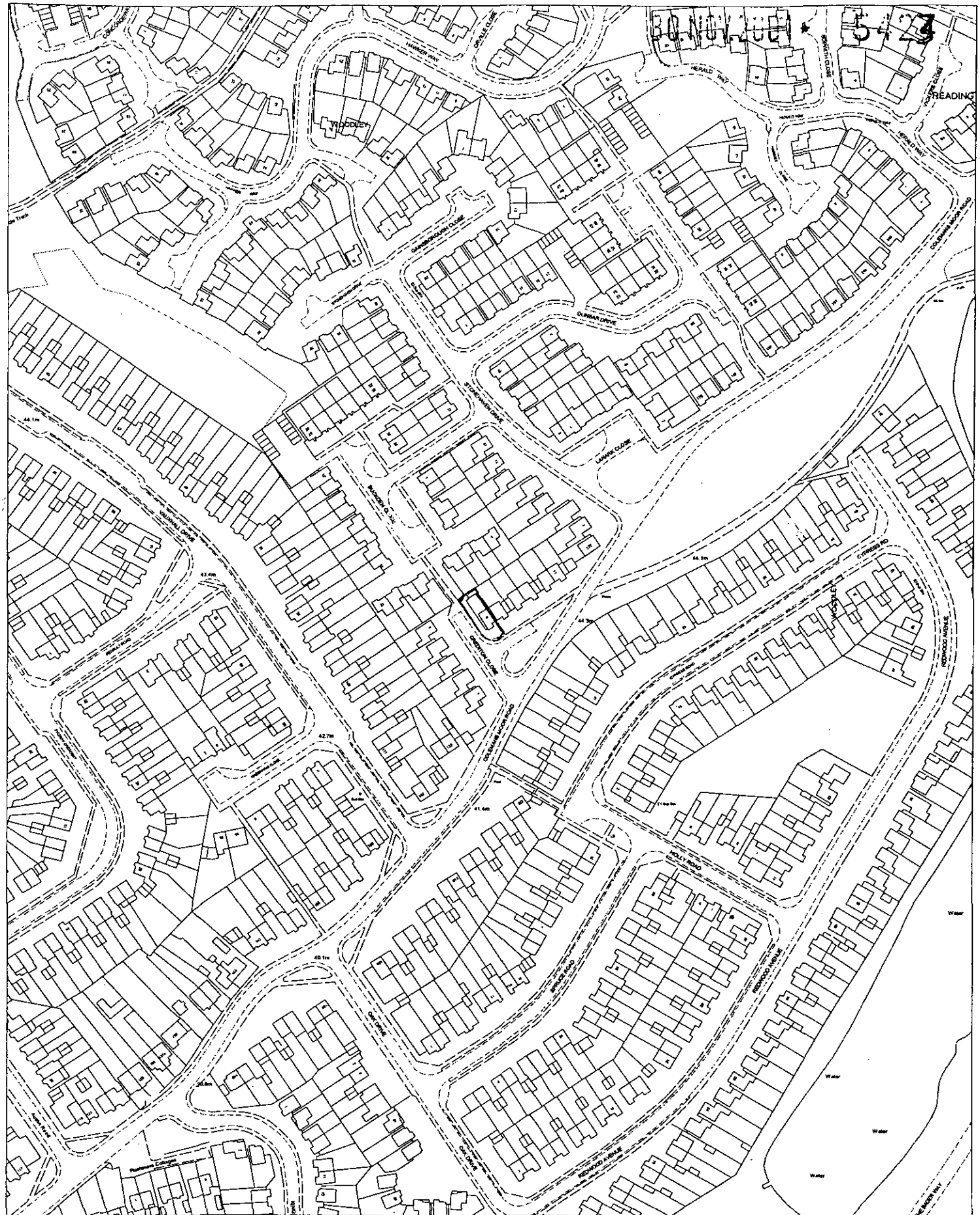

Site Plan, Scale: 1 to 2500

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Date: 14 November 2001

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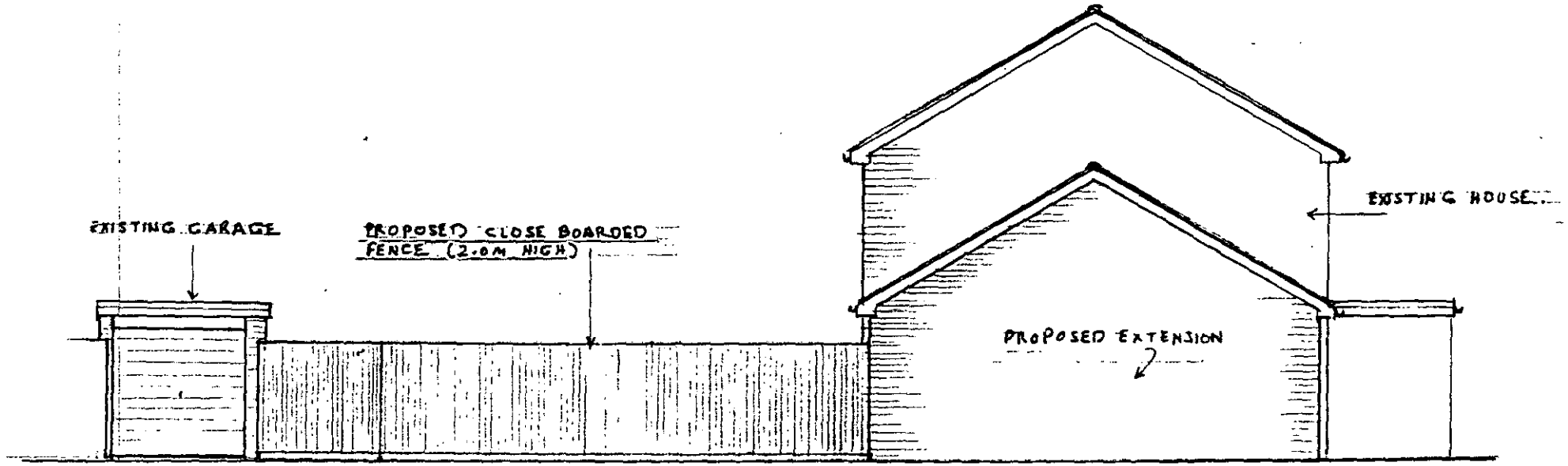
Note THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DWG NO. A/S/1.



side elevation (SHOWING NEW FENCE) 1:100

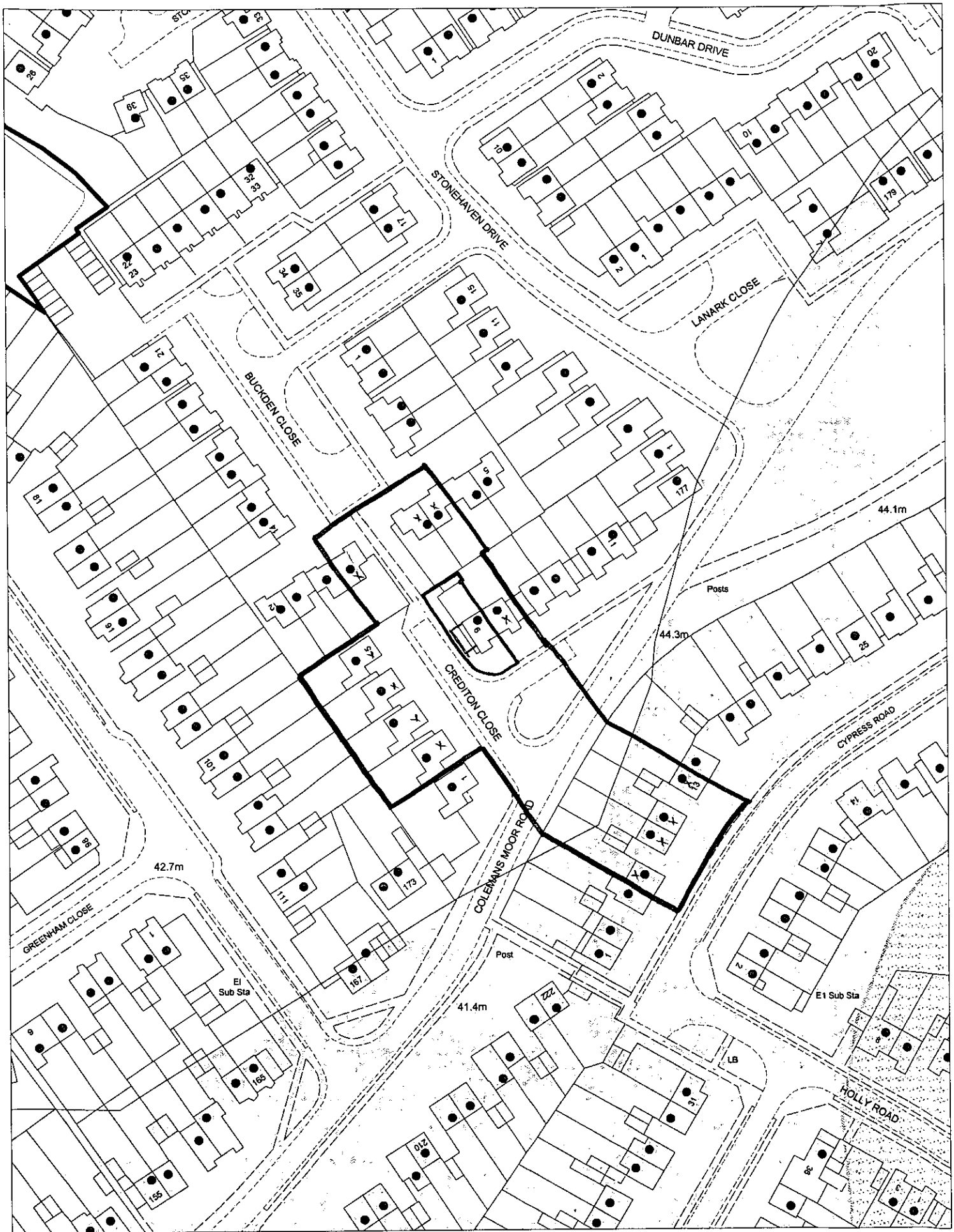
APPROVED

5423

PLANNING SERVICES	HPT
POL	TLS
E:	ENF
03 JAN 2002	
REFER TO.	ACK:
	FILE:

PROPOSED HOUSE EXTENSION
6 CREDITON CLOSE_WOODLEY dwg no. A/S/2

30.NOV.2001* 5423



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

Scale: 1 : 1250

N W E S