APPLICATION NO:

F/2000/2763

LOCATION:

Oak Tree House Cobham Road, Woodley Reading.

APPLICANT:

Mr & Mrs Tuthill C/O John R Hall

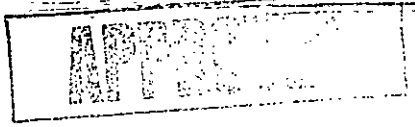
PROPOSAL:

Proposed single storey side extension to dwelling to form double garage. Demolition of existing garage.

EARLIEST DATE FOR DECISION: **10/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
03/01/2001

CASE OFFICER: **Andrew Thorley**



(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Tuthill
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AX

Application Number: F/2000/2763

Parish: **WOODLEY**

Location: **Oak Tree House, Cobham Road, Woodley, Reading.**

Proposal: **Proposed single storey side extension to dwelling to form double garage. Demolition of existing garage.**

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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 adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informative
1. The applicant is reminded that this permission/consent/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. 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 LBE1/2 and LTV1/LTV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 02/01/2001

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2763	AT
BUILDING CONTROL NUMBER.	FP 2000/1148	Paul.
APPLICANT/AGENT	John R Hall	
ADDRESS OF SITE	Oak Tree House Cobham Road WOODLEY.	
DESCRIPTION OF PROPOSED WORK	garage ext & rebuilding	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC 1646	PBC 1646
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	2/1/01
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		—
DATE	18/10/00.	12/1/01.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	18/10/00.	8/11/00	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2763

Applicant : Mr & Mrs Tuthill C/O John R Hall.

Location : Oak Tree House, Cobham Road, Woodley, Reading.

Proposal : Proposed single storey side extension to dwelling to form double garage. Demolition of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/11/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 14/12/2000

Date Registered : 08/11/2000

Earliest Date for Decision : 10/12/2000

Latest Consultation Date/Site Notice Expiry Date : 10/12/2000

This application will have expired on: 03/01/2001. 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 :

Highways: Approval with conditions
Woodley TC: No Comment
Neighbours: No comments received

Planning Issues : (identified settlement)

1) Neighbours
2) Streetscene

Application Number: F/2000/2763

Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey side extension to a 2 storey, detached house to form double garage and demolition of existing double garage.

The proposed detached double garage will be relocated on the west elevation of the existing house. It will be 6.5 metres wide by 6 metres deep. To be constructed in brick with a hipped, pitched tiled roof.
The eaves height will be 2.3 metres with a ridge height of 4.65 metres.

Due to the orientation, distance away and surrounding boundary treatments, which consist of a combination of 1.5 m, 1.7 m, and 1.8 metre high fencing, it is considered that the occupants of the neighbouring properties to the side and to the rear will not be affected.

2) Impact on street scene /visual impact.

The new double garage will be visible from Cobham Road, however the materials proposed will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

3) Highways

Approval with conditions

Recommendation : Approval: [✓] **Refusal :** [ ]
(tick appropriate box)

Application Number F/2000/2763
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2.	C014	R014	External finishes to match
3.	C049	R049	Garage to be retained for vehicle parking.
	N04		Planning Permission Only (Not BR Approval)

RECORD OF SITE VISIT

SITE ADDRESS: Oak Tree House
Cobham Road Woodley Reading.

APPLICATION NUMBER: F/2000/2763

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 14/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes of front tree

2. DESCRIPTION OF SURROUNDINGS Residential
No 277, 2 storey detached house, rear back garden backs on to proposal.
No 279, Loddon Bridge Rd, 2 storey semi detached, rear garden also backs on to proposals rear

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house on plot of land between Loddon Bridge Road + Caldpeck Drive with detached double garage at side.
Redish brick, brown tiled roof, white UPVC windows + doors. fascia boards + guttering
[white painted garage frame, + metal green panelled doors.]

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Location Plan / back land development.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front space two cars on drive and 2 No in garage.

LEVELS — No. 279, Loddon Bridge Road, 0.3m lower,

BOUNDARY TREATMENT

OTHERS — No 277, LBRd, 1.8m fencing + mature tree on boundary.
— No 279, LBRd, 1.5m fence on boundary.
— Rear boundary, open plan.

Rear enclosed gardens, between neighbours rear gardens.

No Neighbours not affected by dev.

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

Tel: 0118 974 6441

Date: **20 November 2000**

My ref: F/2000/2763

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2000/2763
Oak Tree House, Cobham Road, Woodley, Reading.
Proposed single storey side extension to dwelling to form double garage. Demolition of existing garage.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2763**
Oak Tree House, Cobham Road, Woodley, Reading.
Proposed single storey side extension to dwelling to form double garage. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

Received by Wokingham District Council

Application No: F/2000/2763

Proposal:
Proposed single storey side extension to dwelling to form double garage. Demolition of existing garage.

Location:
Oak Tree House, Cobham 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/12/2000. 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

20 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2763
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 NOV 2000	
Officer: AT	Application No. F/2000/2763

Map No. 12 Site ...006...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM DOUBLE GARAGE. DEMOLITION OF EXISTING GARAGE

Location: OAK TREE HOUSE, COBHAM ROAD

Parish: WOODLEY Ward: Bulmarshe
16.11.2000 TB

Applicant: MR/MRS TUTHILL

Fee Received 95-00 (8) 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			
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 : 16.11.2000 TB. 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 + 273, 277, 279, 281 Hoddon Bridge Road.....
.....Pantiles, Cobham Road.....
.....1 & 2 Cobham Road ✓.....
.....46, 48 Caldbeck Drive.....
.....
.....
.....
.....
.....

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 20 November 2000

Application Number: F/2000/2763

Proposal: Proposed single storey side extension to dwelling to form double garage. Demolition of existing garage.

Parish: WOODLEY TOWN

Site Address:
Oak Tree House, Cobham Road, Woodley, Reading.

Applicant:
Mr & Mrs Tuthill C/O John R Hall.

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).

C04g, R04g.

Signed: _____ **Print name:** Adam Coggins 23/11/00

FROM: Andrew Thorley

DATE: 16 November 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2763

Proposal: Proposed single storey side extension to dwelling to form double garage. Demolition of existing garage..

Site Address: 3, Cobham Road, Woodley, Reading.

Applicant: Mr & Mrs Tuthill C/O John R Hall.

ACP
CS
12 DEC 2000
COPIES TO: | ACK: | FILE:

Your observations are required in respect of this application **by 10/12/2000** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 7.12.00

Clerk To Woodley Parish/Town Council.

1305A

Environmental Services

For office use only.
Application number: 08.NOV.2000* 2763

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 D. TUTHILL OAK TREE HOUSE COBHAM ROAD WOODLEY RG5 4LB
2	Agent's Name Address and postcode Phone number	JOHN R. HALL SETLEY COTTAGE BASINGSTOKE RD. THREE MILE CROSS READING RG7 1AX 0118 9882 883
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.	OAK TREE HOUSE COBHAM ROAD WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	RECONSTRUCTION OF EXISTING DOUBLE GARAGE
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 ☐ NONE AFFECTED BY WORKS.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILE 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

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: N/A.	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: [signature]

on behalf of Mr & Mrs D. Tuthill

Date 3/11/00

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