APPLICATION NO:
F/2002/6154

LOCATION:
33 Westlands Avenue, Reading.

APPLICANT:
Mr R Hardie C/O Romar Building Design

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **19/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/05/2002

CASE OFFICER: **Francis Leo**

APPRC D

[redacted]
106
01

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Hardie
C/O Romar Building Design
67 Lowther Road
Wokingham
Berkshire
RG41 1JB

Application Number: F/2002/6154

Parish: **SHINFIELD**

Location: **33, Westlands Avenue, 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. 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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking 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 a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6154

Applicant : Mr R Hardie C/O Romar Building Design.

Location : 33, Westlands Avenue, , Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....10/5/02.....

Date Registered : 18/03/2002

Earliest Date for Decision : 19/04/2002

Latest Consultation Date/Site Notice Expiry Date : 19/04/2002

This application will have expired on: 13/05/2002. 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 : approval with conditions.

Planning Issues : I'd said.

LBE1, LBE2

WOS3, WBE1

ENV

Application Number: F/2002/6154 **Officer : Francis Leo**
33 Westlands Avenue, Reading

Appraisal :

Development
Proposed two storey side extension to dwelling.

The site is a semi-detached property located in the identified settlement of Reading within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
As part of a pre-application enquiry the applicant was advised to keep the two storey side extension set back at the front so that the proposed extension will be less overbearing to the windows on the front elevation of no 35 Westlands Avenue, also it would make the proposed extension appear less obtrusive in the street scene and that such a scheme may be considered acceptable.

Accordingly the application drawings submitted show a set-back of 700mm at the front at ground and first floor levels. At the rear the proposed extension would align with the rear building line at ground and first floor levels respectively and is considered acceptable. Hence there would be no adverse impact upon the neighbouring property no 35.

Impact upon the character of the area
The proposed set-back and the lowering of roof to the proposed extension helps to create a subordinate effect. The windows are in proportion to the existing building and in keeping with the character of the main building and the street scene. The proposal would therefore have no adverse impact upon the character of the area.

Parking: The proposed extension would create a third bedroom requiring 2 parking spaces. The applicant on the site plan 1:500 has shown 2 parking spaces in the forecourt considered acceptable in fulfilling Councils requirement. Applicant has also shown a third parking space on the verge in front of the property. This space unfortunately cannot be counted as it is outside the curtiledge of the property.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6154

Appraisal :

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

Application Number F/2002/6154
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	delete 'and turning space'

RECORD OF SITE VISIT

SITE ADDRESS: 33 Westlands Avenue Reading.

APPLICATION NUMBER: F/2002/6154

OFFICER: Francis Leo

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Standard 2 Storey 1der style properties with pitched roof and garage to the at the rear.

3. DESCRIPTION OF SITE/BUILDING
2 Storey, high pitched roof · semi – detached, Front garden is 4.8m and the rear garden is 39m deep.

4. RELATIONSHIP TO ADJOINING PROPERTIES into the rear garden beyond
No 35 protrudes about 1m ~~forward of~~ application site. which would help minimise any impact

5. SITE CONSTRAINTS

TREES at the rear.

ACCESS/PARKING —

LEVELS

BOUNDARY TREATMENT 1.8m high fence.

OTHERS

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

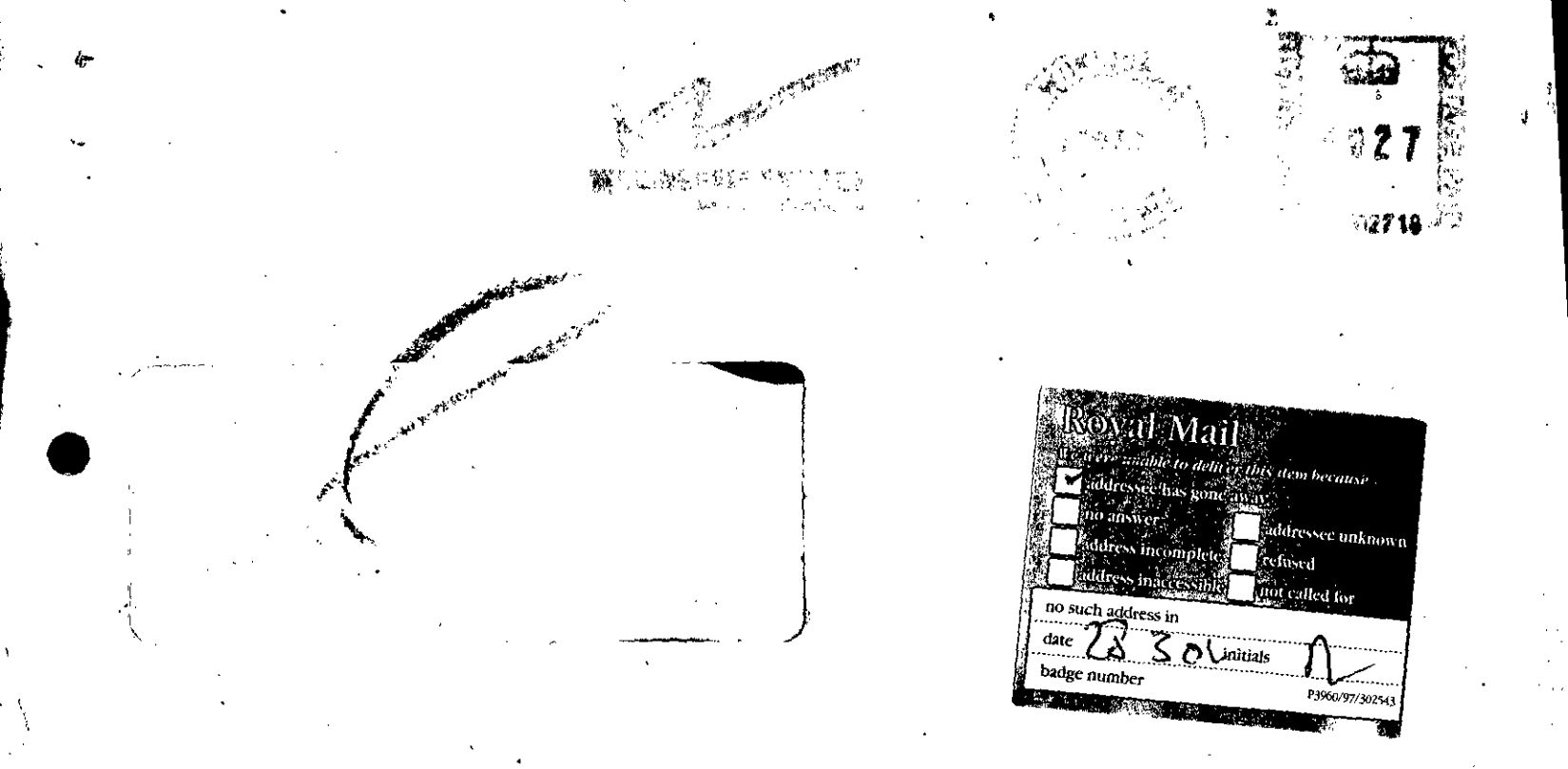
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6154	FL
BUILDING CONTROL NUMBER	RP 2002/3257 Central	
APPLICANT/AGENT	Romar.	
ADDRESS OF SITE	33 Westlands Ave. SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey side exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	ROM/028/01	ROM/028/01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/7/02	

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	


Royal Mail
We were unable to deliver this item because
addressee has gone away
no answer
address incomplete
addressee unknown
refused
not called for
no such address in
date 28 SO initials
badge number
P3960/97/302543

Tel. 0118 974 6502
Date: 27 March 2002
Your Ref:
My Ref:Francis Leo
F/2002/6154

PLANNING SERVICES	HPT
POL	TLS
DC FL	ENF
APP	
CS	
15 APR 2002	
COPIES TO	DK
	FILE

The Owner / Occupier
4
HILLSIDE PARK WESTLANDS AVENUE
READING
RG2 8ET

WOKINGHAM UNITARY
Aiming for Excellence
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam
Application Number: F/2002/6154
Site Address: 33, Westlands Avenue, Reading.
Proposal: Proposed two storey side extension to dwelling..

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/6154 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/6154.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive.

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Francis Leo on 0118 974 6502.

Yours faithfully,

Francis Leo

Development Control Officer

WOKINGHAM UNITARY
Aiming for Excellence

Relevant issues when Planning Applications are considered:

Government Guidance

Development Plan Policy

Highway Safety and Traffic

Design, appearance and layout

Effect on Daylight and Privacy

Conservation of Buildings, Trees and Open Land

Need to safeguard the Countryside

Noise, smells and disturbance

NB: The following matters are NOT relevant planning matters and CANNOT be considered:

Effect on the value of property

Loss of a private view

Inconvenience or other problems caused by building works

Matters covered by other laws

Private property rights

The developer's morals, motives or past record

Possible future development

The fact that the development may have started

Trade objections based on competition

Moral objections

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 27 March 2002

Application Number: F/2002/6154

Proposal: *Proposed two storey side extension to dwelling.*

Parish: SHINFIELD PARISH

Site Address:
33, Westlands Avenue, , Reading.

Applicant:
Mr R Hardie C/O Romar Building Design.

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).

C12, R12.

NS. 3rd parking space cannot be counted as it is outside the curtilage of the property.

Signed: _____ **Print name:** AC 28/03/02.

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/6154	Map No : 57
Case Officer : FL	Site Area : 0·04
Valid Date : 18.3.02.	Received Date: 18/03/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 33, Westlands Avenue, , Reading.

Parish : SH Ward : SHI 26.3.02 D.

Applicant : Mr R Hardie C/O Romar Building Design.

Fee Required: £95 Fee Received: £95 (S)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
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 26.3.02

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

.....

Pre-app attached.

Organisation_Name	Building_Name	address1	Postcode
		30WESTLANDS AVENUEREADING	RG2 8EN
		31WESTLANDS AVENUEREADING	RG2 8EN
		32WESTLANDS AVENUEREADING	RG2 8EN
		33WESTLANDS AVENUEREADING	RG2 8EN
		34WESTLANDS AVENUEREADING	RG2 8EN
		35WESTLANDS AVENUEREADING	RG2 8EN
		3HILLSIDE PARKREADING	RG2 8ET
		4HILLSIDE PARKREADING	RG2 8ET

Neighbours Consulted 6154

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

Tel: 0118 974 6502

Date: 27 March 2002

My ref: F/2002/6154

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2002/6154
33, Westlands Avenue, , Reading.
Proposed two storey side extension to dwelling.

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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6154**
33, Westlands Avenue, , Reading.
Proposed two storey side extension to dwelling.
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 A Pollock

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

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

Tel: 0118 974 6502

Date: 27 March 2002

My ref: F/2002/6154

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6154**
33, Westlands Avenue, , Reading.
Proposed two storey side extension to dwelling.
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 B Patman

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

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

Tel: 0118 974 6502

Date: 27 March 2002

My ref: F/2002/6154

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2002/6154
33, Westlands Avenue, , Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been received.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6154**
33, Westlands Avenue, , Reading.
Proposed two storey side extension to dwelling.
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 M Bryant

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

Received by Wokingham District Council

Application No: F/2002/6154

Proposal:
Proposed two storey side extension to dwelling.

Location:
33, Westlands Avenue, , 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/2002/6154 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2002. 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

27 March 2002

18 MAR 2002 6154

ROMAR BUILDING DESIGN

67, LOWTHER ROAD, EMMBROOK, WOKINGHAM, BERKS. RG41 1JB.
TELEPHONE : 07939 230209.

Mr A Harvey
35 Westlands Avenue
Wokingham
Berks
RG2 8EN

11th March 2002

Dear Sir

Re: 33 WESTLANDS AVENUE WOKINGHAM BERKS.

Please accept this letter as formal notice under the Town and Country Planning Acts, that Mr & Mrs R Hardie of 33, Westlands Ave, Wokingham, Berks is making a full planning application to Wokingham District Council for the erection of a two storey side extension at the above site.

If you have any comments regarding this proposal, please forward them in writing to:-

The Planning Officer,
Wokingham District Council.
PO Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR.

To be received by the 01st April 2002.

If you require any further information, please do not hesitate to contact me.

Yours faithfully,

T. R. LAMPLUGH. MASI
ROMAR BUILDING DESIGN.

cc. Mr & Mrs R Hardie
WDC - Planning Department.

ROMAR BUILDING DESIGN

67, LOWTHER ROAD, EMMBROOK, WOKINGHAM, BERKS. RG41 1JB.
TELEPHONE : 07939 230209.

Mr D Low
31 Westlands Avenue
Wokingham
Berks
RG2 8EN

11th March 2002

Dear Sir

Re: 33 WESTLANDS AVENUE WOKINGHAM BERKS.

Please accept this letter as formal notice under the Town and Country Planning Acts, that Mr & Mrs R Hardie of 33, Westlands Ave, Wokingham, Berks is making a full planning application to Wokingham District Council for the erection of a two storey side extension at the above site.

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The Planning Officer,
Wokingham District Council.
PO Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR.

To be received by the 01st April 2002.

If you require any further information, please do not hesitate to contact me.

Yours faithfully,

T. R. LAMPLUGH. MASI
ROMAR BUILDING DESIGN.

cc. Mr & Mrs R Hardie
WDC - Planning Department

6154

1959/a

16 MAR 92 * 6154

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 01734 778763.

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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr. R. HARDIE
	ADDRESS	33 WESTLANDS AVENUE
		SHINFIELD
		READING BERKS
	POST CODE	RG2 8EN Tel. No. 9547790
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ROMAR BUILDING DESIGN
	ADDRESS	67 LOUTHER ROAD
		EMMBROOK WOKINGHAM
		BERKS
	POST CODE	RG41 UB Tel. No. 07939 230209
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	33 WESTLANDS AVENUE
		SHINFIELD READING
		BERKS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE EXTENSION

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 — ALL TO MATCH EXISTING

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? If YES, please show details of any changes on the plans. YES / ~~NO~~

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.

ADDRESS 33 WESTLANDS AVENUE PARISH SHINFIELD

PLOT No. Old Property ORD. SHEET No. SU. 57/7370

BUILDER

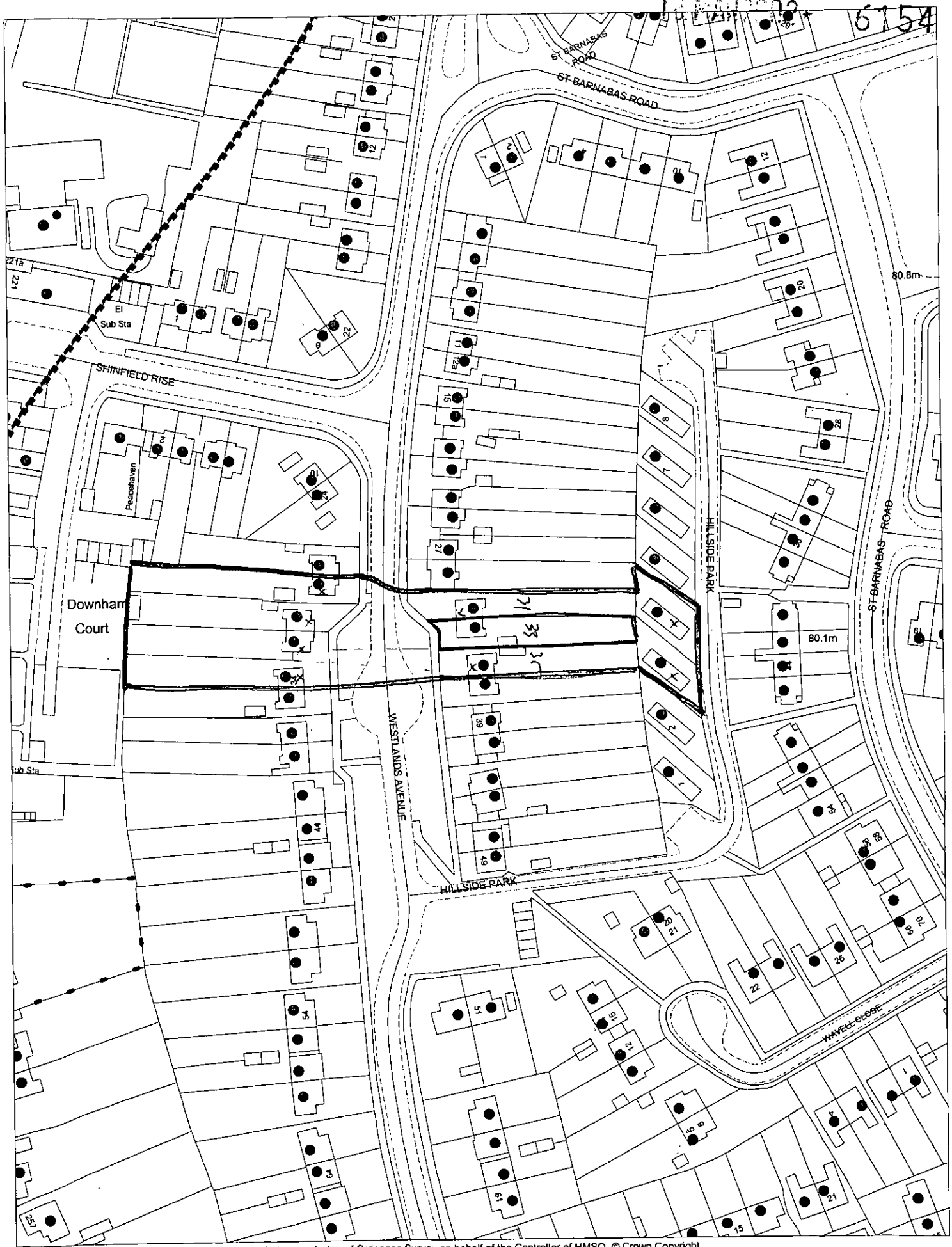
Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/581/61	Mr. G. Davis	Garage	30.11.61	App. N/A
PD/476/69	Mr. C. Panetta	Extn. of kitchen, resiting of garage & conservatory	2.10.69	App. N/A
33209			2.6.89	C/A
BSA 7018	MR. MILLARD	KITCHEN EXT.	4.4.89	Ack

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.
22 March 2002

Scale: 1 : 1250

N
W E
S