APPLICATION NO:
F/2002/6005

LOCATION:
25 Bodmin Road, Woodley Reading.

APPLICANT:
Mr D Causer

PROPOSAL:
Proposed single storey side extension to garage to form workshop/storeroom.

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

APPLICATION WILL HAVE EXPIRED ON:
24/04/2002

CASE OFFICER: ~~Heidi Lynch~~
Kerrin Lithgow

1123

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Causer
25, Bodmin Road
Woodley
Reading
RG5 3RZ

Application Number: F/2002/6005

Parish: **WOODLEY**

Location: **25, Bodmin Road, Woodley, Reading.**

Proposal: **Proposed single storey side extension to garage to form workshop/storeroom.**

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 resemble in size, colour, texture and profile those of the existing garage.

Condition
3. The building hereby approved shall not at any time be used for any habitable purposes including sleeping overnight, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

Condition
4. The workshop hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Informative
1. The applicant is reminded that approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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 Policies OS1, EN1 and LD3.
Loddon Area Local Plan Policies LBE1, LBE2, LTV1 and LTV6.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 16/04/2002

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.

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/6005

Applicant : Mr D. Causer

Location : 25 Bodmin Road, Woodley, Reading

Proposal : Proposed single storey side extension to garage to form workshop/storeroom

Site Notice Displayed ? :	YES	NO	DATE
			11/02/2002

Date of Neighbour Notifications : 06/03/2002

Date of Site Visit : 11/04/2002

Date Registered : 27/02/2002

Earliest Date for Decision : 30/03/2002

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

Application Expiry Date: 24/04

Consultation Responses :

Highways Consultation: Have recommended approval with no conditions attached

Woodley Town Consultation: The committee made no comment on the proposal but particularly asked that any neighbours comments be taken into account.

Planning History : Planning Application for the detached house was granted in 1971. Permission for a single storey rear extension was granted in November 1985.

Planning Issues :

1. Neighbours
2. Streetscape
3. Highways

Within the identified settlement of Woodley
Berkshire Structure Plan Policies EN1 and LD3
Loddon Area Local Plan Policies LBE1/2 and LTV 1/6

Wokingham District Local Plan Policies WBE1 and WOS2/3

Application Number: F/ 2002/6005

Appraisal :

The proposed development is a single-storey side extension to an existing garage to form a workshop/storeroom. The property is located in a residential street within the identified settlement of Woodley.

The extension will measure 5.28m in width, and will project 7.085m from the existing garage.

The main issues are:

A. The Impact on Neighbouring Properties: LALP Policy LBE1 & LBE2, and WDLP Policies WOS3 & WBE1 and BSP policy EN1, LTV1, LTV6
B. Impact on the street scene: LALP Policy LBE1 and LBE2 and WDLP Policies WOS3 and WBE1 and BSP LD3
C. Impact on Highway Safety

1. Impact upon neighbouring properties
The proposed garage is to measure 7.085m in length, and 5.28m in width. It will be located immediately alongside the boundary of number 27 Bodmin Road. It is to include a pitched roof, with a height of 3.3m at the ridgeline and 3.3m at the eaves.

No windows are proposed to be located on the flank or rear elevations, however three sets of windows are proposed to be located on the western elevation facing towards the dwelling. The distance from the extension to the neighbouring windows will be approximately 12 to 13 metres.

It is considered that the impact of the extension on neighbouring properties will be negligible. The building is to be used as a workshop ancillary to residential use and it is not foreseen that there would be any issues relating to overlooking or loss of privacy.

2. Impact upon the street scene and the surrounding environment
The proposed workshop is to be located immediately on the rear boundary of the site, which backs out onto an access and parking area for several dwellings.

In view of the design and position of the extension it is not considered that the proposal would adversely affect the streetscene or visual amenity of the area.

3. Impact on Highway Safety

The application has been forwarded to the Highways Department for consultation. Highways have recommended approval with no conditions attached.

Recommendation : Approval: ☐ **~~Refusal:~~** ☐

Application Number F/2002/6005
Conditions/Reasons for Refusal

No.	Std Con	Std Reas	Non Std Conditions/Reasons for Refusal
1.	C001	R001	Time limit
2.			All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing garage.
			To ensure that the external appearance of the building is satisfactory.
3.	C063	R063	Outbuilding not to be used for habitable purposes
4	C062	R062	Garden Workshop.

Informatives for Approvals:

1.	N16
2.	N04 - Planning permission only (not BR approval)

Policies

Loddon Area Local Plan Policies: LBE1, LBE2, LTV1, LTV6
South-East Area Local Plan Policies:
Wokingham District Local Plan Policies: WOS3 WBE1
Green Belt Local Plan Policies:
Berkshire Structure Plan Policies: OS1, EN1, LD3
Minerals Local Plan Policies:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R Swetson
(Development Control Manager)
Date: 18/2/02

RECORD OF SITE VISIT

Site Address: 25 Bodmin Road
Application Number: F/2002/6005
Officer: Kerrin Lithgow
Date of Site Visit: 11/04/2002

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Residential detached brick dwellings
Garage and proposed extension back onto access area - includes several skips

3. DESCRIPTION OF SITE/BUILDING

Rear of number 27 has garage across full rear boundary.
Site of proposed workshop currently paved with washing line

4. RELATIONSHIP TO ADJOINING PROPERTIES

Adjoining building to be 12-13 metres distant.

5. SITE CONSTRAINTS

TREES none

ACCESS/PARKING fine – access and parking will not be hindered

LEVELS flat

BOUNDARY TREATMENT wooden slat fence

OTHERS

FROM: Heidi Lynch

DATE: 06 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6005

Proposal: Proposed single storey side extension to garage to form workshop/storeroom..

Site Address: 25, Bodmin Road, Woodley, Reading.

Applicant: Mr D Causer .

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

PLANNING OFFICER	HPT
FOL	TLS
ACP	ENF
LS	
04 APR 2002	
COMMENTS TO	ACK
	FILE

The committee made no comment on the proposal but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 06 March 2002

Application Number: F/2002/6005

Proposal: Proposed single storey side extension to garage to form workshop/storeroom.

Parish: WOODLEY TOWN

Site Address:
25, Bodmin Road, Woodley, Reading.

Applicant:
Mr D Causer .

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).

Signed: _____ **Print name:** Adam 8/3/02

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 FEB 2002

Officer: HL | Application No. F/2002/6005

Map No. 46 Site 0.044

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO GARAGE TO FORM WORKSHOP/STOREROOM

Location: 25 BODMIN ROAD

Parish: WOODLEY Ward: South Lake 6.3.02 B.

Applicant: MR D CAUSER

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	highlight proposal		
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 : 6.3.02.-23 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:

.....No. pre-apps.....
.....
.....

NEIGHBOURS:

.....
.....S/N. + see map.....
.....
.....
.....
.....
.....
.....
.....

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

Tel: (0118) 974 6482

Date: 06 March 2002

My ref: F/2002/6005

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 E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Dear Councillor

Application Number: F/2002/6005
25, Bodmin Road, Woodley, Reading.
Proposed single storey side extension to garage to form workshop/storeroom.

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 **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6005**
25, Bodmin Road, Woodley, Reading.
Proposed single storey side extension to garage to form workshop/storeroom.
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 E Rowland

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

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

Tel: (0118) 974 6482

Date: 06 March 2002

My ref: F/2002/6005

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C Lawley
26 Farriers Close
Woodley
RG5 3DD

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

Dear Councillor

Application Number: F/2002/6005
25, Bodmin Road, Woodley, Reading.
Proposed single storey side extension to garage to form workshop/storeroom.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6005**
25, Bodmin Road, Woodley, Reading.
Proposed single storey side extension to garage to form workshop/storeroom.
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 Lawley

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

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

Tel: (0118) 974 6482

Date: 06 March 2002

My ref: F/2002/6005

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 K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

Application Number: F/2002/6005
25, Bodmin Road, Woodley, Reading.
Proposed single storey side extension to garage to form workshop/storeroom.

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: **Heidi Lynch** Application Number: **F/2002/6005**
25, Bodmin Road, Woodley, Reading.
Proposed single storey side extension to garage to form workshop/storeroom.
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 K Gilder

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

Received by Wokingham District Council

Application No: F/2002/6005

Proposal:
Proposed single storey side extension to garage to form workshop/storeroom.

Location:
25, Bodmin 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 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/2002/6005 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch 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

06 March 2002

Organisation_Name	address1	Postcode
	15BODMIN ROADREADING	RG5 3RZ
	17BODMIN ROADREADING	RG5 3RZ
	19BODMIN ROADREADING	RG5 3RZ
	23BODMIN ROADREADING	RG5 3RZ
	27BODMIN ROADREADING	RG5 3RZ

6005 Neighbours Consulted 6.3.02

PC. 23 101 025

ADDRESS 25 BODMIN ROAD

PARISH WOODLEY

PLOT No. 112. (Stage 9a) Phase 2

ORD. SHEET No. SU.

BUILDER Cooks of Reading

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/32/61	J.T. Cook & Son Ltd.	Outline	- Referred to BCFC.	No decisi
0/275/65	"	"	30.12.65	N/A. Refus
0/76/66	"	"	11.3.66	N/A. Refus
157/71	Cooks of Reading	Layout - Rds. & Sewers	18.3.71	N/A. C/A
727/71	"	Detached House	5.8.71	App C/A
1202/71	"	Detach. Hse	20.1.72	APP C/A
927/72	Francis Parker Develop Ltd	(3 Storey Block) Flats	3.8.72	- Refu
BR25696	MR. D. CAUSER	S/ST. EXTENSION	27.11.85	APP N/A
24754	"	" & NEW PITCHED ROOF	23.12.85	C/A
28697	"	"	21.10.87	C/A
38419 F/2002/6005	Mr. D. Causer	S/St/S - Workshop/ Storeroom		

SPECIAL ORDERS TPO 3/57

DRAINAGE

6005

Environmental Services

For office use only.
Application number:

27.FEB.2002* 6055

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. D. CANSER. 25. BODMIN ROAD. WOODLEY BERKS 01189 340927
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.	25. BODMIN ROAD WOODLEY BERKS.
4	Give brief details of the proposal for example, two storey side extension.	About the application SINGLE STOREY. WORKSHOP/ SNOOKER ROOM AT THE REAR.
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.	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: —
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.

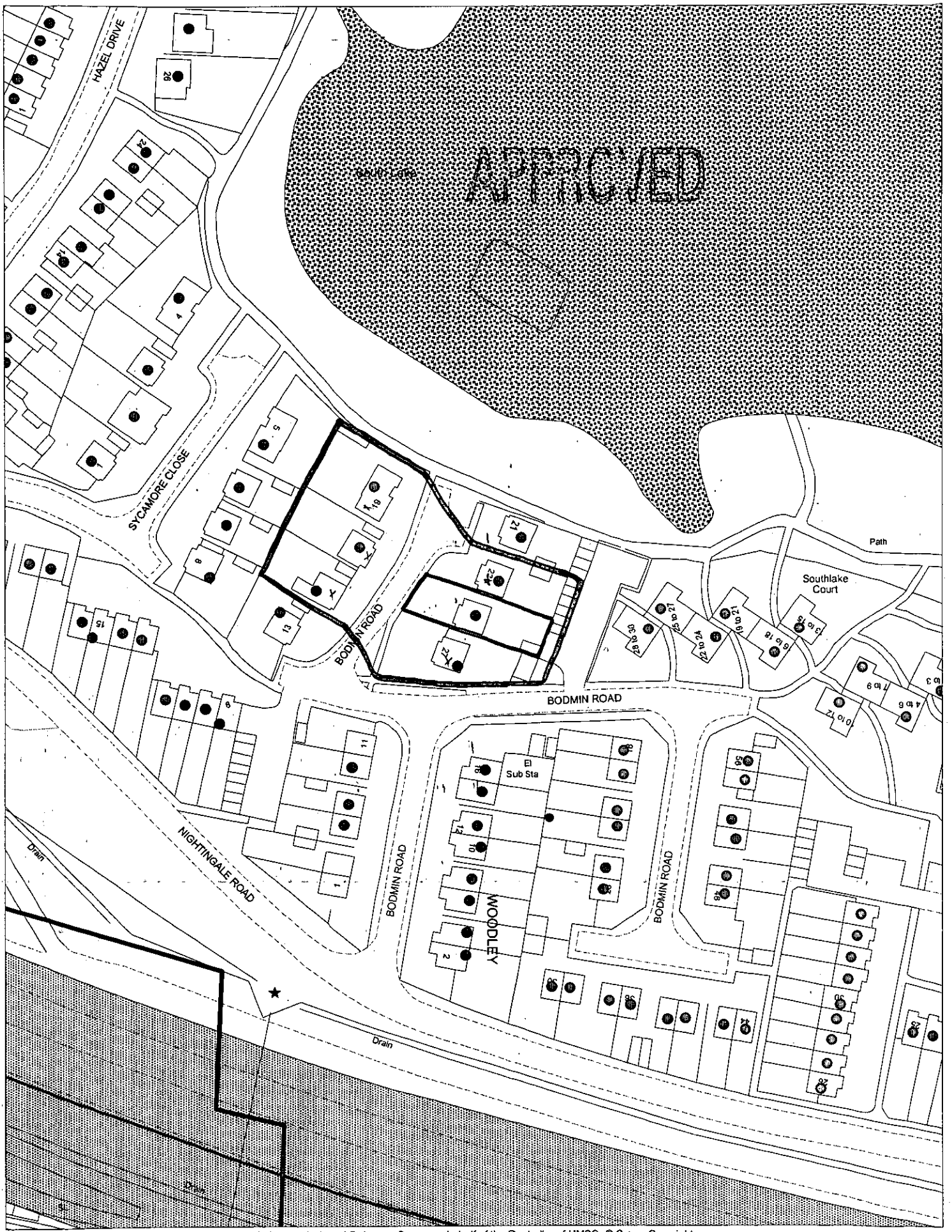
Your signature: D Cramer

on behalf of

Date 14-2-02

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

27.FEB.2002* 6055



APPROVED

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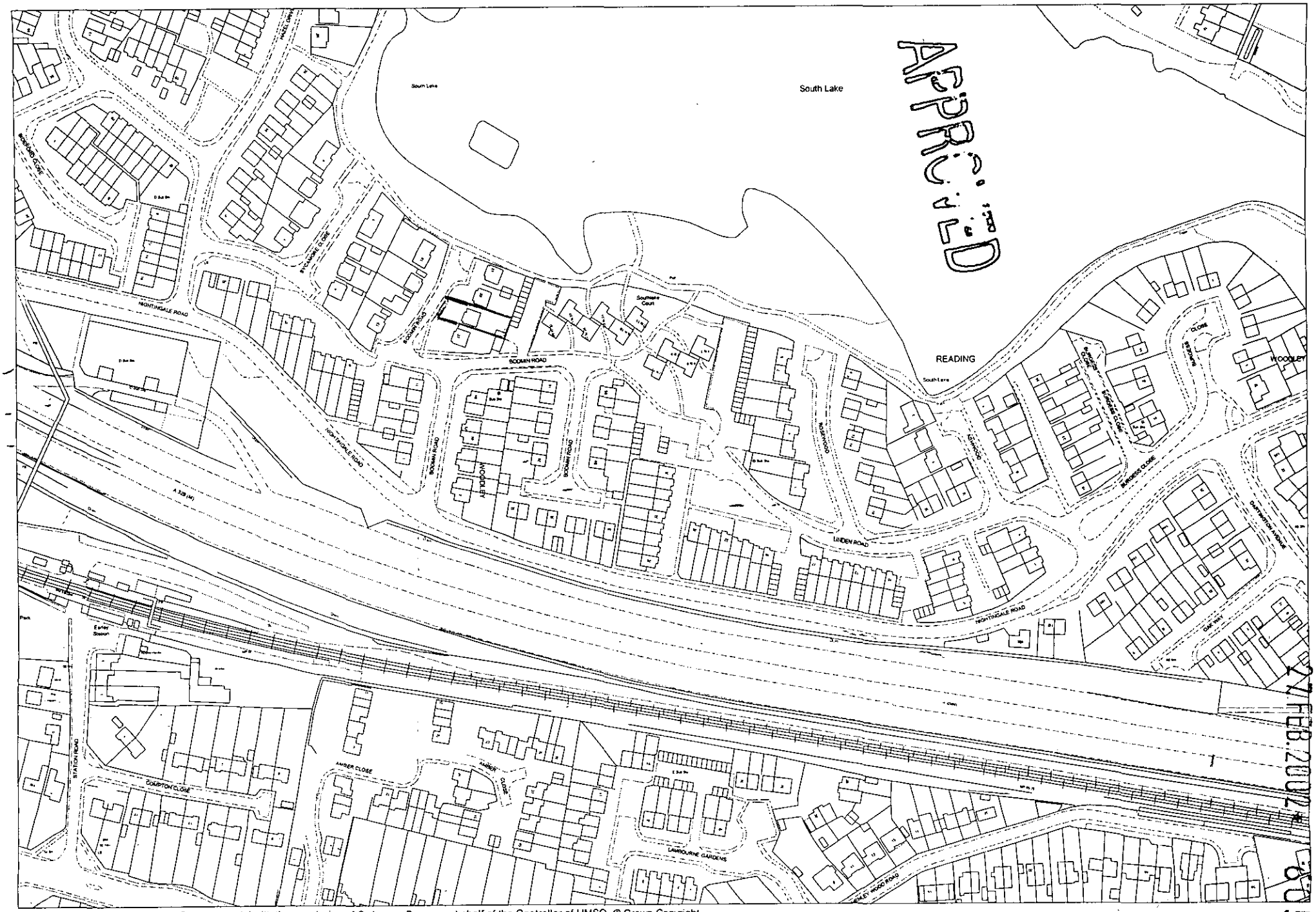
Development Control Section, Environmental Services, Wokingham District Council.
4 March 2002

Scale: 1 : 1250

N W E S



APPROVED

27 FEB 2002

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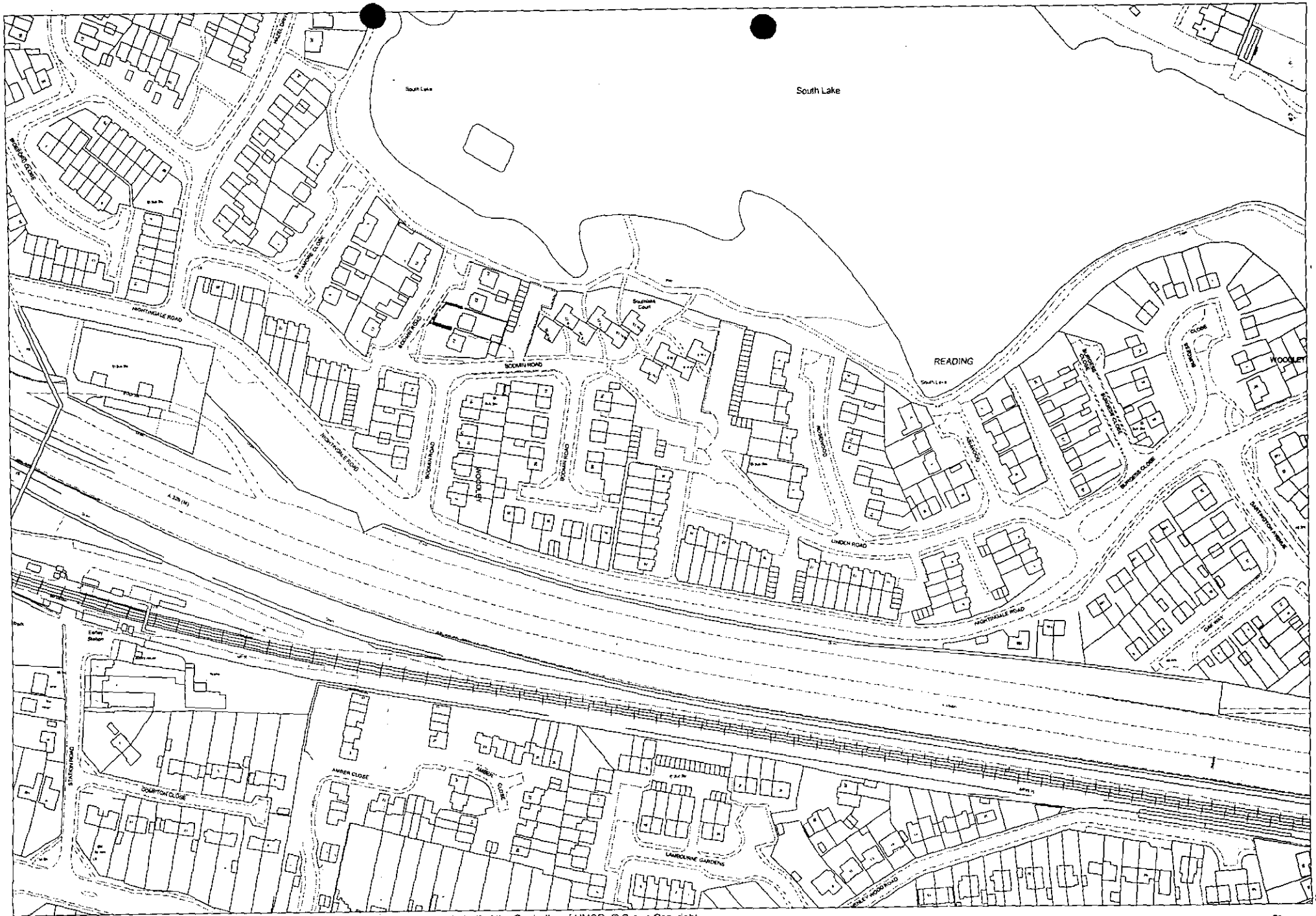
Engineering Section, Environmental Services, Wokingham District Council.

1 February 2002

Scale: 1 : 2500

N W E S



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Engineering Section, Environmental Services, Wokingham District Council.
1 February 2002

Scale: 1 : 2500

27.FEB.2002 * 6055