SYSTEMS LTD

APPLICATION NO:
F/2000/1285

LOCATION:
91 Nightingale Road, Woodley Reading.

APPLICANT:
Mr Ozanne C/O Robert Aughton

PROPOSAL:
Proposed two storey side extension to dwellin and first floor rear extension

EARLIEST DATE FOR DECISION: **01/06/2000**

APPLICATION EXPIRY DATE: **12/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ozanne
C/O Robert Aughton
91 The Ridgeway
Marlow
Bucks
SL7 3LH

Application Number: F/2000/1285

Parish: **WOODLEY**

Location: **91, Nightingale Road, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and first floor rear extension**

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. The area shown on the permitted drawings for vehicle 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. 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 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/1285

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 C Ozanne
c/o Robert Aughton
91 The Ridgeway
Marlow
Bucks
SL7 3LH

Dear Sirs

PLANNING PERMISSION F/2000/1285
SITE: 91 NIGHTINGALE 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 F/2000/1285 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

N Lake.

Nicola Lake
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1285	NL
BUILDING CONTROL NUMBER	FP2000/0924	Paul
~~APPLICANT~~/AGENT	Robert Aughton.	
ADDRESS OF SITE	91 Nightingale Road WOODLEY.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext first floor rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Location	location
ELEVATIONS	23300/1A	23300/1
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	27/7/00.	

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/2000/1285
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Works.
3	SC23	SR06	Parking.

John Mathews
12/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 91 Nightingale Road Woodley Reading.

APPLICATION NUMBER: F/2000/1285

OFFICER: Nicola Lake

DATE OF SITE VISIT: 18.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on gate post.

2. DESCRIPTION OF SURROUNDINGS

Residential -

3. DESCRIPTION OF SITE/BUILDING

2/S Semi Detached dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES The proposed 2/S side extension is set back half the depth of the dwelling - No 89 has a 2/S side ext set halfway back, but with a ground floor garage coming fully forward. No 89's extension projects back this far. No 93 has a rear brick set and a wooden fence - to extension, projecting out further. Fairly good distance to the rear. No 89's ext is very similar on the rear.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 6ft wooden fence.

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1285

Applicant : Mr Ozanne C/O Robert Aughton.

Location : 91, Nightingale Road, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling and first floor rear extension

Site Notice Displayed ? :	YES	NO	DATE
	✓		18·5·2000

Date of Neighbour Notifications : .....

Date of Site Visit : ...18.5.2000.....

Date Registered : 17/04/2000

Earliest Date for Decision : 01/06/2000

Latest Consultation Date/Site Notice Expiry Date : 01/06/2000

Application Expiry Date: 12/06/2000

Consultation Responses :

Woodley P.C - Concerned about massing on neighbours and street scene.

Planning Issues :

Site Designation - within the Identified Settlement

1.) Impact upon the neighbouring dwellings

2.) Impact upon the street scene.

Application Number: F/2000/1285

Appraisal :

1.) Impact upon the neighbouring dwellings :

The proposed development is for a 2/S side extension and a first floor rear roof above an existing flat roofed extension.

The proposed side extension is 2/S with a set down from the existing dwellings ridge. The extension is set back from the front of the dwelling by 4.4m and will have a width of 2.3m. No. 89 has a very similar style extension, but with a front 2/S side extension as well.

There are no side facing windows. The rear extension is set in 1m from the adjoining properties boundary.

Hence, there will be no overlooking, overshadowing or overbearing issue, there will be detrimental impact upon the adjacent dwellings.

2.) Impact upon the street scene.

The proposed extension is set well back from the front of the dwelling (4.3m) and the front of No. 89. No. 89 has a very similar kind of extension in existence. Therefore, the proposed development is in keeping with the character of the existing dwelling and the wider area. As such, there will be no detrimental impact upon the street scene.

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

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 08 May 2000

Application Number: F/2000/1285

Proposal: Proposed two storey side extension to dwelling and first floor rear extension

Parish: WOODLEY TOWN

Site Address:
91, Nightingale Road, Woodley, Reading.

Applicant:
Mr Ozanne C/O Robert Aughton.

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).

No objections:

Subject to SC23: (INSERT: Parking)

SK 15/05/00

Signed: _____ **Print name:** _____

Received by Wokingham District Council

Application No: F/2000/1285

Proposal:
Proposed two storey side extension to dwelling and first floor rear extension

Location:
91, Nightingale 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/06/2000. 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

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

Tel: (0118) 974 6481

Date: **08 May 2000**

My ref: F/2000/1285

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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/2000/1285
91, Nightingale Road, Woodley, Reading.
Proposed two storey side extension to dwelling and first floor rear extension

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1285**
91, Nightingale Road, Woodley, Reading.
Proposed two storey side extension to dwelling and first floor rear extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: (0118) 974 6481

Date: **08 May 2000**

My ref: *F/2000/1285*

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

Head of Planning and Transportation

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Case officer: **Nicola Lake** Application Number: **F/2000/1285**
91, Nightingale Road, Woodley, Reading.
Proposed two storey side extension to dwelling and first floor rear extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: (0118) 974 6481

Date: **08 May 2000**

My ref: F/2000/1285

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

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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Yours faithfully

Head of Planning and Transportation

LISTING FORM

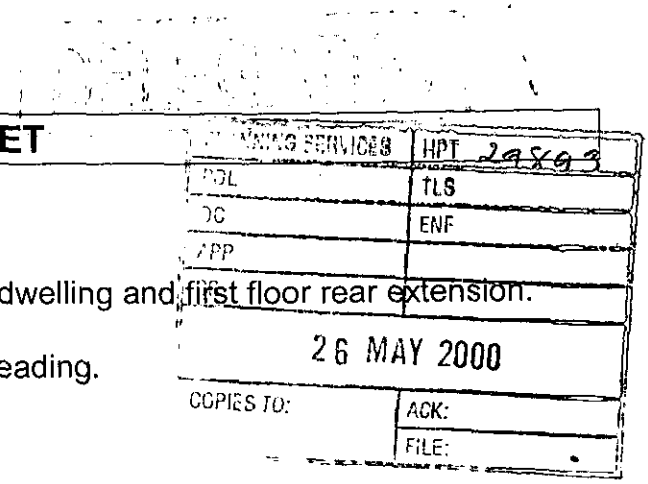
Case officer: **Nicola Lake** Application Number: **F/2000/1285**
91, Nightingale Road, Woodley, Reading.
Proposed two storey side extension to dwelling and first floor rear extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

FROM: Nicola Lake

DATE: 08 May 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1285

Proposal: Proposed two storey side extension to dwelling and first floor rear extension.

Site Address: 91, Nightingale Road, Woodley, Reading.

Applicant: Mr Ozanne C/O Robert Aughton.

Your observations are required in respect of this application **by 01/06/2000** .

The committee expressed some concerns about this application:

- the massing effect of this large extension was unneighbourly
- it would have an impact on the visual amenity of the area

Members particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 APR 2000	Map No. 47 Site 0.03
Officer: NL	Application No. F 2000 1285
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND FIRST FLOOR REAR EXTENSION

Location: 91 NIGHTINGALE ROAD

Parish: WOODLEY Ward: Southlake

8.5.2000.

Applicant: MR OZANNE

Fee Received 95-00 (7) 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 : 8:5:2020 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:

S/N + 88, 90, 92 + 93 Nightingale Rd ✓

3, 5, 4, 5, 6, 7 + 8 Larch Drive

Environmental Services

For office use only.
Application number: 17.APR.2000* 1285

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. C. OZANNE
	Address and postcode	91 Nightingale Road. WOODLEY RG5 3LY
●	Phone number	0118 9540712
2	Agent's Name	ROBERT AUGHTON
	Address and postcode	91 THE RIDGEWAY MARLOW BUCKS SL7 3LH.
	Phone number	01628 471567
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.	91 NIGHTINGALE RD WOODLEY RG5 3LY
4 ●	Give brief details of the proposal for example, two storey side extension. About the application	2 STORY SIDE EXTENSION FIRST FLOOR BEDROOMS BUILT OVER EXISTING GROUND FLOOR
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.	TILES TO MATCH EXISTING. BRICKWORK 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: 2	Proposed: 4
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: R J Aughton

on behalf of C. OZANNE.

Date 14/4/00

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

ADDRESS 91 NIGHTINGALE ROAD PARISH WOODLEY

PLOT No. 174 ORD. SHEET No. SU.7672(47)

BUILDER J.T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
O/247/58	Mr. & Mrs. Ben. S. Clark	Outline	17.4.59	N/A	C/A
147/61	J.T. Cook & Son Ltd	Layout-Rd. & Sewers	5.10.61	N/A	C/A
179/61	"	Semi/Det. House	5.10.61	App.	C/A
PD/566/62	Mr. P.G. Gale	Garage	29.11.62	App.	N/A
R/8/63	J.T. Cook & Son Ltd	Landscape Rd. verges	24.1.63	N/A	App.
PD/492/69	Mr. P. Gale	Extn. to Kitchen	30.10.69	App.	N/A
1989/73	" "	2 storey extension.	14.1.74	–	Refuse
02412	MR. B. HOLMES	DINING EXTENSION	17.4.75	N/A	C/A
BR2325	"	S/STOREY EXTENSION	18.4.75	RCA	N/A
BR16169	MR. C. TOCOCK	EXT. TO LOUNGE, KITCHEN + GARAGE	17.2.81	APP.	N/A
14935	" "	" "	12.3.81	NA	Ofp

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

17.APR.2000* 1285

17 APR 2000* 1285



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Development Control Section, Environmental Services, Wokingham District Council.

28 April 2000

Scale: 1 : 1250

N
W E
S

17 APR 2000* 1285

NATIONAL GRID PLAN SU 7672 SECTION H

(BERKSHIRE)

Scale 1/1250

WOKINGHAM DISTRICT

WOODLEY AND SANDFORD PARISH

The boundaries shewn by dotted lines have been plotted from the transfer plan and are subject to revision on survey.

APPROVED

SU 7572 SE | SU 7672 SW

