APPLICATION NO:
F/2002/6182

LOCATION:
47 Malone Road, Woodley Reading.

APPLICANT:
Mr G Taylor

PROPOSAL:
Proposed erection of single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **29/04/2002**
28 day expiry 3/5/02
APPLICATION WILL HAVE EXPIRED ON:
15/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

133

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Taylor
47 Malone Road
Woodley
READING
Berkshire
RG5 3NL

Application Number: F/2002/6182

Parish: **WOODLEY**

Location: **47 Malone Road, Woodley, Reading**

Proposal: **Proposed erection of single storey front 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.

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.

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6182	FL
BUILDING CONTROL NUMBER	FP 2002/2918	North
~~APPLICANT~~/AGENT	K. Hodgkinson	
ADDRESS OF SITE	47 Malone Road Woodley	
DESCRIPTION OF PROPOSED WORK	S/S front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 22/3/02	rec'd 9/5/02
ELEVATIONS	— "	— "
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	20/5/02	

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	

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6182

Applicant : Mr G Taylor .

Location : 47, Malone Road, Woodley, Reading.
Proposal : Proposed erection of single storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 10/5/02

Date Registered : 20/03/2002

Earliest Date for Decision : 29/04/2002

Latest Consultation Date/Site Notice Expiry Date : 29/04/2002

This application will have expired on: 15/05/2002. 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 no conditions.
Woodley Parish : no comment

Planning Issues : I'd Sets

LBE1. LBE2
WOS3. WBE1
EN1.

Application Number: F/2002/6182 **Officer : Francis Leo**
47 Malone Road, Woodley, Reading

Appraisal :

Development
Proposed erection of single storey front extension to dwelling.

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

Impact upon neighbouring properties
No49, the other half of the semi-detached property projects about 1.5m in front of application site. The proposed porch would abut the flank wall of no 49. The garages to application site and no 45 are located between the two properties. In view of this it is felt there would be no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposal is a porch similar to many others in the street especially nos 46 - 48 with a lean-to roof. The proposal would have no adverse impact upon the character of the area.

Parking: There is no parking implication.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6182
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			(1) Ground water Protection Zone. Standard HOOP guidance notes to be included.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2

~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: 1005 3 WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: BE1

~~MINERALS LOCAL PLAN POLICIES:~~

(2)

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P.D. M. Stuart
(Development Control Manager)

Date: 14.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 47 Malone Road Woodley Reading.

APPLICATION NUMBER: F/2002/6182

OFFICER: Francis Leo

DATE OF SITE VISIT: 10/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS mainly semi-di pitched roof - garage to side.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-di project garage to side projects in front of main house

4. RELATIONSHIP TO ADJOINING PROPERTIES No 49 projects about 1.5m in front of No 47.
46-48 have similar front extended porch * No 48 with pitched roof

5. SITE CONSTRAINTS

TREES Shrubs in front of side

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT open plan at front.

OTHERS

20.MAR2002* 6182

Application Number : F/2002/6182	**Map No :** 46
Case Officer : FL	**Site Area :** 0.03
Valid Date : 20/03/02	**Received Date: 20/03/2002**

Level : Delegated Application

Description : Proposed erection of single storey front extension to dwelling.

Location : 47, Malone Road, Woodley, Reading.

Parish : WY **Ward : SOU**

Applicant : Mr G Taylor .

Fee Required: £95 **Fee Received: £95** (6)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	[redacted]		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	REAR ELEVATION	request 8/04 with SN	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT ✓	do letter 8/04	
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

(Note to Officer: Site sit on a Groundwater Protection Zone: See guidance notes from Conrad Moore re planning informatives)

No preapp

PLANNING SERVICES	HPT 56190
POL	TLS
DC FL	ENF
APP	
CS	
09 MAY 2002	
COPIES TO	

Francis Leo Planning Department
Wokingham District Council

07 May 2002

Dear sirs

Ref.F2002/6182 47 Malone Road Woodley RG5 3NL

Further to your recent letter regarding the above, please find enclosed 4 copies of drawing showing part rear elevation, indicating the finished appearance.

We trust this meets your needs, but if you require any additional information please advise.

G Malone (applicant)

FROM: Francis Leo

DATE: 05 April 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6182

Proposal: Proposed erection of single storey front extension to dwelling..

Site Address: 47, Malone Road, Woodley, Reading.

Applicant: Mr G Taylor .

Your observations are required in respect of this application **by 29/04/2002** .

Members had no comment to make on this application.

PLANNING SERVICES	HAT
	TLS
	STF
APP	
CS	
07 MAY 2002	
COPIES TO	ACK:
	FILE:

SIGNED: [signature] DATE: 2.5.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 05 April 2002

Application Number: F/2002/6182

Proposal: Proposed erection of single storey front extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
47, Malone Road, Woodley, Reading.

Applicant:
Mr G Taylor .

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 11/4/02

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

Tel: 0118 974 6502

Date: 05 April 2002

My ref: F/2002/6182

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/2002/6182
47, Malone Road, Woodley, Reading.
Proposed erection of single storey front 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/2002/6182**
47, Malone Road, Woodley, Reading.
Proposed erection of single storey front 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 K Gilder

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

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

Tel: 0118 974 6502

Date: 05 April 2002

My ref: F/2002/6182

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/2002/6182
47, Malone Road, Woodley, Reading.
Proposed erection of single storey front 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.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6182**
47, Malone Road, Woodley, Reading.
Proposed erection of single storey front 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 C Lawley

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

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

Tel: 0118 974 6502

Date: 05 April 2002

My ref: F/2002/6182

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/2002/6182
47, Malone Road, Woodley, Reading.
Proposed erection of single storey front 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/2002/6182**
47, Malone Road, Woodley, Reading.
Proposed erection of single storey front 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 E Rowland

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

Received by Wokingham District Council

Application No: F/2002/6182

Proposal:
Proposed erection of single storey front extension to dwelling.

Location:
47, Malone 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/2002/6182 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 29/04/2002. 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

05 April 2002

Organisation_Name	Building_Name	address1	Postcode
		38CAMPBELL ROADREADING	RG5 3NB
		40CAMPBELL ROADREADING	RG5 3NB
		42CAMPBELL ROADREADING	RG5 3NB
		44MALONE ROADREADING	RG5 3NJ
		46MALONE ROADREADING	RG5 3NJ
		48MALONE ROADREADING	RG5 3NJ
		50MALONE ROADREADING	RG5 3NJ
		45MALONE ROADREADING	RG5 3NL
		~~47MALONE ROADREADING~~	~~RG5 3NL~~
		49MALONE ROADREADING	RG5 3NL

Neighbour consultation list

F/2002/6182

Environmental Services

For office use only.
Application number: 20.MAR2002* 6182

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. G. TAYLOR 47 MALONE ROAD WOODLEY BERKS RG5 3NL 01189 - 692996
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.	47 MALONE ROAD WOODLEY BERKS RG5 3NL
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR 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.	MATCHING FACING BRICKS MATCHING ROOF TILES
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

①

ADDRESS 47 MALONE ROAD PARISH WOODLEY

PLOT No. 339 ORD. SHEET No. SU.7572 (46)

BUILDER J. T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12/4/55	N/A. C/A.
466/57	Messrs. Wells Estates Ltd	"	9/7/57	N/A. Refuse
O/247/58	Mr. & Mrs. Ben. S. Clark	"	17/4/59	N/A. C/A.
R/238/61	J. T. Cook & Son Ltd/Part	Layout of Rds & Sewers	30/11/61	App. App.
5/62	"	Semi/Det House	25/1/62	App. Refuse
38/62	" /Revised Layout	- Semi/Det House	14/6/62	App. C/A.
R/102/62	" /Part	Layout of Rds & Sewers	12/7/62	App. C/A.
179/61	" /Foul	sewer plans & Sections	5/10/61	App. C/A.
R/307/64	Mr. D. R. Chivers	Garage	26/11/64	App. C/A.
BR 20480	Mr. J. Crick.	Ext. to Ground floor	25.4.83	Rep. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

②

ADDRESS 47 MALONE ROAD. PARISH Woodley.

PLOT No. 339 ORD. SHEET No. SU.7572(46)

BUILDER J.T. Cook + Son Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
7303	Mr. J. Crick.	5/storey rear ext.	6.5.83	N/A C/A.
BR20720	"	"	26.5.83	App N/A

DATE OF COMPLETION

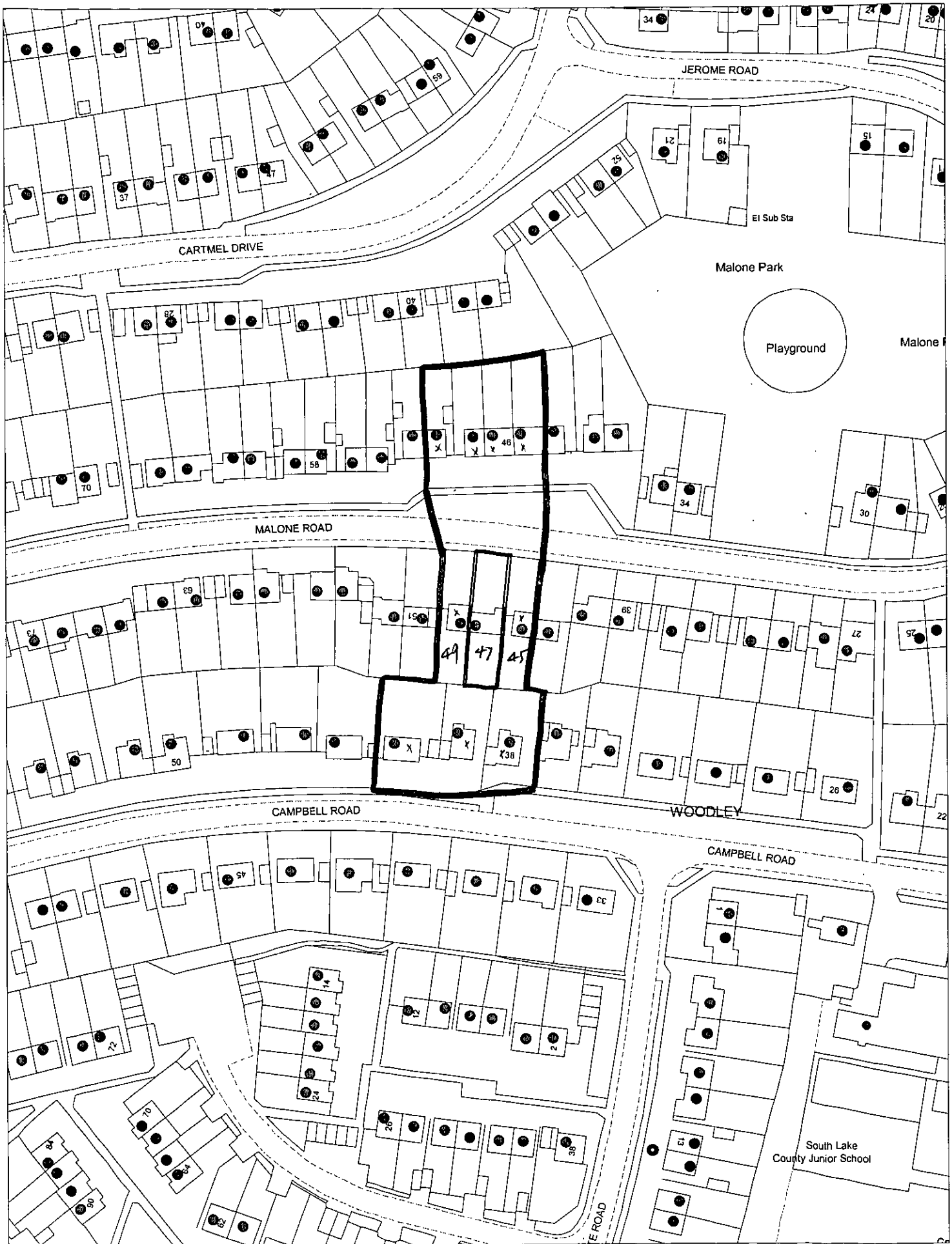
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

20.MAR2002* 6182



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

Scale: 1 : 1250

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W E
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