APPLICATION NO:
F/2002/6077

LOCATION:
58 Caldbeck Drive, Woodley Reading.

APPLICANT:
Mrs A Knowlson C/O B W Design

PROPOSAL:
Proposed 2 storey side extension to dwelling plus single storey front extension. Removal of existing porch and garage. LE 24/04

EARLIEST DATE FOR DECISION: **18/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
02/05/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

1175
DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs A Knowlson
C/O B W Design
55 Wavell Road
Maidenhead
Berks
SL6 5AB

Application Number: F/2002/6077

Parish: **WOODLEY**

Location: **58, Caldbeck Drive, Woodley, Reading.**

Proposal: **Proposed 2 storey side extension to dwelling plus single storey front extension. Removal of existing porch and 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.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. 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 LD3.
Loddon Area Local Plan Policies LBE1, LBE2, LTV5 and LTV6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 01/05/2002

Notice checked by: _____

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6077	PT
BUILDING CONTROL NUMBER.	FP 2002/3390 Nmth	
~~APPLICANT~~/AGENT	B Wdesign	
ADDRESS OF SITE	58 Caldbeck Drive Woodley	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s front ext ~~demolish~~ existing porch + garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1346/1B	1346/1A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/8/02	

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	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6077

Applicant : Mrs A Knowlson C/O B W Design.

Location : 58, Caldbeck Drive, Woodley, Reading.
Proposal : Proposed 2 storey side extension to dwelling plus single storey front extension. Removal of existing porch and garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/04/02

Date of Neighbour Notifications : .....

Date of Site Visit : 16/04/02

Date Registered : 07/03/2002

Earliest Date for Decision : 18/04/2002

Latest Consultation Date/Site Notice Expiry Date : 18/04/2002

This application will have expired on: 02/05/2002. 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 - Conditional Approval

Woodley Town Council - No objection - Neighbour comments taken into account at No. 60.

No objection letters or comments.

Planning Issues :

Impact on Neighbouring Properties, Streetscene and Highway Safety

Policy : LTU5, LTU6, LBE1, LBE2
WBE1, WD53
LD3, EN1

Application Number: F/2002/6077

Appraisal :

- The application property is a semi detached house located on the eastern side of Caldbeck Drive within identified settlement in Woodley. The dwelling has only had a attached single garage added since original construction.
- The proposal is to demolish the garage and build a two storey side extension with an integral garage and porch extension. The first floor element would be set back at the front with a resulting lower roof ridge.
- The neighbouring property is No. 60. (unattached) which has had a similar extension constructed over their garage. The dwellings are set at an angle to each other creating a odd relationship. The proposal does comply with council daylight standards and would not block direct sunlight to the bedroom window at No 60. The neighbours were asked if they had any objection to the scheme but were had no complaint. The scheme is considered quite overbearing but not to a degree as to warrant refusal of the application.

- The streetscene is unlikely to be harmed as many neighbouring properties including No 60 have had two storey extensions completed. The lower ridge and setback help to distinguish the extension as subordinate

- Highways have no objection to the proposal and recommend conditional approval.

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

Application Number F/2002/6077
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	

RECORD OF SITE VISIT

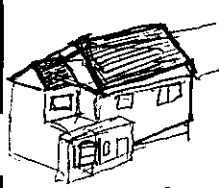
SITE ADDRESS: 58 Caldbeck Drive Woodley Reading. APPLICATION NUMBER: F/2002/6077	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential – Estate mixed styles semis / detached.

3. DESCRIPTION OF SITE/BUILDING Semi attached garage with attached porch.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 60 ~~attached~~ unattached has 1st floor extension set back above garage by 1.5m bed wdi. No side windows



No 60
Set @ angle
no side

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT trees @ rear garden 1.7m tree & hedge 1.8m to No 60.

OTHERS

V. similar ext @ No 54 (4 door down).
red mishwash – tiering, ellipse

Application Number : F/2002/6077	**Map No :** 42
Case Officer : PT	**Site Area :** 0.06
Valid Date : 7/03/02	**Received Date: 07/03/2002**

Level : Delegated Application

Description : Proposed 2 storey side extension to dwelling plus single storey front extension. Removal of existing porch and garage.

Location : 58, Caldbeck Drive, Woodley, Reading.

Parish : WY **Ward : BUL**

Applicant : Mrs A Knowlson C/O B W Design.

Fee Required: £95 **Fee Received: £95** (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	4 PARKING SPACES REQUIRED (4 BEDROOMS STATED)		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	OTHER SIDE ELEVATION FRONT ELEVATION TO SHOW UNDERCROFT OF GARAGE REAR ELEVATION TO SHOW GARAGE ROOF PROTRUDING	request with 26/03 SN	
FLOOR PLANS	GARAGE SPACE LENGTH 4.6m, REQUIRES 5m. Officer to check.		
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

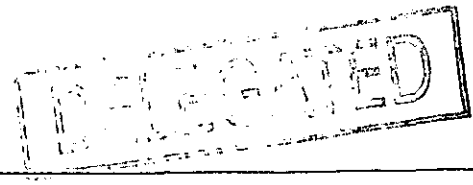
S/N + see map

OTHERS

No pre-apps

FROM: Phillip Taylor

DATE: 25 March 2002



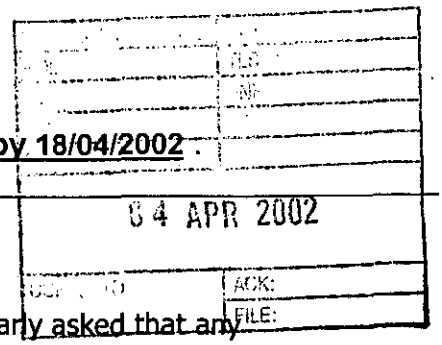
WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6077

Proposal: Proposed 2 storey side extension to dwelling plus single storey front extension. Removal of existing porch and garage..

Site Address: 58, Caldbeck Drive, Woodley, Reading.

Applicant: Mrs A Knowlson C/O B W Design.



Your observations are required in respect of this application **by 18/04/2002** .

The committee made no comment on the proposal but particularly asked that any comments from the neighbour at No. 60 be taken into account.

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 25 March 2002

My ref: F/2002/6077

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Rahmouni
C/O Wokingham District Council

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/2002/6077
58, Caldbeck Drive, Woodley, Reading.
Proposed 2 storey side extension to dwelling plus single storey front extension. Removal of existing porch and garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6077**
58, Caldbeck Drive, Woodley, Reading.
Proposed 2 storey side extension to dwelling plus single storey front extension. Removal of existing porch and garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rahmouni

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

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

Tel: (0118) 974 6442

Date: 25 March 2002

My ref: F/2002/6077

WOKINGHAM UNITARY
Aiming for Excellence

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

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_____

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Signed: _____ Date: _____

Councillor Preston

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

Received by Wokingham District Council

Application No: F/2002/6077

Proposal:
Proposed 2 storey side extension to dwelling plus single storey front extension. Removal of existing porch and garage.

Location:
58, Caldbeck Drive, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6077 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/04/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

25 March 2002

Organisation_Name	Building_Name	address1
		37CALDBECK DRIVEREADING
		56CALDBECK DRIVEREADING
		~~58CALDBECK DRIVEREADING~~
		60CALDBECK DRIVEREADING
		1CORBETT GARDENSREADING
		16CORBETT GARDENSREADING
		255LODDON BRIDGE ROADREADING
		257LODDON BRIDGE ROADREADING
		259LODDON BRIDGE ROADREADING
		261LODDON BRIDGE ROADREADING

neighbour consultation list

F/2002/6077

07 MAR 2002* 6077 6077

B W Design

Architectural Design Services

55 Wavell Road, Maidenhead, Berks. SL6 5AB Tel. 01628-670966

Environmental Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Ia.2

5th March 2002

Dear Sirs,

58 Caldbeck Drive, Woodley.

With reference to the proposed extension works at the above please find enclosed the following documents which form my planning application:-

1. 6 completed Householder planning forms and Certificate A.
2. 6 copies of drawing 1346/1A.
3. 6 copies of 1:2500 scale location plan.
4. 6 copies of 1:500 scale site plan.
5. My clients cheque in the sum of £95.00.

I trust my application is in order however should you have any queries please do not hesitate to contact the writer.

Yours faithfully

B.S.Watts.

Environmental Services

For office use only
Application number 07 MAR 2002 * 6077

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	Ms A KNOWLSON
	Address and postcode	58 CALDBECK DRIVE WOODLEY BERKS RG5 4JX
	Phone number	
2	Agent's Name	B W DESIGN
	Address and postcode	55 WAVELL ROAD MAIDENHEAD BERKS SL6 5AB
	Phone number	01628 - 670966
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.	58 CALDBECK DRIVE WOODLEY BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF EXTG GARAGE & PORCH RECONSTRUCTION WITH 2 STOREY SIDE EXTENSION & PORCH.
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.	FACING BRICKS & CONC INTERLOCKING TILES TO MATCH EXTG
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 ☑

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.		
	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 Ms. A. Knowlson.

Date 5/3/02.

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

PC.23 210 058

ADDRESS 58 CALDBECK DRIVE PARISH WOODLEY

PLOT No. 7 ORD. SHEET No. SU 7673(42)

BUILDER Messrs. G. Wimpey & Co. Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/49/58	Messrs G. Wimpey & Co Ltd	Outline layout	5.4.58	N/A C/A
O/102/58	" Outline	Layout of Rds & Sewers	9.9.58	N/A C/A
152/58	"	Semi/Det Houses	9.9.58	App C/A
PD/387/59	"	Resiting of garage	13.10.59	App C/A
PD/A43/67	Mr. R. A. Smithers	Extensions	31.8.67	App N/A
R/398/67	"	Extn. to House & Garage	21.12.67	App App.

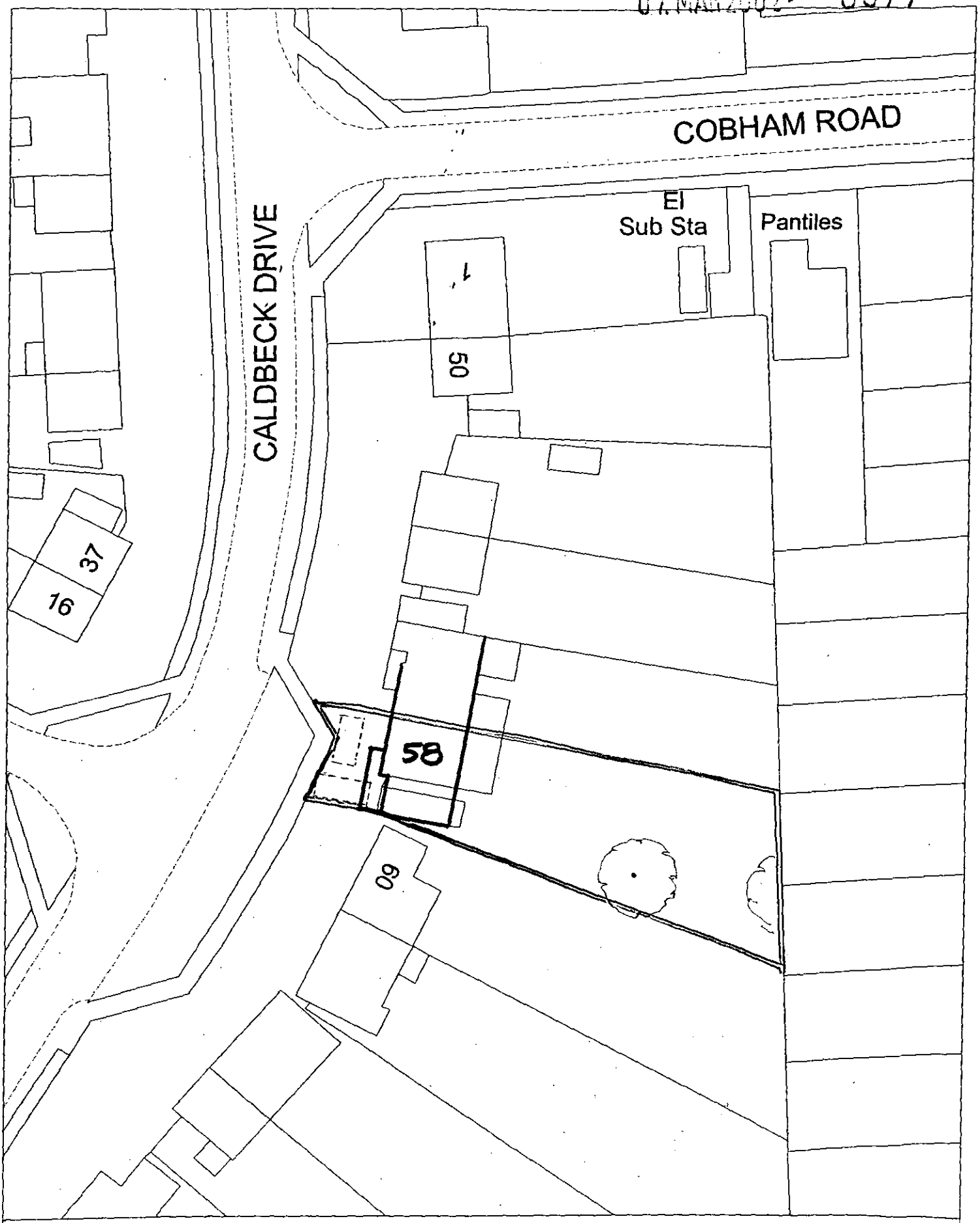
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

07 MAR 2002 6077



Site Plan, Scale: 1 to 500

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Date: 1 March 2002

N
W E
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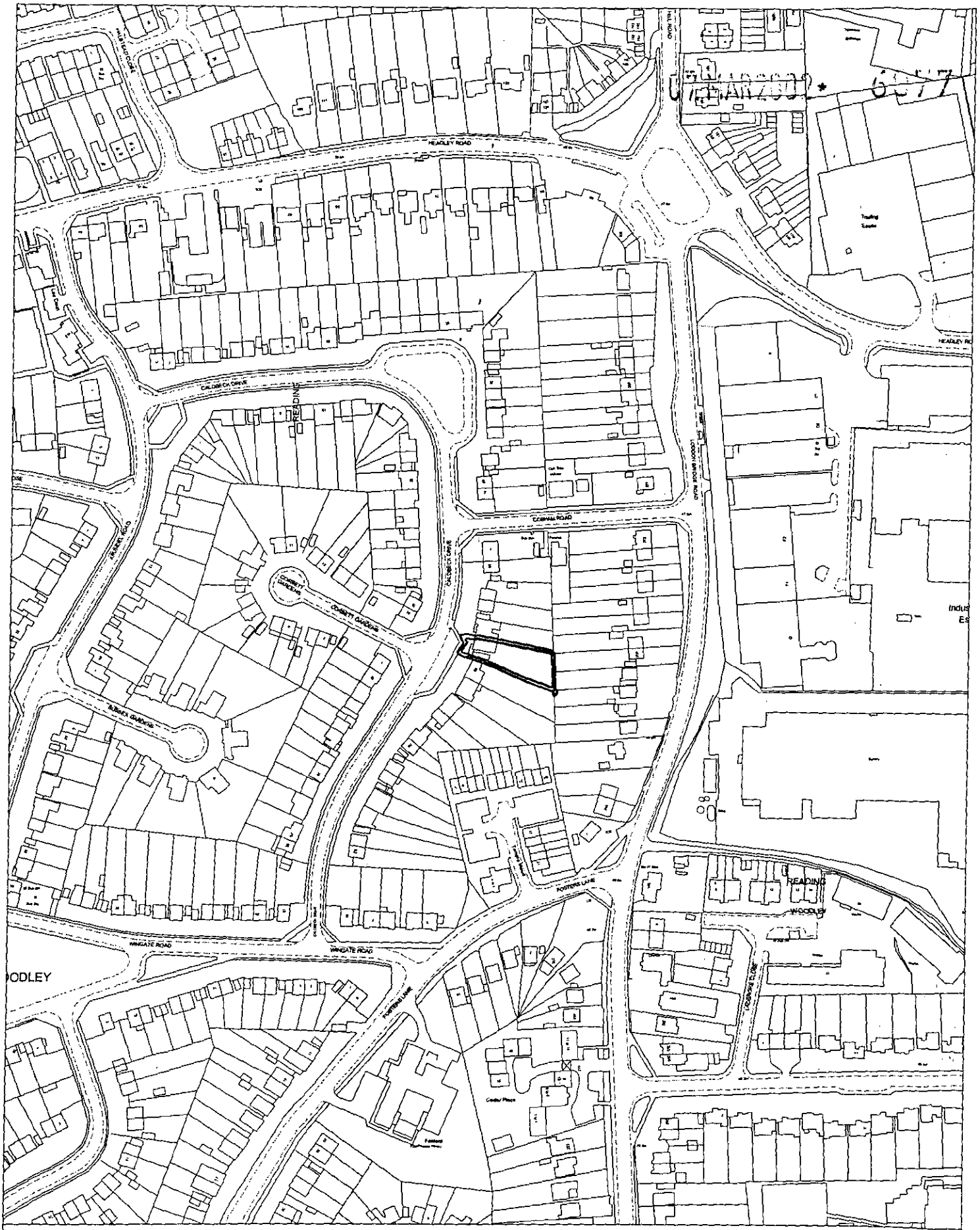

Site Plan, Scale: 1 to 2500

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Date: 1 March 2002

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W E
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07 MAR 2002 6077



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Development Control Section, Environmental Services, Wokingham District Council.
13 March 2002 Scale: 1 : 1250

N
W E
S

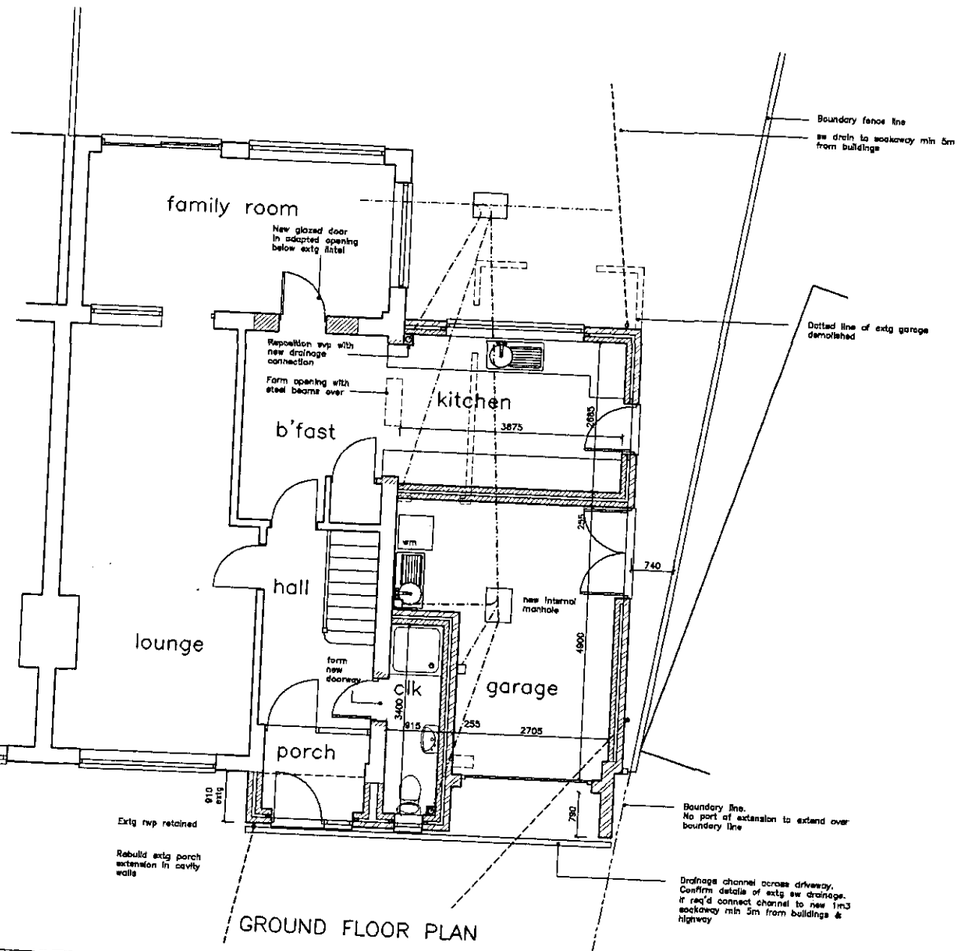
07 MAR 2002* 6077



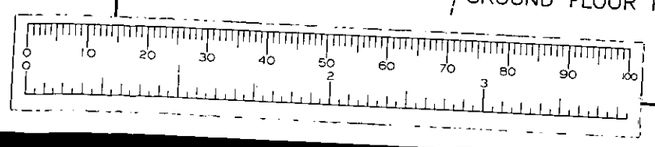
FRONT ELEVATION

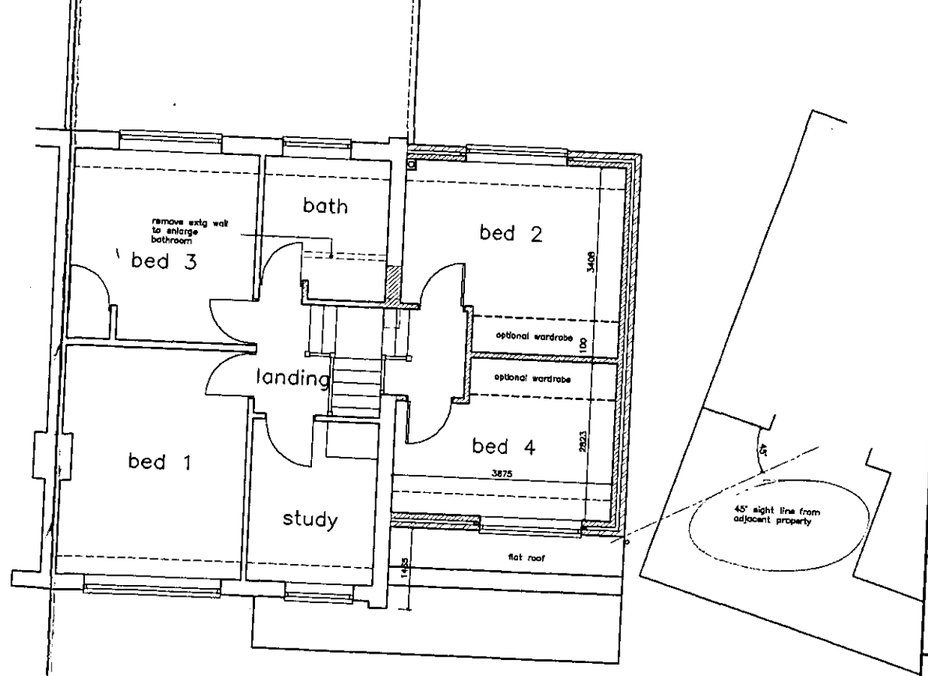
SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN





FIRST FLOOR PLAN

APPROVED

Notes

Rev A Feb 02 Misc amendments to clients requirements

Proposed Extension at
58 Caldbeck Drive
Woodley
Berks
For Ms A Knowlson

scheme proposals
PLANS/ELEVATIONS

Date	Feb 02
Scale	1:100 1:200
Drawing number	1346/1 A

B W Design
55 Wavell Road Maidenhead Berks SL6 5AB
Telephone 01628-670966