APPLICATION NO:
F/2000/1213

LOCATION:
299 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr Mrs Driver C/O Greg Farrell

PROPOSAL:
Proposed two storey side extension to dwellin

EARLIEST DATE FOR DECISION: **14/05/2000**

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

CASE OFFICER: **Joss Miller**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Driver
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berks
RG30 4RU

Application Number: F/2000/1213

Parish: **WOODLEY**

Location: **299, Loddon Bridge Road, Woodley, Reading.**

Proposal: **Proposed two storey side 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. 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.

Condition
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. 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 first floor level and above in the north and south elevations.

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

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

Reason
3. To ensure a satisfactory external appearance.

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

John Mitchell
Development Control Manager
Date: 29/06/2000

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 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 22 September 2000
My ref. Development Control /MLT/

Mr G Farrell
43 Wendover Way
Tilehurst
Reading
Berks, RG30 4RU.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Farrell,

RE: PLANNING PERMISSION NO. F/2000/1213 -
299 LODDON BRIDGE ROAD

I refer to your letter dated 1 September 2000 concerning the above matter.

Whilst I see no objection in principle to the proposed changes to the side elevation, subject to the first floor window being fitted permanently with frosted glass, the proposed first floor window requires planning permission by virtue of condition 4 of this permission. Therefore, the proposed alterations shown on drawing no.01D would require a further planning permission.

Yours sincerely

John R Mitchell
Development Control Manager

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com

reply

PLANNING SERVICES	HPT 33830
POL	TLS
DC MLT	INF
APP	
CS	
06 SEP 2000	
COPIES TO:	ACK:
	FILE:

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
Attention Mr Thorpe

1st Sept 2000

Ref: F/2000/1213

Dear Sir

Re: 299 Loddon Bridge Road

Further to your letter dated 25th August I confirm that the property was subject of a Planning Approval dated 29/6/2000.

Whilst I accept the reference on the top of my letter referred to the application that was rejected I would have thought that you could have deducted from the content of the correspondence that this may indeed have been the case and have checked your system. I would also have thought that had a rejection been issued Mrs Dodsworth would have picked this up in the first place. I believe therefore that if your understanding of Agents such as myself is such that we are likely to ask for a revision of a rejected plan then perhaps your position as Principle Development Control manager should be referred to the Chairman of the Planning Committee. A common sense alarm should at least have been raised at this point .

I therefore await a response to my previous letter and trust this can be done without delay.

Yours faithfully

Greg Farrell

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/1213

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 Driver
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Dear Sirs

PLANNING PERMISSION F/2000/1213
SITE: 299 LODDON BRIDGE ROAD, WOODLEY, READING

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/2000/1213 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

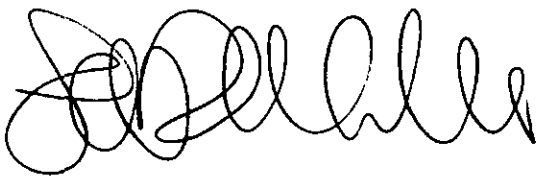
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the 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



Joss Miller
Planning Assistant

Tel. 0118 974 6443 (Direct Line)

Date. 11 August, 2000

My ref. CD/FP2000/0929(1213)

Mr & Mrs Driver
C/o Greg Farrell
43 Wendover Way
Tilehurst
READING
Berks RG30 4RU

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
E-mail:

Dear Greg,

299 LODDON BRIDGE ROAD, WOODLEY
TWO STOREY SIDE EXTENSION

Sorry Greg, I am afraid this one needs a new planning application.

Condition 4 of Planning Permission F/2000/1213 removed Permitted Development rights in respect of first floor windows in north and south elevations. There are other alterations to the ground floor roof and door/window in the other side elevation.

If you are intending to pursue this proposal would you please submit a planning application to this department by 1 September. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1213	JM.
BUILDING CONTROL NUMBER	FP2000/0929	Paul
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	299 Loddon Bridge Rd WOODLEY.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Drw 01C	~
ELEVATIONS	~	Drw 01B
FLOOR PLANS	~	~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC Seen Joss & John M.	- alterations to ground floor roof - side window changed to door/window - other side first floor window inserted (condition)	
DATE	11/8/00.	

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

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1213

Applicant : Mr Mrs Driver C/O Greg Farrell.

Location : 299, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		7/5

Date of Neighbour Notifications : 19/4

Date of Site Visit : 7/5

Date Registered : 11/04/2000

Earliest Date for Decision : 14/05/2000

Latest Consultation Date/Site Notice Expiry Date : 14/05/2000

Application Expiry Date: 06/06/2000

Consultation Responses :
Highways - condition
Woodley TC - No objection

Planning Issues :
Effect on Street scene & neighbouring properties WBC1.
Identified settlement.

Application Number: F/2000/1213

Appraisal :

This application is for a two storey side and rear extension and a single storey front extension.

Neighbours.

No 301 is a business premises. The 2 storey side and rear extension is 1.0 m from the boundary and is 6.8m high, 9.8m deep & 4m wide. The first floor roof height is reduced further to the rear to 6.2 m and the width is reduced at first floor level from 4m to 3.4m. The front extension is at ground floor level only with a depth of 1.8m, Width of 6.4m and height of 3.4m at the ridge. The roof of the front extension is hipped in on all sides. Any impact regarding overbearing, over-shadowing and loss of privacy to nos' will not be sufficient to warrant a refusal. (and 8.5m from the front one.)

No 297 is 11m from the rear extension. The majority of the proposal will be obscured by the main footprint of the house. All other neighbours are a sufficient distance for any impact to be minimised (inc 297)

Street scene.

The front extension is single storey with a roof that is hipped on all sides. It is of a reasonable size and the design is in keeping with the original house. The 2 storey extension has a gable end roof at the side, hipped away from the street scene, with the ridge 6.8m high, approx. 400mm lower than that of the original ridge. The design is in keeping with the original house. Therefore any impact on the street scene is minimised.

The parking is satisfactory with regard to Council policies.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1213
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking.
3	SC53	SR12	Works.
4	SC08	SR05	First floor level and above. North & south elevations

29/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 299 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2000/1213

OFFICER: Joss Miller

DATE OF SITE VISIT: 7/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front of boundary.

2. DESCRIPTION OF SURROUNDINGS

Semi-d. houses on one side of road. industrial on other

3. DESCRIPTION OF SITE/BUILDING

~~Semi-d~~ house of brick & tile. Detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES

297.

301 - Commercial property on both floors.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 4 spaces.

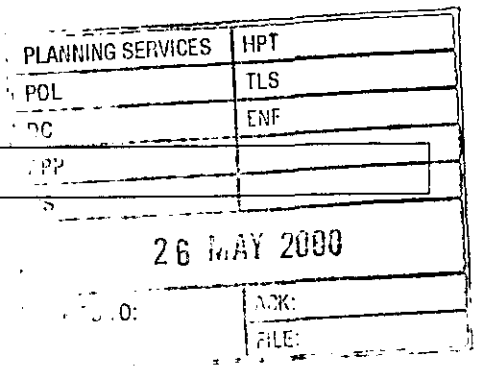
LEVELS \

BOUNDARY TREATMENT 1.8m adj 301.

OTHERS open mesh fence to 297.

FROM: Joss Miller

DATE: 20 April 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1213

Proposal: Proposed two storey side extension to dwelling.

Site Address: 299, Loddon Bridge Road, Woodley, Reading.

Applicant: Mr Mrs Driver C/O Greg Farrell.

Your observations are required in respect of this application **by 14/05/2000** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 20 April 2000

Application Number: F/2000/1213

Proposal: Proposed two storey side extension to dwelling

Site Address:
299, Loddon Bridge Road, Woodley, Reading.

Applicant:
Mr Mrs Driver C/O Greg Farrell.

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 - PARKING & TURNING (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

26-4-00

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

Tel: (0118) 974 6463

Date: **20 April 2000**

My ref: F/2000/1213

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/2000/1213
299, Loddon Bridge Road, Woodley, Reading.
Proposed two storey side 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 **Joss Miller** on **(0118) 974 6463.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1213**
299, Loddon Bridge Road, Woodley, Reading.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

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

Tel: (0118) 974 6463

Date: **20 April 2000**

My ref: F/2000/1213

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

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/2000/1213
299, Loddon Bridge Road, Woodley, Reading.
Proposed two storey side 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 **Joss Miller** on **(0118) 974 6463.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1213**
299, Loddon Bridge Road, Woodley, Reading.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Samuel

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

Received by Wokingham District Council

Application No: F/2000/1213

Proposal:
Proposed two storey side extension to dwelling

Location:
299, Loddon Bridge 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/05/2000. 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

*missing pre-app nº 612 25/11/99

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 1 APR 2000

Officer: JM | Application No. F/2000/1213

Map No. 42 Site 0:07

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 299 LODDON BRIDGE ROAD

Parish: WOODLEY Ward: Bulmerke 19.4.2000

Applicant: MR/MRS DRIVER

re submission F/2000/0387 - refused.

Fee Received 00-00 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			
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 : 19.4.2000 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:

missing Pre-app n° 612 - 25/11/99

.....

.....

NEIGHBOURS:

S/N + 297, 301 + 303 London Bridge Rd ✓

56, 58 + 84 Headley Rd

34 Caroline Drive

.....

.....

.....

.....

.....

.....

ADDRESS 299 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7673 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
462/55	Berks County Council	Police House	12.5.55	App N/A
PD/540/66	Mr. M. Smith	Garage	29.9.66	App N/A
F/2000/0387	Mr A Dover	2st side extension	1.3.00	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

11.APR.2000* 1213

Environmental Services

For office use only.
Application number: 11.APR.2000 * 1213

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 DRIVER
	Address and postcode	299 LODDON BRIDGE RD WOODLEY READING
	Phone number	
	Agent's Name	Greg Farrell
	Address and postcode	43 Wendover Way Tilehurst Reading Berks RG30 4RU
	Phone number	Tel & Fax 0118 941 6249
3	Site	AS APPLICANT
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	2 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.	BRICK & TILES 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: 3	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.		
	RESUBMISSION APP NO F/2000/0387		
	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 DRUCE

Date 10-4-00

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