EX SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1732

LOCATION:
6 Shipley Close, Woodley Reading.

APPLICANT:
Mr & Mrs A Green C/O Cavendish House

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
07/08/2000

CASE OFFICER: **Andrew Thorley**

Confidential

4250

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Green
C/O Cavendish House
3 Tower Estate
Warpsgrove Lane
Chalgrove
Oxford
OX44 7XZ

Application Number: F/2000/1732

Parish: **WOODLEY**

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

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

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 work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

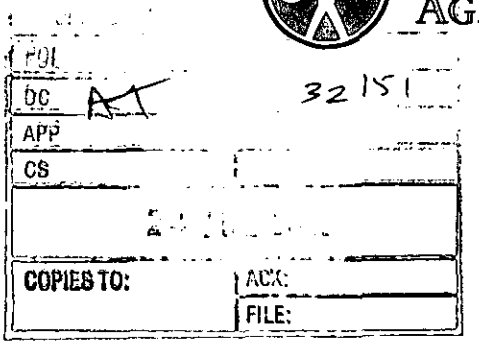
John Mitchell
Development Control Manager
Date: 24/07/2000

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.

Our ref: SP\2000\001953\001
Your ref: F/2000/1732

Date: 20th July 2000

ENVIRONMENT AGENCY



32151

received too late after decision taken!

AJT.
24/07/00

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Andrew Thorley

Dear Sir/Madam

REAR CONSERVATORY - 6 SHIPLEY CLOSE, WOODLEY

Thank you for your letter dated 21 June 2000 which was received on 26 June 2000. You are asked to quote the following reference in any correspondence: SU77SE/23/8.The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 773 742	102 m to south east	Tippings Lane	closed, domestic waste 1956-'80

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.

DECISION NOTICE

Would you 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 do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Cavendish House, 3 Tower Estate, Warpsgrove Lane, Chalgrove, Oxford

Received by Wokingham District Council

Application No: F/2000/1732

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
6, Shipley 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. 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 15/07/2000. 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

21 June 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1732

Applicant : Mr & Mrs A Green C/O Cavendish House.

Location : 6, Shipley Close, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		04/7/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 04/07/2000

Date Registered : 12/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 07/08/2000. 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 :
Neighbours: No comments received

Woodley Parish Council: No comments ~~received~~ to make.
21/7/00

Planning Issues : (identified settlement) LALP
1) Impact on neighbours
2) Impact on street scene.

Yes on cherry tree at front

Residential – cul de sac – detached 2 storey house
similar design

double garage + shared drive way

no change in levels

19/July 2000

Application Number: F/2000/1732

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey extension to dwelling. It will be located on the rear elevation of a 2 storey detached house to form a conservatory.

It will be 5.8 metres wide and protrude from the rear elevation by 4.3 metres. The proposed eaves height of the pitched roof will be 2.2 metres with a ridge height of 3.3 metres. The corner plot is bounded by 1.8 metre high close boarded fencing.

No.12, Denmark Avenue, to the west, positioned 15.5 metres away behind a 1.8 metre high close-boarded fence, windows in rear elevation face No. 6. Due to the position and distance away the occupants of this property will not be overlooked or overshadowed.

No.5, to the north-east, due to the orientation and distance away the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

Materials proposed will match existing. There is a 1.8 metre high fence and a 2.5 metre high Hawthorn hedge along the rear boundary.

The roof of the conservatory may be visible from the road leading to Waingels Copse School (however the roads are not visible from the plot due to the house walls and the boundary treatments), but this will have no significant impact upon the visual amenity of the area.

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

RECORD OF SITE VISIT

SITE ADDRESS: 6 Shipley Close
Woodley Reading.

APPLICATION NUMBER: F/2000/1732

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 4/07/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front cherry tree

2. DESCRIPTION OF SURROUNDINGS 1970's dev
Residential, detached 2 storey houses, similar designs, integral double garages open plan front gardens, quiet cul-de-sac

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, spacious garden at rear, double/integral garage. Red brick, white UPVC windows and doors, mock georgian style white fascia boards + guttering. Clay pantile roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan

5. SITE CONSTRAINTS

TREES — None / not affected

ACCESS/PARKING — As existing, double garage + ? part shared access / driveway, room for 4 cars.

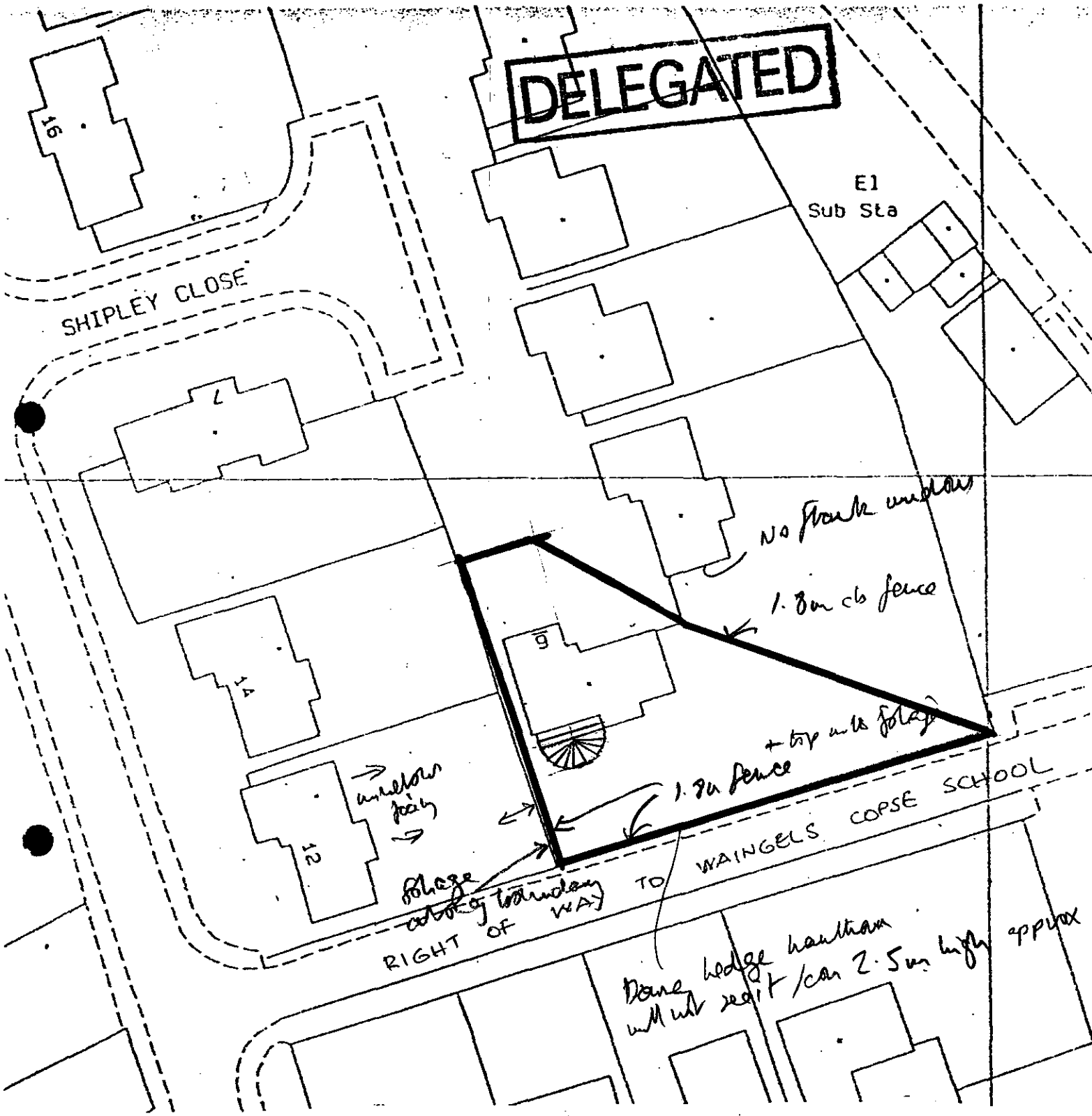
LEVELS — No change pedestrian access at side

BOUNDARY TREATMENT — No 5, 1.8m cb fence, no flank windows

OTHERS — No 12, Denmark Ave, 1.8cb fence + foliage on top of boundary, windows face No. 6.
— Rear boundary 1.8m cbf and a 2.5m high hawthorn hedge. along right of way & Wangels Copse school

No. No impact to neighbours / street scene will not be visible from public right of way.

Site Notes



SITE PLAN 1 : 500

Application Number F/2000/1732
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

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

Tel: 0118 974 6441

Date: **21 June 2000**

My ref: F/2000/1732

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

Application Number: F/2000/1732
6, Shipley Close, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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/2000/1732**
6, Shipley Close, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 6441

Date: **21 June 2000**

My ref: F/2000/1732

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1732**
6, Shipley Close, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 6441

Date: **21 June 2000**

My ref: F/2000/1732

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
DX: 33506 – Wokingham

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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/2000/1732**
6, Shipley Close, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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: 12 JUN 2000

Officer: AT | Application No. F/2000/1732

Map No. 37 Site 0:0

Easting: Flood Pln

Northing: Mineral

DELEGATED

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 6 SHIPLEY CLOSE

Parish: WOODLEY Ward: Coronation

21.6.2000.

Applicant: MR/MRS GREEN

Fee Received 95-00 (11) 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 : 21.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health 250m Landfill Site Consultation.
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
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 + 4, 5, 7 Shipley close
12 & 14 Denmark Avenue
2, 3, 4 Perth Close

FROM: Andrew Thorley

DATE: 21 June 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES
POL
DC
APP
CS
32105
21 JUL 2000
COPIES TO:
ACK:
FILE:

Application Number: F/2000/1732

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

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

Applicant: Mr & Mrs A Green C/O Cavendish House.

Your observations are required in respect of this application **by 15/07/2000** .

The committee had no comment to make on this plan. 12 + 14 DENMARK + 5 SHIPLEY.

SIGNED: [signature]

DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/aky

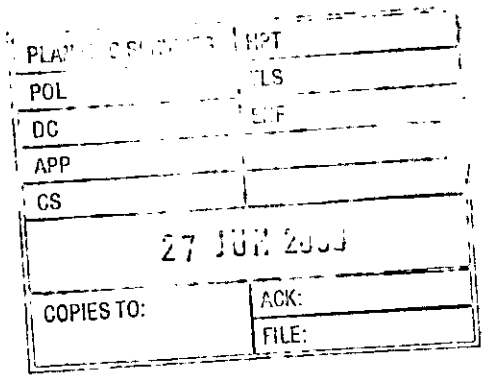
To: Andrew Thorley, Planning — Your Ref:

Date: 23 June, 2000

PROPOSED SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY
LOCATION: 6 SHIPLEY CLOSE, WOODLEY
APPLICATION NO. F/2000/1732

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing



ADDRESS 6 SHIRLEY CLOSE PARISH WOODLEY E

PLOT No. 8A (SONNING FIELDS) ORD. SHEET No. SU.7774 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/92/65	S PADDICK & SONS LTD.	O/APP. RES - DEVT	16·3·65	N/A	REF.
0/58/70	" "	O/APP. RES DEV ON 15 ACRES	9·7·70	N/A	C/A
00322	SHAINWRIGHT LTD.	O/APP. FOR 80 HOUSES	13·6·74	N/A	C/A
01368	"	ERECTION OF 11 DETACHED HOUSES	13·10·74	N/A	C/A
BR 1526	"	DETAILS OF 11 DETACHED HOUSES	26·11·74	REF	N/A
BR 1826	"	ERECTION OF 11 DETACHED HOUSES & GARAGES - ROAD	3·2·75	APP	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

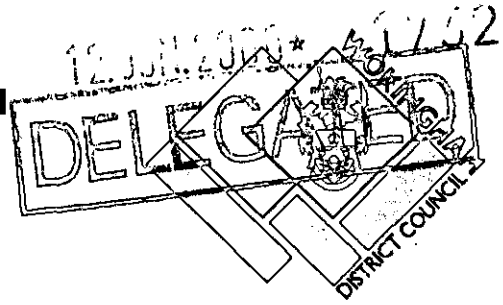
091074

DELEGATED

C2

1959/a

HOUSEHOLDER PLANNING APPLICATION



Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS A. GREEN
	ADDRESS	6, SHIPLEY CLOSE
		WOODLEY, READING
		BERKS
	POST CODE	RG5, 4RT Tel. No. 01189 691805
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	CAVENDISH HOUSE
	ADDRESS	3, TOWER ESTATE, WARPSGROVE
		LANE, CHALGROVE, OXFORD
	POST CODE	OX44, 7XZ Tel. No. 01865 890557
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	AS ABOVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	CONSERVATORY

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
WHITE PVCu, GLASS & MATCHING BRICKWORK, BRONZE TINTED POLYCARBONATE ROOF

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

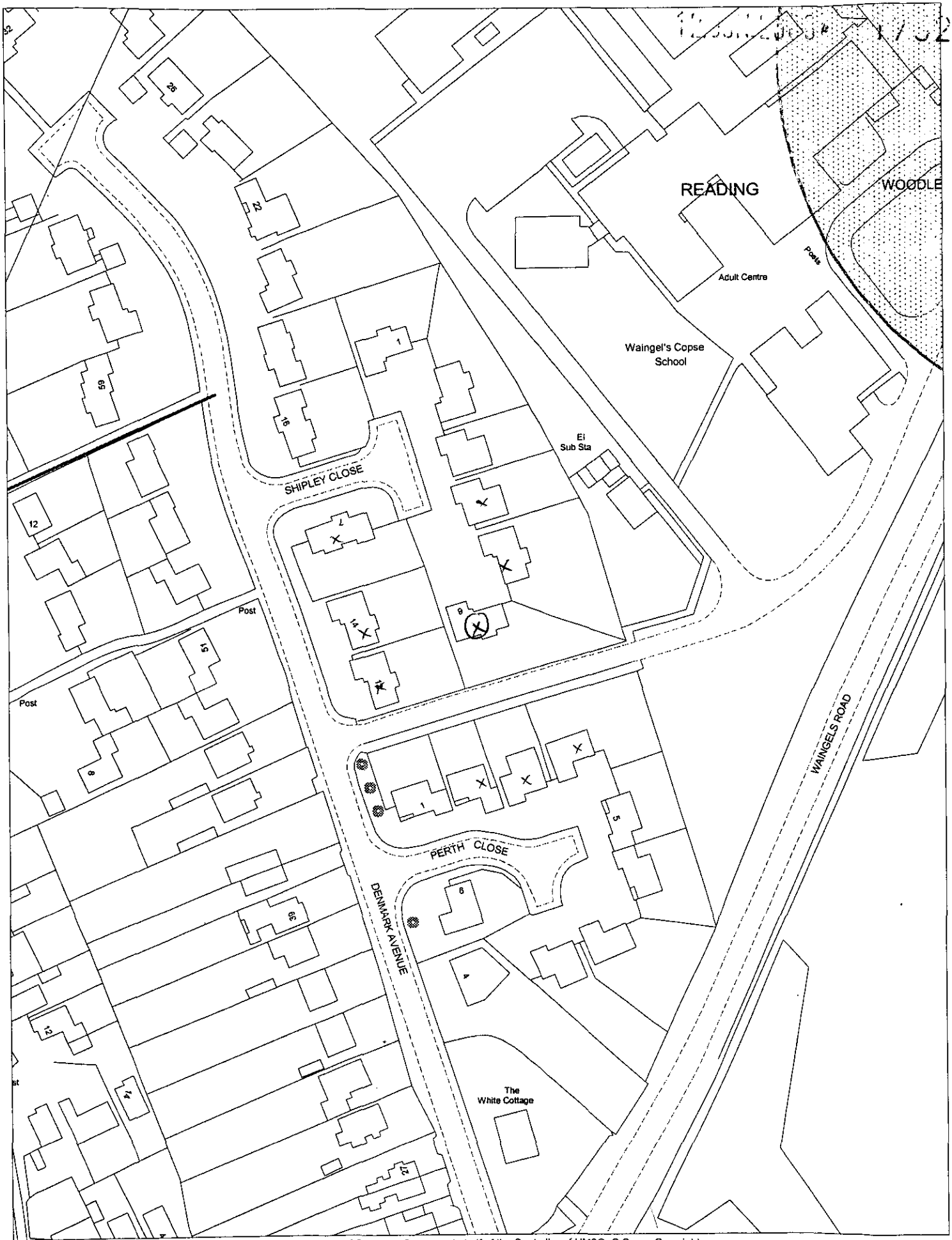
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED D. R. AVES ON BEHALF OF MR & MRS A. GREEN

DATE 08-06-00



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Development Control Section, Environmental Services, Wokingham District Council.

15 June 2000

Scale: 1 : 1250

N W E S