APPLICATION NO:
F/2002/5999

LOCATION:
19 Scott Close, Woodley Reading.

APPLICANT:
Mr J Home

PROPOSAL:
Proposed first floor side extension to dwelling and front porch extension.

EARLIEST DATE FOR DECISION: **30/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
23/04/2002

CASE OFFICER: **Phillip Taylor**

RECEIVED

1117

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Home
19, Scott Close
Woodley
Reading
RG5 4UP

Application Number: F/2002/5999

Parish: **WOODLEY**

Location: **19, Scott Close, Woodley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and front porch 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 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: 22/04/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5999	PC
BUILDING CONTROL NUMBER	BK 2002/1337 North	
~~APPLICANT~~/AGENT	R. Sturgess Builders	
ADDRESS OF SITE	19 Scott Close Woodley	
DESCRIPTION OF PROPOSED WORK	First floor side ext & S/S front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 13/5/02	recd 26/2/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/5/02	

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	

Applicationo	Name & Address
F/2002/5999	P N Forrester 18 Scott Close WOODLEY RG5 4UP
Application Approved	Letters sent 24.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5999

Applicant : Mr J Home .

Location : 19, Scott Close, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling and front porch extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/03/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application will have expired on: 23/04/2002. 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 :

Woodley Town Council - noted neighbours letter of objection but chose not to comment

Highways - No objection

Neighbour (No. 8) - letter of objection - light blocked, overbearing

Planning Issues :

Impact on Neighbours, Character of the area, highways

Policy: LBE1, LBE2, LTV 5, 6
WBE1, WOS3
LD3

Application Number: F/2002/5999

Appraisal :

The application property is a detached house located on the south side of Scott close within the identified settlement of Woodley. There is a integral single garage and a single storey playroom was approved in 1988. A similar first floor extension was approved in 1991 but not built. 38285

The proposal is for a first floor extension over the existing garage and ~~playroom~~ utility room to create an additional bedroom and bathroom. The roof is gable ended with peaked dormer windows. At the front of the dwelling the extension project 1.3m beyond the existing wall to be level with the garage. The porch would gain a pitched roof also.

- The neighbouring property is 18 Scott close set adjacently. The dwellings are separated at the rear by a 3-4m conifer hedge which is quite dense. The proposed extension would be built above the existing utility room which projects 1.2m from the rear of the dwelling. The proposal does comply with consent daylighting standards. ~~The proposal is recognised as being having an overlap~~ The overlap with No 18 is recognised as quite large but is ~~not~~ impact is mitigated by the conifers and the pitches over the windows. Therefore the 3.0m overlap is not considered overbearing. The orientation of the dwelling means ~~the~~ No. 18 would not loss a material amount of direct sunlight through the day.

- At nearby 16 Scott close a 1st floor extension has been built over the garage with a catslide roof. The proposed extension would project at the front level with the garage but this would be mitigated by the stagger with No. 18, lessening the impact on the streetscene.

- The Highways department are satisfied with the parking provision and recommend conditional approval.

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

(tick appropriate box)

Application Number F/2002/5999
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	
~~5.~~			

RECORD OF SITE VISIT

SITE ADDRESS: 19 Scott Close Woodley Reading. APPLICATION NUMBER: F/2002/5999	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Cut close. 3 bedroom detached medium garden

3. DESCRIPTION OF SITE/BUILDING Conservatory bay built
S/S extension built - to be built over

4. RELATIONSHIP TO ADJOINING PROPERTIES 18 - At rear set back
~~[illegible]~~ Rear garden. Dining Room below ~~[illegible]~~ 3-4m Bedroom window on 1/rear
3m conifer hedges 1.7m fence 1.2 gap + 1.1m gap.
S/S utility extension + Conservatory bay built. no extension - larger garden.

5. SITE CONSTRAINTS Highways
No 16 - has above gage extension but flush with building lines.

TREES no Paling.

ACCESS/PARKING

LEVELS level

BOUNDARY TREATMENT

OTHERS

Patio doors below otherside a kitchen

Check with Adam

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 FEB 2002	Map No. 4R Site 0.03
Officer: PT / Application No. F 2002 5999	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED ~~TWO STOREY~~ FIRST FLOOR SIDE EXTENSION TO DWELLING AND FRONT PORCH EXTENSION

Location: 19 SCOTT CLOSE

Parish: WOODLEY Ward: Loddon 7.3.02 JB.

Applicant: MR J HOME

Fee (1) Received 95-00 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 : 7.3.02 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
(Highways) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
S/N + See map
.....
.....
.....
.....
No pre-apps
.....

Organisation_Name	address1	Postcode
	1SCOTT CLOSEREADING	RG5 4UP
	18SCOTT CLOSEREADING	RG5 4UP
	8TIGER CLOSEREADING	RG5 4UY
	9TIGER CLOSEREADING	RG5 4UY
	2VICTOR WAYREADING	RG5 4UZ
	4VICTOR WAYREADING	RG5 4UZ
	6VICTOR WAYREADING	RG5 4UZ
	8VICTOR WAYREADING	RG5 4UZ
	10VICTOR WAYREADING	RG5 4UZ

OBS

PLANNING SERVICES	HPT
POL	TLS
DC PT	EHF
AFP	
CS	

25 MAR 2002

COPIES TO ✓

18 Scott Close
Woodley
Reading
RG5 4UP

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks.

For the attention of Mr. Phillip Taylor

20 March 2002

Dear Sir

Ref: F/2002/5999

Thank you for your letter of 7 March 2002 in connection with the proposed first floor side extension of 19 Scott Close, Woodley.

I have inspected the drawing of the proposed extension which has highlighted a few concerns which most certainly affect myself and my family.

It was noted that the current ground floor extension is built beyond the rear building line. Although this currently has no effect, however with the proposed first floor extension, I feel it will almost certainly cut the light out from my kitchen/diner. This is indicated clearly by the block drawing. My other concern would be the outlook towards the rear of my property would be restricted. Taking these concerns and with such a vast building , would be overbearing cutting out sun on my patio during the summer months. Once again this is highlighted from the block drawing.

I therefore feel, based on the proposed design, the application should not be approved.

Yours faithfully,

P N Forrester

cc Mrs Ann Keenan
Woodley Town Council
Woodford Park
Haddon Drive
Woodley
RG5 4LS

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 07 March 2002

Application Number: F/2002/5999

Proposal: Proposed first floor side extension to dwelling and front porch extension.

Parish: WOODLEY TOWN

Site Address:
19, Scott Close, Woodley, Reading.

Applicant:
Mr J Home .

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam 7/3/02

FROM: Phillip Taylor

DATE: 07 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5999

Proposal: Proposed first floor side extension to dwelling and front porch extension..

Site Address: 19, Scott Close, Woodley, Reading.

Applicant: Mr J Home .

Your observations are required in respect of this application **by 30/03/2002** .

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
AM	
CS	
04 APR 2002	
COPIES TO	ACK:
	FILE:

The committee noted the letter received from a neighbour but agreed to make no comment on the application

SIGNED: [signature] DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 07 March 2002

My ref: F/2002/5999

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2002/5999
19, Scott Close, Woodley, Reading.
Proposed first floor side extension to dwelling and front porch extension.

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/2002/5999**
19, Scott Close, Woodley, Reading.
Proposed first floor side extension to dwelling and front porch extension.
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 D Thair

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

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

Tel: (0118) 974 6442

Date: 07 March 2002

My ref: F/2002/5999

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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/2002/5999
19, Scott Close, Woodley, Reading.
Proposed first floor side extension to dwelling and front porch extension.

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.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5999**
19, Scott Close, Woodley, Reading.
Proposed first floor side extension to dwelling and front porch extension.
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 Clifford

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

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

Tel: (0118) 974 6442

Date: 07 March 2002

My ref: F/2002/5999

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2002/5999
19, Scott Close, Woodley, Reading.
Proposed first floor side extension to dwelling and front porch extension.

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/2002/5999**
19, Scott Close, Woodley, Reading.
Proposed first floor side extension to dwelling and front porch extension.
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 C E Clacey

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

Received by Wokingham District Council

Application No: F/2002/5999

Proposal:
Proposed first floor side extension to dwelling and front porch extension.

Location:
19, Scott Close, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/5999 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 30/03/2002. 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.

Head Planning and Transportation

07 March 2002

5999

26 FEB 2002 5999

19 Scott Close
Woodley
Reading
Berks
RG5 4UP
Tel 0118 9690472

26th February 2002

Dear Sir/Madam,
Proposed First Floor Side Extension

Please find enclosed completed Planning Application Form(x6), architects plans (x6) together with a cheque for £95.00 in respect of the fee.

(Please note that we did previously apply for Planning Permission for a 1st floor extension which was approved by the Council in Sept 1991under ref 38285. We did not however proceed with the extension at that time and the approval duly lapsed).

Please acknowledge safe receipt of this application by return of post and advise me of the timescales to approval.

If you have any queries please do not hesitate to contact us on the above telephone number.

Thankyou in anticipation of your prompt response.

Yours faithfully,

Mr J. M. and Mrs M. W. Home

ADDRESS 19 SCOTT CLOSE PARISH WOODLEY

PLOT No. 151 Area 2B+2C Woodley Airfield ORD. SHEET No. 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	Bryant	det. house + gar.	31.3.83	N/A d/A
BR.20606	"	"	12.7.88	APP N/A
BRA5405	MR. S. HOOKS	S/St. PLAYROOM	8.7.88	APP
38285			20.9.91	d/A
BRA10758	"	1ST FLOOR ST	16.9.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 5999

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 Address and postcode Phone number	MR J. HOME 19, SCOTT CLOSE WOODLEY NR READING RG5 4UP 969047 2
2	Agent's Name Address and postcode Phone number	
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.	19, SCOTT CLOSE WOODLEY NR READING RG5 4UP
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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.	RED BRICK & BROWN TILES TO MATCH EXISTING HOUSE FINISH
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: 3
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.	£95	
	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

Date 26/2/2002

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

IN THE ORDINA...
Todays Date: 2/10/97 Name: LYNNE BOURNE

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR J M HOME
19 SCOTT CLOSE
LODDON FIELDS
WOODLEY
READING

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.38285 (F)

Proposal:
FIRT FLOOR SIDE EXTENSION TO PROVIDE BEDROOM AND
EN-SUITE BATHROOM
19 SCOTT CLOSE WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(847D)

02 REASON To ensure that the materials are in keeping with those existing.(8R)

03 The shower room and toilet window in the rear elevation of the proposed development shall not at any time be glazed other than with uncoloured obscure glass.(23)

03 REASON To help prevent the overlooking of and loss of privacy to the occupiers of the adjacent property.(14R)

04 Notwithstanding the provisions of the Town and Country Planning General Development Order, 1988 (or any order revoking and re-enacting that Order) no further addition or extension to the dwelling shall be constructed without the prior written permission of the District

continued/-

Application 38285 continued

Planning Authority (171)

04 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

05 No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority.(125)

05 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties.(122R)

Date 20 SEP 1991

R.F. Wilson
District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-
(a)that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
(b)that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

continued/-

APPLICATION WORK/REPORT SHEET

DELETED

Application No. 38285 Date received: 15.08.91

App-Type: F
FIRT FLOOR SIDE EXTENSION TO PROVIDE BEDROOM AND EN-SUITE BATHROOM
19 SCOTT CLOSE WOODLEY

MR J M HOME
19 SCOTT CLOSE
LODDON FIELDS
WOODLEY
READING

Designation: PX

Local Plan:
Loddon Area Local Plan

T.P.O.	Conservation Area/Listed Building	Departure/Agricultural
	None / None	None

Min Bearing Land/SSSI/Nat.Trust	Flood Plain/Overhead Line/Gas Pipe/Oil Pipe
X	X

Advertisements:None

EXPIRY DATE FOR COMMENTS ON SITE NOTICE 13.09.91

OFFICER'S COMMENTS:- SV. 2/9/91 & 12/9/91 SN. ✓ Team Mtng 16.9.91

At present there is garage & playroom, proposal uses same floorprint so no effect on garden size. Proposed flank window in same position as existing and is to be obscure glazed. Extension at rear is subservient to main dwelling. Small impingement with sunlight guidelines, however consider that a set back at first floor would detract from "completeness" of this scheme. Neighbours at N° 18 do not object. Set back at front not necessary as houses are stepped in this location & 4 m gap between flanks retained. Other examples of similar extensions on this part of estate and other larger houses (original) of forms proposed (excluding rear element). Conifer & shrub screening around garden & 1.5m panel fencing. Not intrusive features as to be unneighbourly. Adequate parking provided.

OBSERVATIONS RECEIVED:-
Engineer - no comment.

Rec'd card (input—

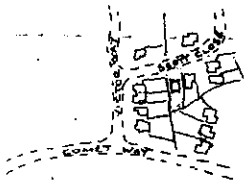
RECOMMENDATION:- C/A.

CONDITIONS/REASONS/INFORMATIVES OVERLEAF:-

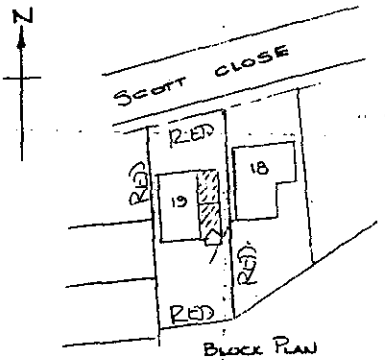
01 - M5
02 - M11 delete "to the satisfaction of the D.P.A."
03 - M23 insert "~~bathroom~~ shower room & toilet" "rear"
04 - M171
05 - M125

15 AUG 1991

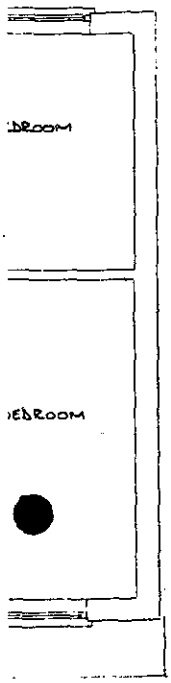
38285

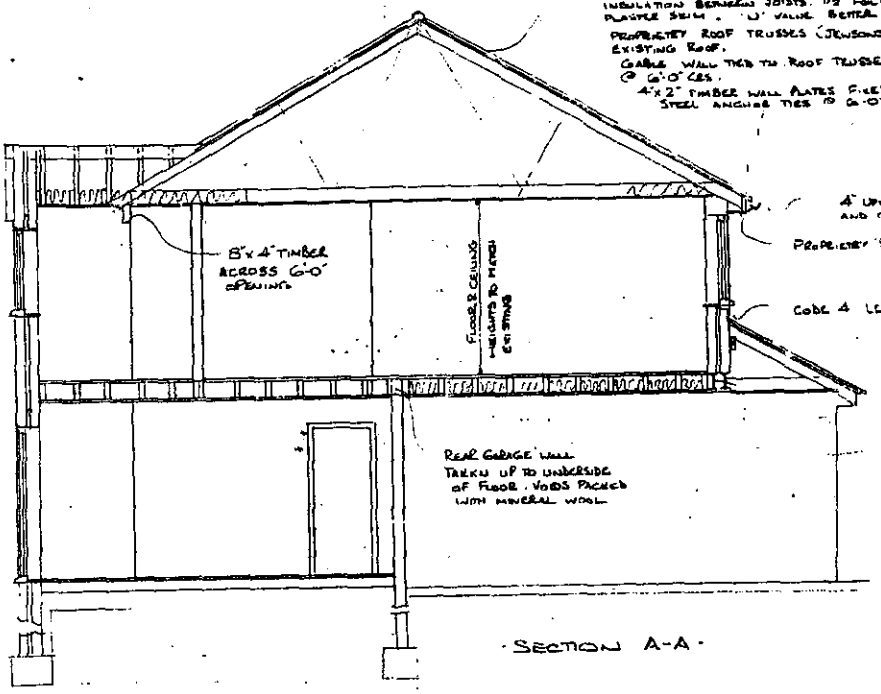


LOCATION PLAN
SCALE 1:2500

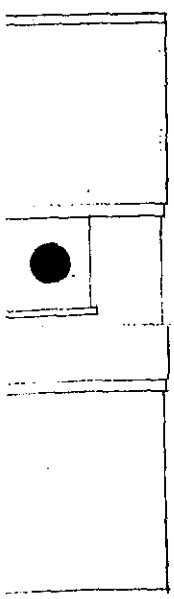


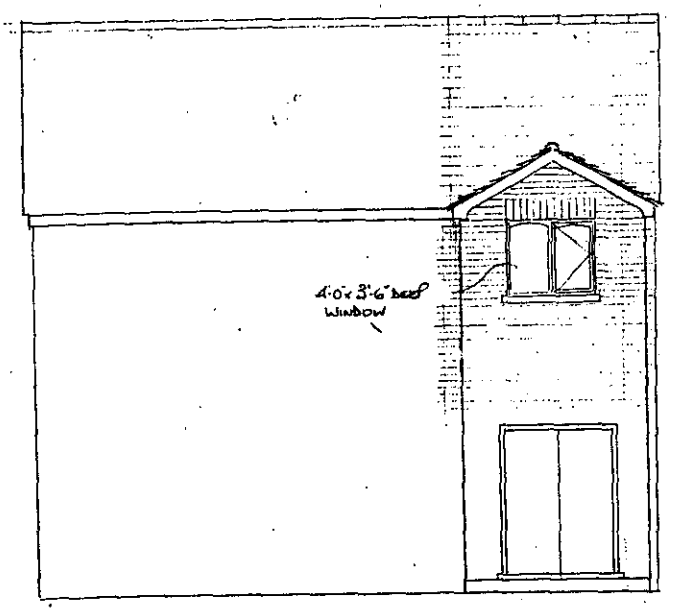
BLOCK PLAN
SCALE 1:500



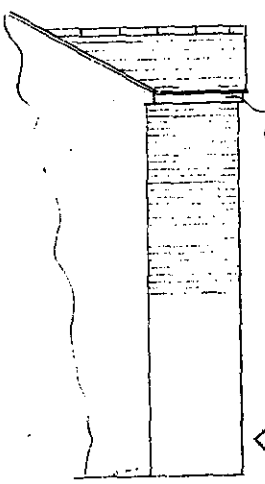


- SECTION A-A -





- REAR ELEVATION -



- SIDE ELEVATION -

DELEGATED

VENTILATORS TO GIVE MIN 4000 mm² OPENING AREA
EXTRACT SYSTEM CAPABLE OF EXTRACTING 15 LITRES/SEC

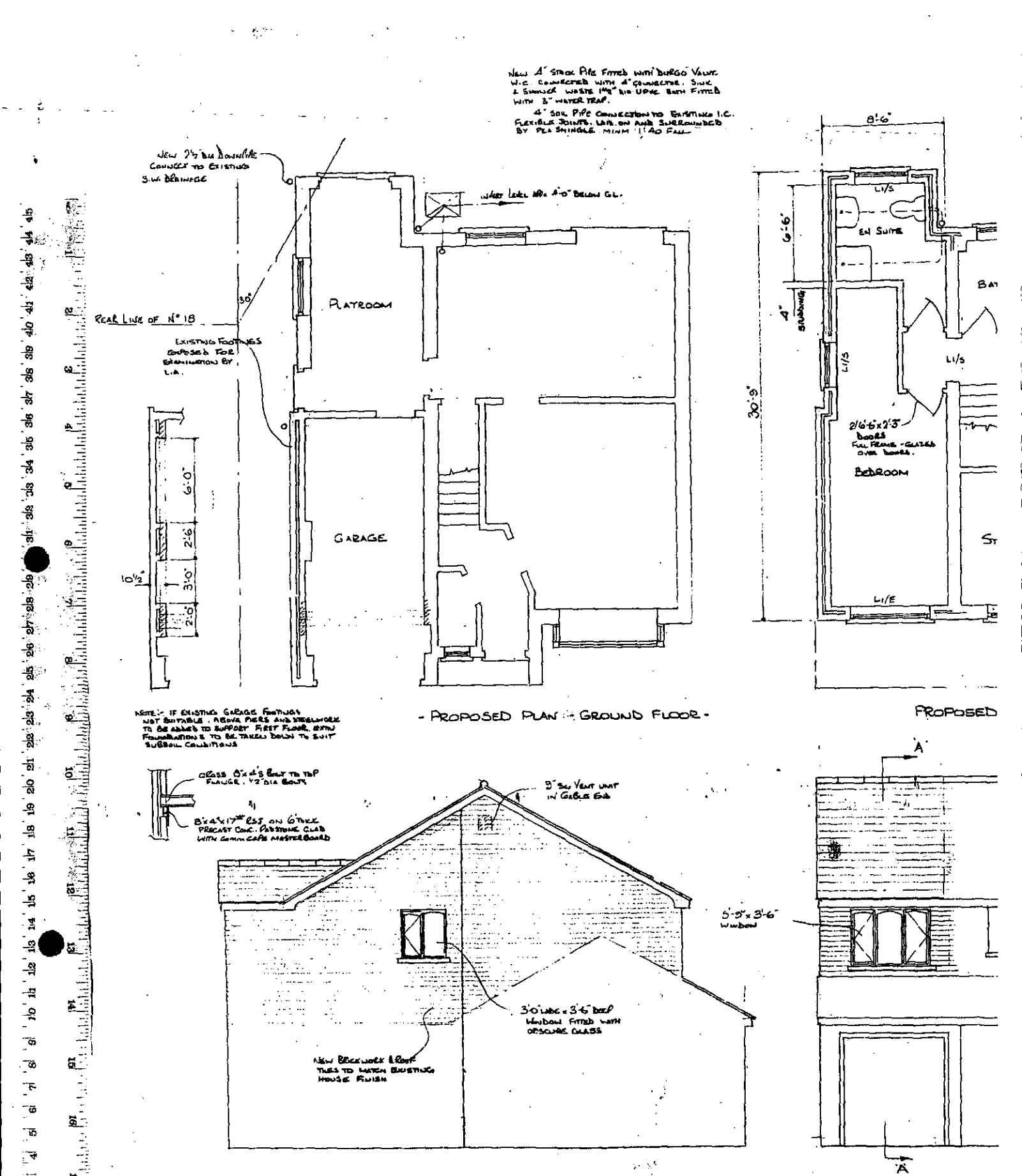
215.50 FT
43.10 FT

43/215 x 100 = 20% DOUBLE GLAZING WILL BE PERMISSIBLE

PROPOSED FIRST FLOOR EXTENSION

SCALE 1/4 INCH = 1 FOOT 1:500 . 1:2500

MR & MRS J. HOME
19. SCOTT CLOSE
WOODLEY

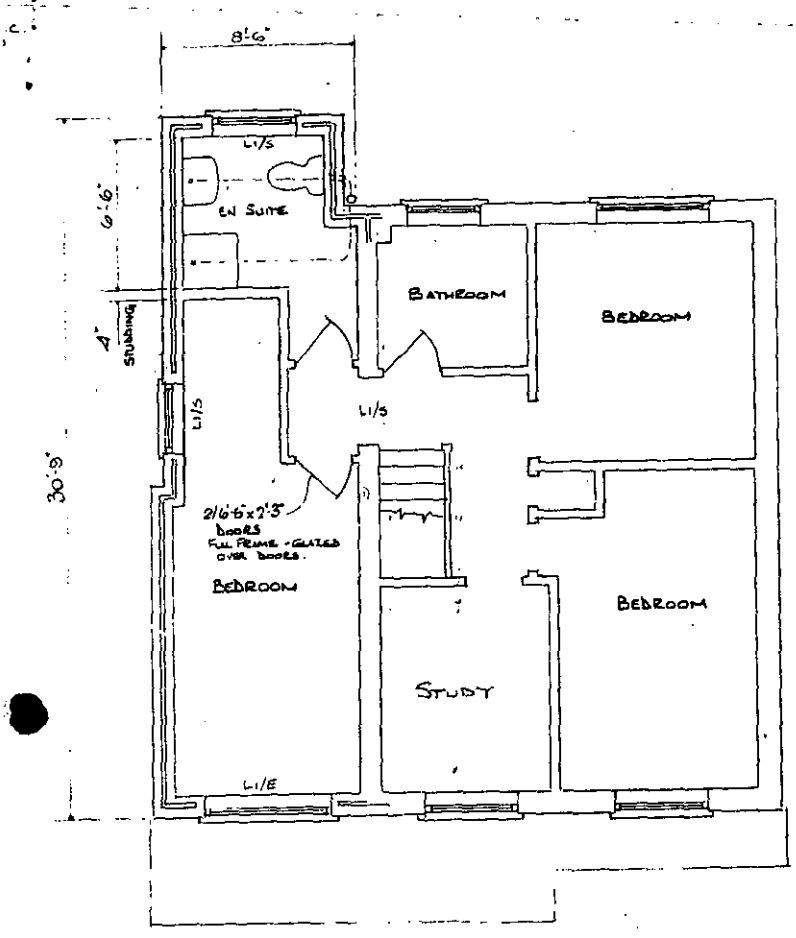


SPECIFICATION :-

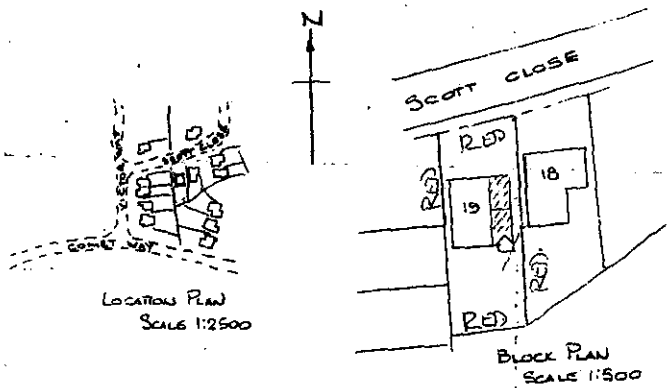
WALLS :- 10½" BRICK CAVITY WALL : INTERNAL FACING BRICKS OUTSIDE. 4" THERMALITE BLOCK INSIDE. 2" CAVITY. 2" ROCKWOOL CAVITY FILL SLAB. GALVANISED WIRE WALL TIES 15" VERTICAL 24" HORIZONTAL SPACING I.C. GALVANISED STEEL LINTELS (MINIM 6" BRG EACH END) ALL NEW VERTICAL AND HORIZONTAL CAVITY CLOSURES COVERED WITH DPC. WALL DPC (KNARLEY AQUAGARD OR EQUIV) MINIM 6" ABOVE GROUND LEVEL. ¾" LIGHTWEIGHT PLASTER INTERNAL FINISH. 'U' VALUE BETTER THAN 0.45

FLOOR :- 6"x 2" FLOOR JOISTS @ 16" CRS. JOISTS TIED TO INNER WALLS WITH GALVD STEEL RESTRAINT STRAPS 3/16" T&G FLOOR GRADE CHIPBOARD. 4" FIBREGLASS INSULATION BETWEEN JOISTS OVER GARAGE AREA AND UNHEATED CLAD WITH 6mm CAPE MASTERBOARD. NOTE :- JOISTS DOUBLED UP UNDER STUDDING WALLS. BOLT TOGETHER WITH ½" DIA BOLTS @ 24 CRS 2" DIA WASHERS UNDER HEAD & NUT

NEW WINDO
EN SUITE
INTERNATI

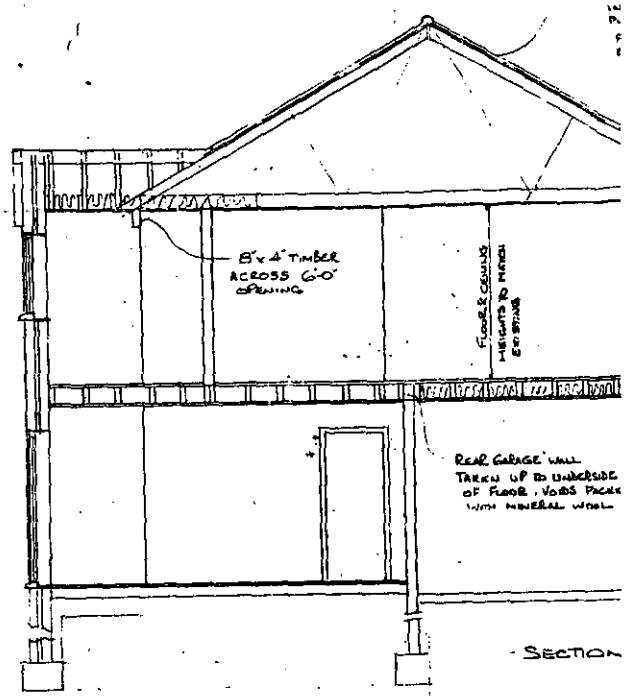


PROPOSED PLAN - FIRST FLOOR

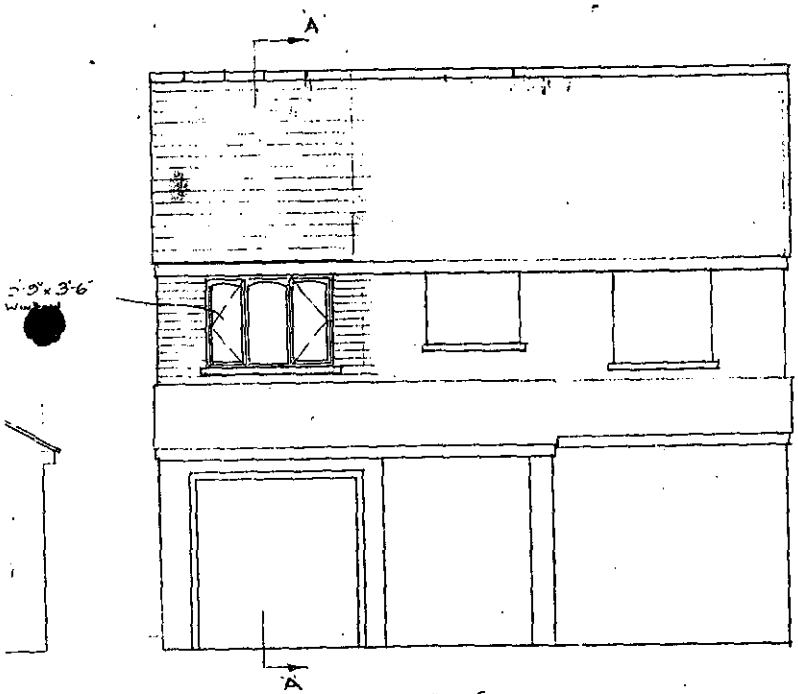


LOCATION PLAN
SCALE 1:2500

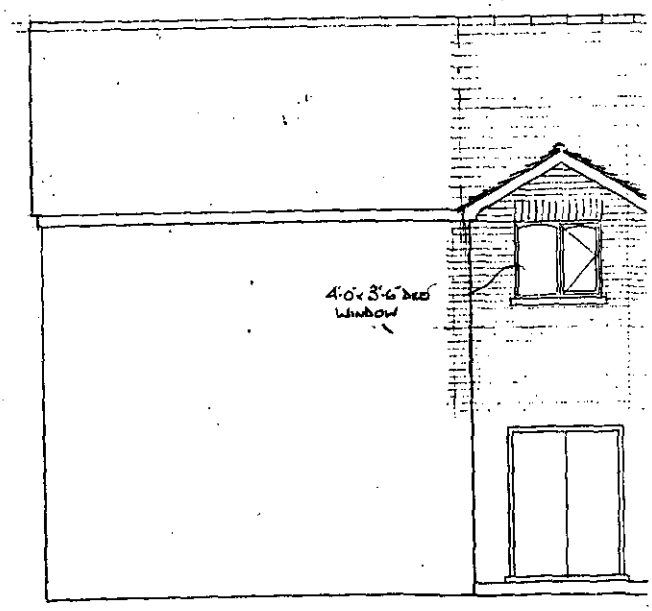
BLOCK PLAN
SCALE 1:500



- SECTION



- FRONT ELEVATION -



- REAR ELEVATION -

ERMALITE BLOCK INSIDE
3 18" VERTICAL 36" HORIZONTAL
NEW VERTICAL AND HORIZONTAL
N°s OR EQUIV) MINIM 6" ABOVE
VALUE BETTER THAN 0.45

WITH GALVD STEEL RESTRAINT STRAPS
RANDAL JOISTS OVER GARAGE AREA
JOISTS DOUBLED UP UNDER
A 2" BD WASHERS UNDER HEAD & NUT

NEW WINDOWS FITTED WITH TRICKLE VENTILATORS TO GIVE MINM 4000 mm² OPENING AREA

EN SUITE FITTED WITH MECHANICAL EXTRACT SYSTEM CAPABLE OF EXTRACTING 15 LITRES/SEC INTERMITTENTLY.

NEW FLOOR AREA = 215.50 FT $\frac{43}{215} \times 100 = 20\%$ DOUBLE GLAZING WILL BE PERMISSIBLE
NEW GLAZED AREA = 43.50FT

PROPOS
S
M

20 FEB 2002

5999



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

Scale: 1 : 1250

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W E
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