SYSTEMS LTD

APPLICATION NO:
F/2000/1308

LOCATION:
33 Glendevon Road, Woodley Reading.

APPLICANT:
Mr & Mrs Crossman C/O B K Greenland

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **08/06/2000**

APPLICATION EXPIRY DATE: **13/06/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Crossman
C/O B K Greenland
4 Compton Drive
Maidenhead
Berkshire
SL6 5JS

Application Number: F/2000/1308

Parish: **WOODLEY**

Location: **33, Glendevon Road, 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 external works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the side (north-east) elevation.

Condition
4. The area shown on the permitted drawings for vehicle garaging and parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 12/06/2000

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.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/1308

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs A J Crossman
c/o Mr B K Greenland
9 Compton Drive
Maidenhead
Berkshire
SL6 5JS

Dear Sirs

PLANNING PERMISSION 2000/1308
SITE: 33 GLENDEVON ROAD, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1308 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Emy Circuit
Planning Assistant

finalsed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1308 EXC
BUILDING CONTROL NUMBER	FP2000/0811 Mrk.
~~APPLICANT~~/AGENT	B.K. Greenland
ADDRESS OF SITE	33, Glendevon Rd. Woodley
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	✓
ELEVATIONS	677	677
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	4/7/00.	

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	

Application Number F/2000/1308
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	
03	SC08	SR05	side (north-east)
04	SC23	SR06	garaging and parking

12/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 33 Glendevon Road
Woodley Reading.

APPLICATION NUMBER: F/2000/1308

OFFICER: Emy Circuit

DATE OF SITE VISIT: 23 May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? front boundary.

2. DESCRIPTION OF SURROUNDINGS residential

3. DESCRIPTION OF SITE/BUILDING
bungalow, garage at side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
31 + 35 are bungalows
35 has a rear extn 4.7m in depth - has side window but also french window to rear. bed + bath room in rear.

5. SITE CONSTRAINTS

TREES /

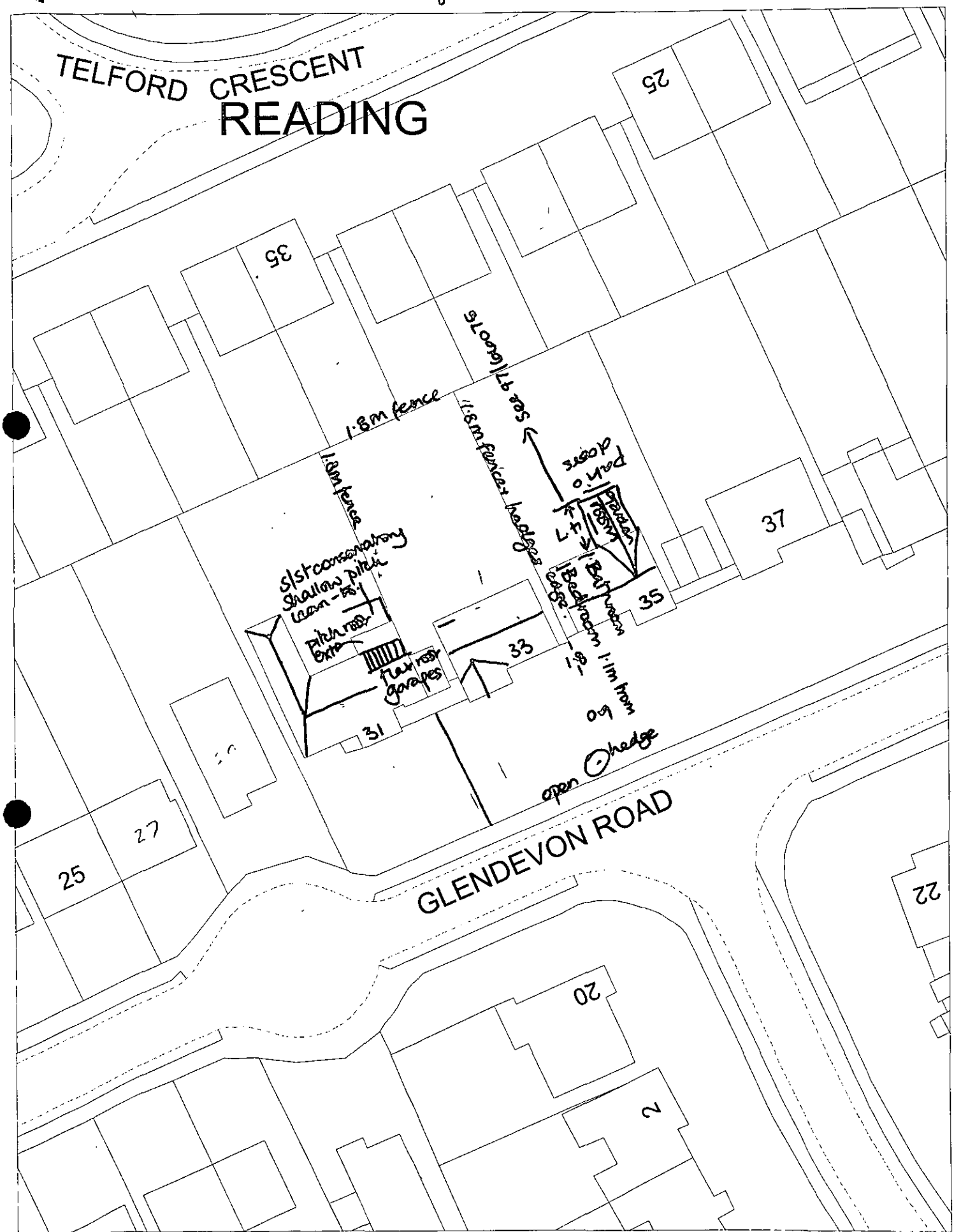
ACCESS/PARKING as existing.

LEVELS /

BOUNDARY TREATMENT 1.8m fences at rear,

OTHERS /

s/s brick + render bungalow



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Development Control Section, Environmental Services, Wokingham District Council.

16 May 2000

Scale: 1 : 500

N W E S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1308

Applicant : Mr & Mrs Crossman C/O B K Greenland.

Location : 33, Glendevon Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
		23/5/00

Date of Neighbour Notifications : .....

Date of Site Visit : 23/5/00

Date Registered : 18/04/2000

Earliest Date for Decision : 08/06/2000

Latest Consultation Date/Site Notice Expiry Date : 08/06/2000

Application Expiry Date: 13/06/2000

Consultation Responses :

Highways - SC23/SR06 garage/parking

Woodley TC - no comment - ask for neighbours comments to be taken into account

Planning Issues :

Identified Settlement

Neighbours/Streetscene

Application Number: F/2000/1308
33 Glendevon Road, Woodley

Appraisal: The proposal is for a single-storey extension to a bungalow. It would span the whole width of the property and project 2.7 metres to one side. The roof would consist of three pitched sections, two with gables to the rear and one with a gable to the side.

The depth of the extension would vary, being deepest adjacent to the boundary with 35 Glendevon Road. This part of the extension would be flush with the side of the existing dwelling - 1 metre from the boundary - and have a depth of 4.8 metres. The roof over this part of the extension would be pitched, with a gable to the rear and as the pitch would be quite shallow there would not be an unacceptable reduction in daylight to the neighbouring property. Due to the depth of the extension it could potentially be quite overbearing - No 35 has an existing extension of a similar depth, albeit set in from the boundary by several metres, with a window facing the boundary with No 33. However, this is not the main window to the room and as the extension would be slightly set off the boundary and the flank wall would be only about 0.5 metes higher than the existing fencing, it is not considered that the impact would be unacceptable. No additional windows are proposed in this elevation but if any were to be added at a later date the existing fencing would prevent overlooking.

31 Glendevon has existing extensions, adjacent to the boundary with No 33 and projecting a similar distance to the rear as the current proposals. 1.1 metres would remain between the side extension and the boundary with this neighbour and as the extension would not project further than the neighbouring property it would not have a detrimental impact on it.

16 metres would remain to the rear boundary of the property so the extension would not harm the amenities of the properties to the rear and there would be no significant on the street scene as most of the extension would be to the rear of the dwelling and the remainder would be screened by the existing garage.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1308

Proposal:
Proposed single storey rear extension to dwelling.

Location:
33, Glendevon 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/06/2000. 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 normally be possible for an individual reply 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

15 May 2000

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

Tel: (0118) 974 6479

Date: **15 May 2000**

My ref: F/2000/1308

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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/2000/1308
33, Glendevon Road, 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1308**
33, Glendevon Road, 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 Dredge

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

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

Tel: (0118) 974 6479

Date: **15 May 2000**

My ref: F/2000/1308

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

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33, Glendevon Road, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1308**
33, Glendevon Road, 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 McCann

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

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

Tel: (0118) 974 6479

Date: **15 May 2000**

My ref: F/2000/1308

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Application Number: F/2000/1308
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1308**
33, Glendevon Road, 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 Lennard

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 APR 2000	Map No. 42 Site 0.00
Officer: EXC / Application No. F/2000/1308	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 33 GLENDEVON ROAD

Parish: WOODLEY Ward: Coronation 10.5.2000

Applicant: MR | MRS CROSSMAN

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement (9) 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			
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 : 10.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No pre-apps

NEIGHBOURS:

wrong ones

S/N + 47, 49, 57 + 30 Glendevon Rd
11, 13, 15 + 17 Brecon Rd
4a Brecon Rd, The Parade
+ Brecon Rd post office.

31, 35, 20, 22 Glendevon Rd
35, 37, 33, Telford Crescent

please note change of address

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 15 May 2000

Application Number: F/2000/1308

Proposal: Proposed single storey rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
33, Glendevon Road, Woodley, Reading.

Applicant:
Mr & Mrs Crossman C/O B K Greenland.

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).

Comment

As Previous 1308.

SC:23 Insert Garaging/Parking.

Signed: _____ **Print name:** Stephanie Knowles.

31/05/00.

(3)

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 10 May 2000

Application Number: F/2000/1308

Proposal: Proposed single storey rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
32, Glendevon Road, Woodley, Reading.

Applicant:
Mr & Mrs Crossman C/O B K Greenland.

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).

SC 23 INSERT GARAGING / PARKING -

R. 17/5 ker

Signed: _____ **Print name:** _____

FROM: Emy Circuit

DATE: 10 May 2000

RECEIVED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT 29898
POL	TLS
DC	ENF
APP	
CS	
26 MAY 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/1308

Proposal: Proposed single storey rear extension to dwelling..

Site Address: ~~32~~ 33, Glendevon Road, Woodley, Reading.

Applicant: Mr & Mrs Crossman C/O B K Greenland.

Your observations are required in respect of this application **by 03/06/2000** .

The applicant was present but did not wish to speak in support of the application.

The committee had no objections to this plan but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

Environmental Services

For office use only.
Application number:
16.APR.2000* 1508

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 CROSSMAN
	Address and postcode	32 GLENDEVON ROAD WOODLEY READING BERKS RG5 4PL
	Phone number	01189 69 38 29
2	Agent's Name	B.K GREENLAND
	Address and postcode	4. COMPTON DRIVE MAIDENHEAD BERKS. SL6 5JS
	Phone number	01628 - 674755
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.	33. GLENDEVON ROAD WOODLEY READING BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR 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.	CONC. INTERLOCKING ROOF TILES TO MATCH EX. FACING BRICKWORK TO MATCH EX.
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: 2	Proposed: 3
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: [signature]

on behalf of MR & MRS CROSSMAN

Date 11th APRIL 2000

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

Pc 23 810 033

ADDRESS 33 GLENDEVON ROAD PARISH WOODLEY

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

BUILDER F.H. Smith (Reading) Ltd

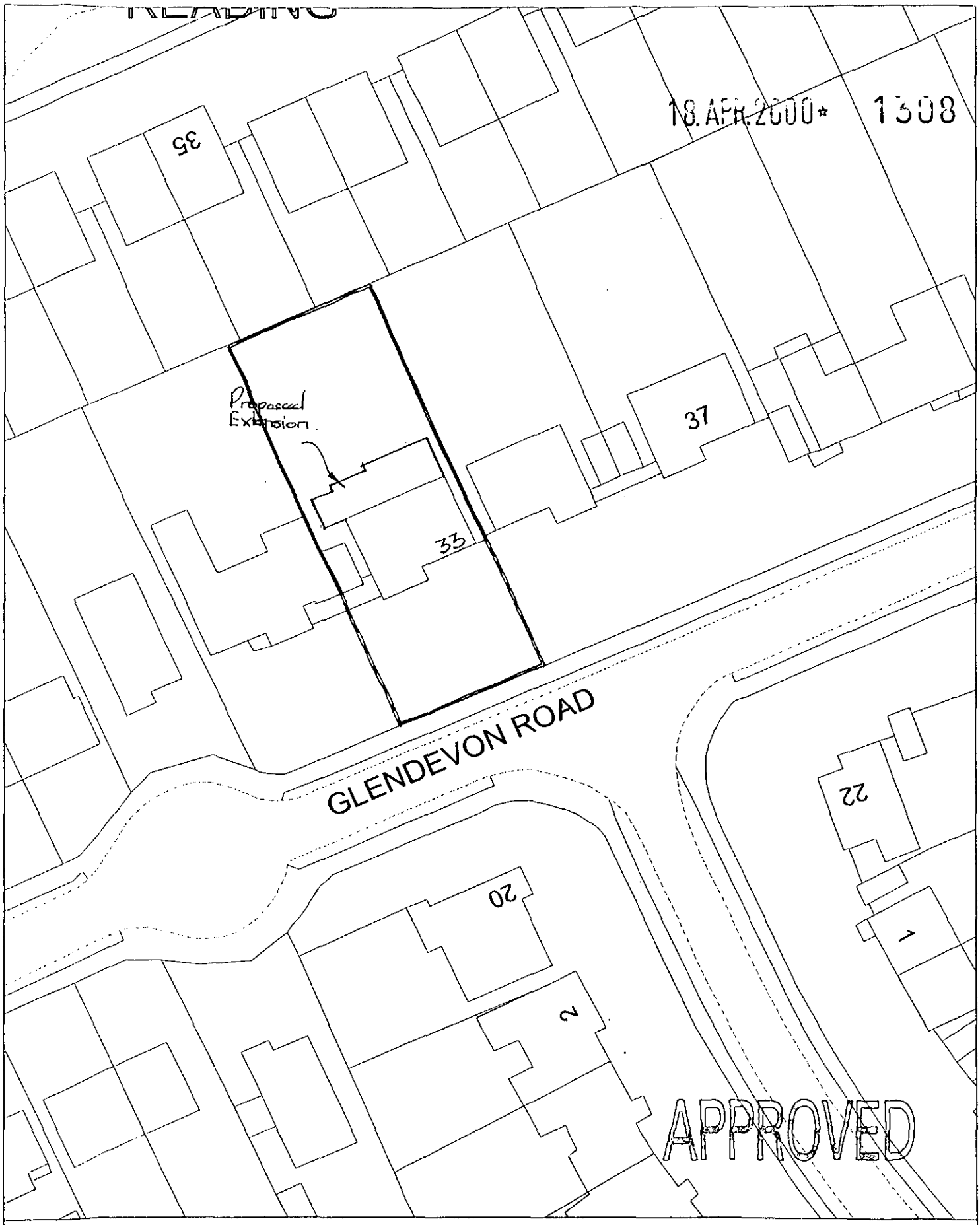
Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr. & Mrs. Pither	Use of Land for excavation of Sand & Ballast	No decision	
275/55	"	Outline	24.6.55	N/A. Refuse
613/56	Mr. J. Pither	Winning & working of Gravel	4.12.56	N/A. Refuse
584/57	New Ideal Homesteads Ltd	Outline	16.10.57	N/A. Refuse
0/325/60	F.H. Smith (Reading) Ltd	"	21.12.60	N/A. Ch/A.
90/61	"	Detached Bungalow	18.5.61	App. App.
DCA6094	M.A. CHAVE	BRICKHAST LA	25.10.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 500

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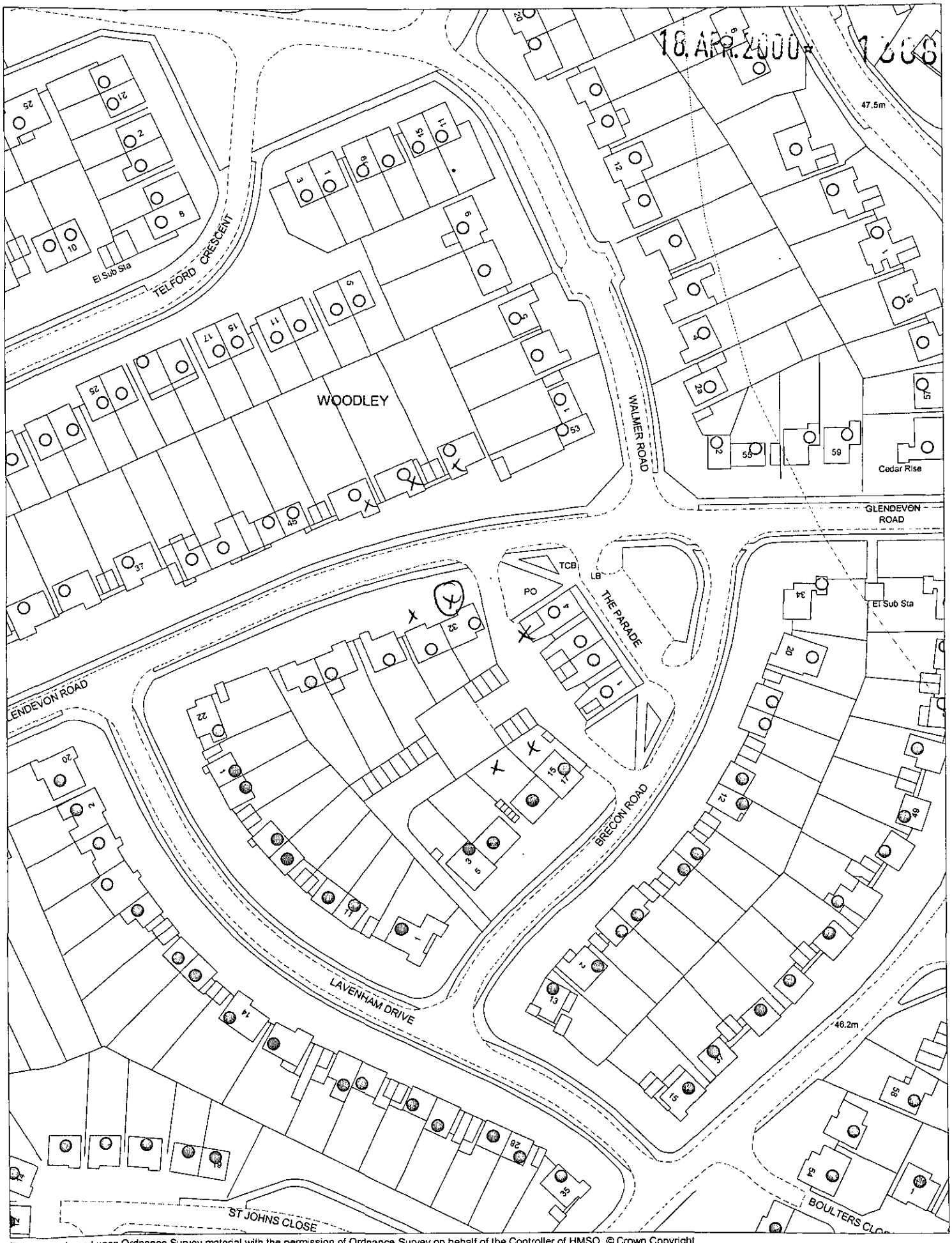
Date: 11 April 2000

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

2 May 2000

Scale: 1 : 1250

N
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Site Plan, Scale: 1 to 2500

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Date: 11 April 2000

N
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