APPLICATION NO:
F/2001/3966

LOCATION:
16 Brandon Avenue, Woodley Reading.

APPLICANT:
Mr N A Willson

PROPOSAL:
Proposed first floor front/side extension plus erection of double garage and widening of driveway.

EARLIEST DATE FOR DECISION: **08/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/07/2001

CASE OFFICER: **George Allpress**

APPROVED

383

Do

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N A Willson
16, Brandon Avenue
Woodley
Reading
RG5 4PU

Application Number: F/2001/3966

Parish: **WOODLEY**

Location: **16, Brandon Avenue, Woodley, Reading.**

Proposal: **Proposed first floor front/side extension plus erection of double garage and widening of driveway.**

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) no additional windows or similar openings shall be constructed in the first floor north east side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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.

Condition
6. Notwithstanding the plans submitted, the extensions hereby approved, shall not be occupied prior to the driveway and associated crossing being widened to 4.8 metres and thereafter so maintained.

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. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
6. In the interest of highway safety and to ensure compliance with Local Plan policies.

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 EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/07/2001

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: George Allpress

Application Number: F/2001/3966

Applicant: Mr N A Wilson.

Location: 16 Brandon Avenue, Woodley, Reading.
Proposal: Proposed first floor front/side extension plus erection of double garage and widening of driveway.

Site Notice Displayed? :

YES	NO	DATE
✓yes		19/05/01

Date of Neighbour Notifications: 16/05/01

Date of Site Visit : 24/05/01

Date Registered : 14/05/2001

Earliest Date for Decision : 08/06/2001

Latest Consultation Date/Site Notice Expiry Date : 08/06/2001

This application will have expired on: 09/07/2001. 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 - recommend approval subject to standard conditions.

Woodley Town Council - no objection.

Environment Agency - no objection subject to condition/informative.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety. The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3966

Appraisal :

The application property is a semi-detached corner property with single storey rear extension and detached garage. The attached neighbour is no.3 Lunds Farm Road (to the north east) and the existing garage lies adjacent the boundary with 14 Brandon Avenue.

The application proposes building at first floor over the existing extension and widening the garage to form a double garage. The application initially proposed a pitched roof over the extended garage.

The garage roof has since been revised in the interest of the neighbour's amenity.

There is sufficient separation between this and the neighbouring houses to ensure no loss of light, overbearing impact or loss of privacy from the two storey extension.

Sufficient amenity space would be retained once the garage has been widened. The extended garage would be on the inward side of the property and therefore would not impact on no.14 and sufficient separation exists to ensure no added enclosure to no.3. The front face of the garage projects forward of no.14 and the pitched roof (as originally proposed) would have resulted in a material loss of light. The application has now been revised and the flat roof would ensure minimal change in respect of no.14.

In visual terms, the design of the proposed extension is considered in keeping with the character of the existing property, would not lead to a terracing, would not appear overdominant in the street scene and a reasonable separation between this and the neighbour to the rear would be maintained. Therefore no harm to the street scene is considered to result.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3966

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the first floor north east side elevation of the extension....
4	C049	R049	GARAGE (S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			Non Standard
6			Notwithstanding the plans submitted, the extensions hereby approved, shall not be occupied prior to the driveway and associated crossing being widened to 4.8 metres, and thereafter so maintained.
			Reason: In the interest of highway safety and to ensure compliance with Local Plan policies.
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE
3	N07		ACCESS CONSTRUCTION (AGENCY)

A Cronin

5.7.01.

RECORD OF SITE VISIT

SITE ADDRESS: 16 Brandon Avenue, Woodley, Reading.

APPLICATION NUMBER: F/2001/3966

OFFICER: George Allpress

DATE OF SITE VISIT: 25/05/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement

3. DESCRIPTION OF SITE/BUILDING Semi-detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.3 Lunds Farm Road to the north east, no.14 Brandon Avenue to the west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage plus front parking for 2 cars
LEVELS	Level
BOUNDARY TREATMENT	Open plan to front timber fencing elsewhere.
OTHERS	None

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

Tel: 0118 974 6442

Date: **16 May 2001**

My ref: F/2001/3966

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

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2001/3966
16, Brandon Avenue, Woodley, Reading.
Proposed first floor front/side extension plus erection of double garage and widening of driveway.

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3966**
16, Brandon Avenue, Woodley, Reading.
Proposed first floor front/side extension plus erection of double garage and widening of driveway.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: 0118 974 6442

Date: **16 May 2001**

My ref: F/2001/3966

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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 faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3966**
16, Brandon Avenue, Woodley, Reading.
Proposed first floor front/side extension plus erection of double garage and widening of driveway.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6442

Date: **16 May 2001**

My ref: F/2001/3966

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/3966
16, Brandon Avenue, Woodley, Reading.
Proposed first floor front/side extension plus erection of double garage and widening of driveway.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3966**
16, Brandon Avenue, Woodley, Reading.
Proposed first floor front/side extension plus erection of double garage and widening of driveway.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

Received by Wokingham District Council

Application No: F/2001/3966

Proposal:
Proposed first floor front/side extension plus erection of double garage and widening of driveway.

Location:
16, Brandon Avenue, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/06/2001. 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 normally be possible for an individual reply 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

16 May 2001

FROM: George Allpress

DATE: 16 May 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3966

Proposal: Proposed first floor front/side extension plus erection of double garage and widening of driveway..

Site Address: 16, Brandon Avenue, Woodley, Reading.

Applicant: Mr N A Willson .

Your observations are required in respect of this application **by 08/06/2001** .

No comment.

SIGNED: _____ DATE: 31.5.01.

pp. Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 16 May 2001

Application Number: F/2001/3966

Proposal: Proposed first floor front/side extension plus erection of double garage and widening of driveway.

Parish: WOODLEY TOWN

Site Address:
16, Brandon Avenue, Woodley, Reading.

Applicant:
Mr N A Willson .

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).

Comment

The proposed parking layout is unacceptable to the highway authority.

1/ C049, R049.
2/ Notwithstanding the plans submitted C122, R122.
3/ The driveway is to be widened to a minimum of 4.8 metres and the associated crossing shall be extended to accommodate this. R: IHSRC.

NOT.

Signed: _____ **Print name:** Adam Coggins 21/05/01

Our ref: SP\2001\003777\001
Your ref: F/2001/3966
Date: 6th June 2001

ENVIRONMENT AGENCY

FAO: George Allpress
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

44270

PLANNING SERVICES | HPT
POL | TLS
DC GA | ENF
APP
CS
08 JUN 2001
COPIES TO: | ACK:
FILE:

Dear Sir

PROPOSAL: First Floor Front/Side Extension & Erection Double Garage & Widening Of Driveway
LOCATION: 16 Brandon Ave, Woodley

Thank you for your letter dated 16th May 2001, which was received on 21st May 2001. You are asked to quote the following reference in any correspondence: **SU77SE/18/46**.The Environment Agency has the following comments:

Advice To Local Planning Authority

Environmental Planning: Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 773 742	100m	Tippings Lane, Woodley	Putrescible & Household Waste

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The Agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SO
Telephone : 01276 454300 Fax : 01276 454301

development is protected against the adverse effects of gas, which may migrate into the building.

Other than the above concern, The Agency has no objection to the proposed development.

Land Drainage: Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Groundwater Protection

Surface Water
Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. 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.

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

Environmental Services

For office use only.
Application number: 14.MAY2001* 3966

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	NICHOLAS ANTHONY WILLSON 16 BRANDON AVENUE WOODLEY READING BERKS RG5 4PN 0118 954 0887
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.	SEE PLANS
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION OVER EXISTING SINGLE STOREY BUILDING PLUS EXTENSION TO DOUBLE WIDTH OF GARAGE PLUS WIDENING OF DRIVEWAY
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 SAND COLOUR BRICKS, MATCHING SOFFITS (WHITE), SOME GLASS BRICKS IN SIDE OF GARAGE, STANDARD ROOFING AND COMPLEMENTARY DECLARED WINDOWS
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 ☑ TO ACCOMMODATE SECOND CAR. No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

20.4.01

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 20.4.01

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

(1) PC 23 B08 016

ADDRESS 16 BRANDON AVENUE PARISH WOODLEY

PLOT No. 88

ORD. SHEET No. SU.7773(42)

BUILDER P.H. Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
275/55	Mr. & Mrs. Pither	Outline	24.6.55	N/A. Refuse
584/57	New Ideal Homesteads Ltd	"	16.10.57	N/A. Refuse
0/329/60	P.H. Smith (Reading) Ltd	"	23.3.61	N/A. C/A.
0/84/63	"	"	11.7.63	N/A. C/A.
91/63	"	Layout of Roads	11.7.63	App. C/A
142/64	"	Semi/Det. House	6.8.64	App. App.
89/65	"	Semi/Det. House	8.7.65	App. C/A.
6096	Mr M Blackburn	ext to form utility room	8.3.77	App. N/A
06016	"	"	17.3.77	N/A C/A
BR 11546	Mr M. BLACK.	PORCH	30.7.79	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) ADDRESS 16 BRANDON AVENUE PARISH WOODLEY

PLOT No.

ORD. SHEET No. SU.7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11359	MR BLACKBURN	PORCH	30.8.79	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

14.MAY2001 * 3966

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.
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4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION OVER EXISTING SINGLE STOREY BUILDING PLUS EXTENSION TO DOUBLE WIDTH OF GARAGE PLUS WIDENING OF DRIVEWAY
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 SAND COLOUR BRICKS, MATCHING SOFFITS (WHITE), SOME GLASS BRICKS IN SIDE OF GARAGE, STANDARD ROOFING AND COMPLEMENTARY D/GLAZED WINDOWS
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 ☑ TO ACCOMMODATE SECOND CAR. No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: Valid 14 MAY 2001 ~~26 APR 2001~~

Officer: GA | Application No. F/2001/3966

Map No. 42 Site 0.05

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED FIRST FLOOR FRONT/SIDE EXTENSION PLUS ERECTION OF A Double GARAGE ~~TO CREATE DOUBLE GARAGE~~ & WIDENING OF DRIVEWAY

Location: 16 BRANDON AVENUE

Parish: WOODLEY Ward: Coronation 16.5.01 B

Applicant: MR N. A. WILLSON

Fee (5) 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	Rear Elevation ?	8/5	✓ 14/5
6	Floor plans			
7	Metric scale disclaimer	mark measurements on plans and elevations as the are differences on some	8/5	
8	Encroachment letter	remove Scale disclaimer		✓ 14/5
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.5.03 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 ✓ Landfill

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:

..... Site notice & see map for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

24th April 2001

14 MAY 2001

16 Brandon Avenue
Woodley
Reading RG5 4PU

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

14 MAY 2001 * 3966

Dear Sir or Madam

Re: Planning Application, 16 Brandon Avenue, Woodley

Please find enclosed our application for planning in regard to extensions to the house and garage. I enclose the forms together with six copies of all plans and elevations and the fee which I understand is £95.00.

Our proposal is to build a fourth bedroom over an existing single storey extension. I believe from both a builder and an architect that this will require underpinning. I have spoken to your Building Regulations department regarding this and I will inform them when building commences so that they can conduct the necessary inspections.

The other parts of our proposal are to double the width of our existing single garage and to extend the width of the driveway to accommodate two cars.

None of the enhancements in this application encroaches on the boundary, or affects the current line of the buildings whatsoever. We already have written approval from our nearest neighbour who would be most affected by the extension to the house.

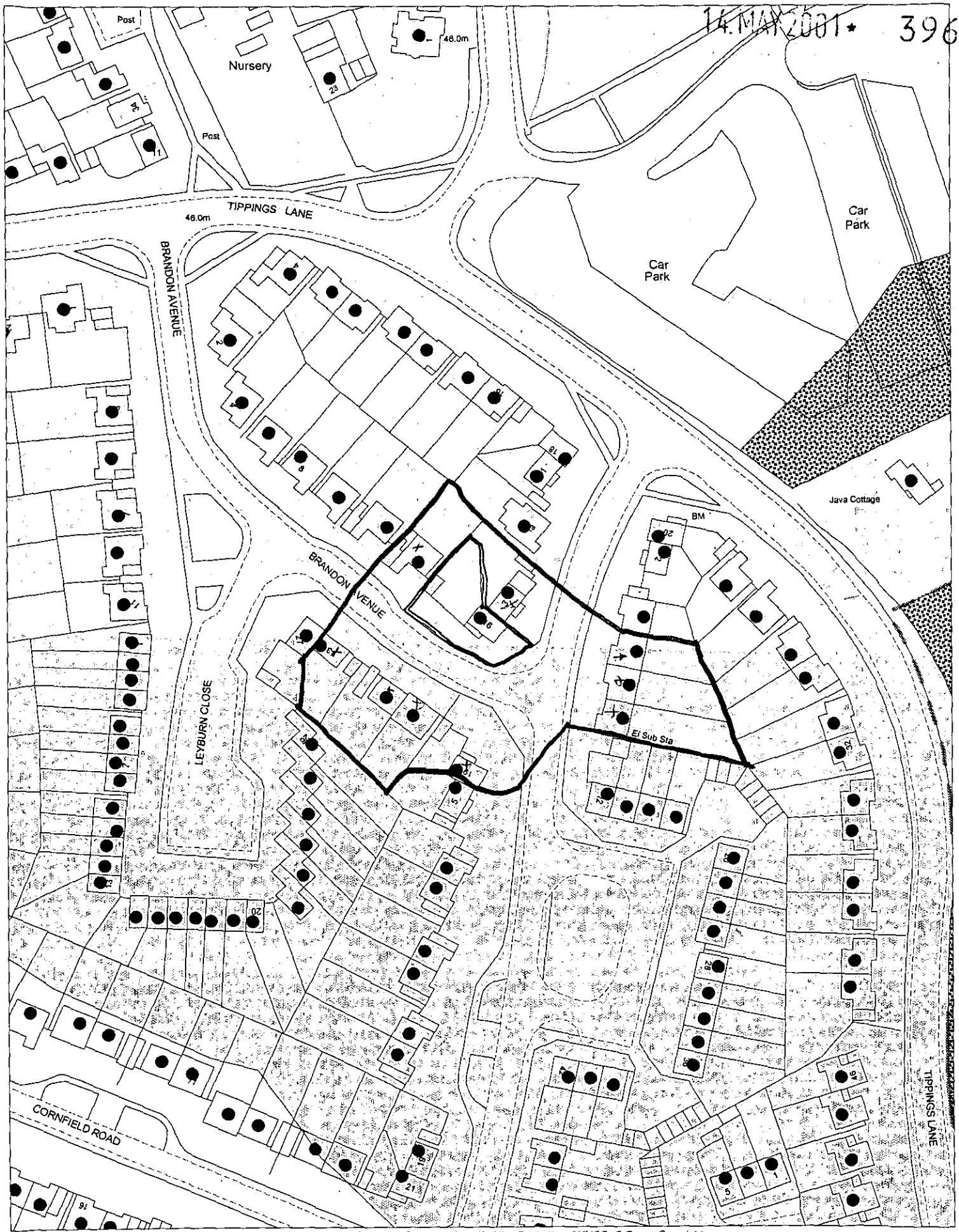
I hope that you find all the drawings satisfactory and self-explanatory. If there is anything that is of concern, or you have any questions at all, please feel free to contact me. My phone number (all hours) is 07980 292571 and our home number is 9540887.

I look forward to hearing from you.

Yours sincerely,

NA Willson (Mr)

14.MAY2001 ★ 3966



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Development Control Section, Environmental Services, Wokingham District Council.

1 May 2001

Scale: 1 : 1250

N
W E
S

14 MAY 2001 * 3966



Site Plan, Scale: 1 to 2500

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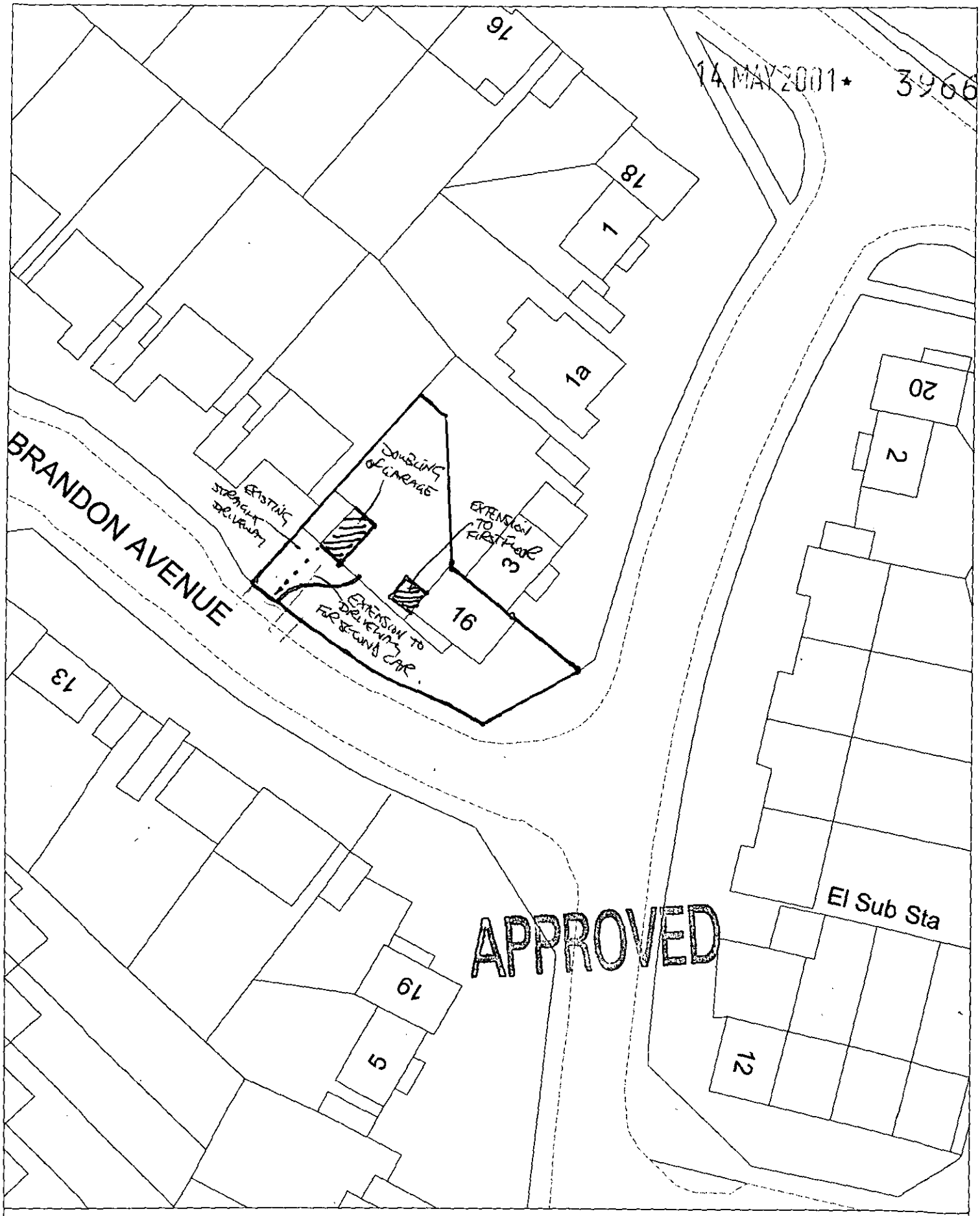
Date: 24 April 2001

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 24 April 2001

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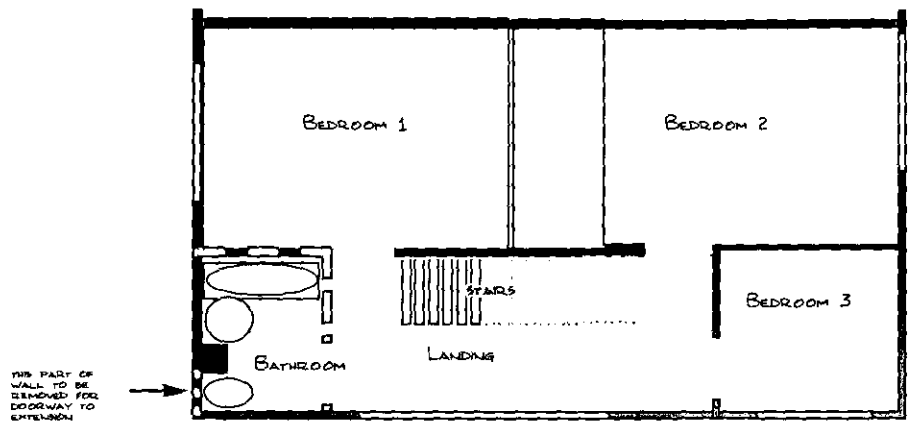
W E
S

Plan, 16 Brandon Avenue, Woodley RG5 4PU. Extensions to Upstairs over Utility Room and to outside converted garage, and move of bathroom

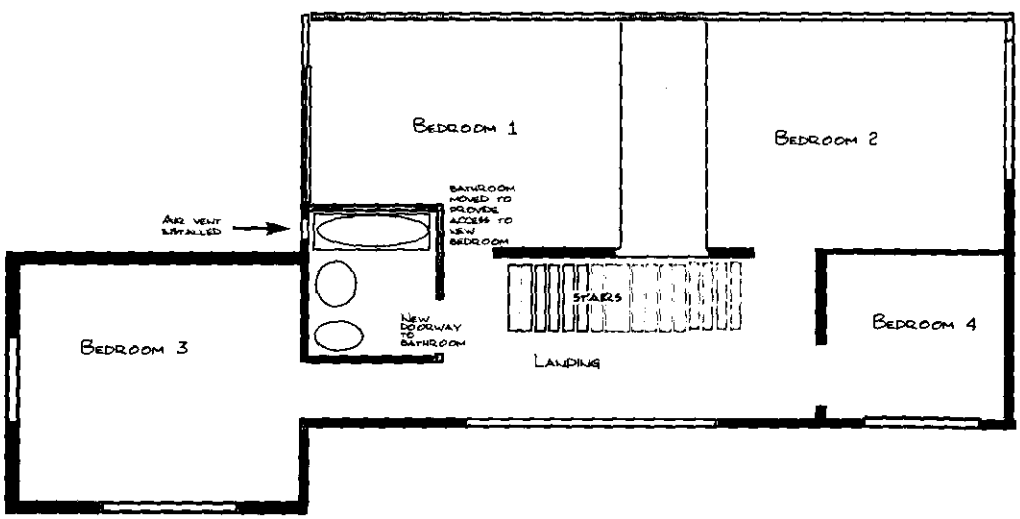
14.MAY 2001 * 3966

Scale 1:100.

EXISTING LAYOUT, FIRST FLOOR



NEW LAYOUT, FIRST FLOOR

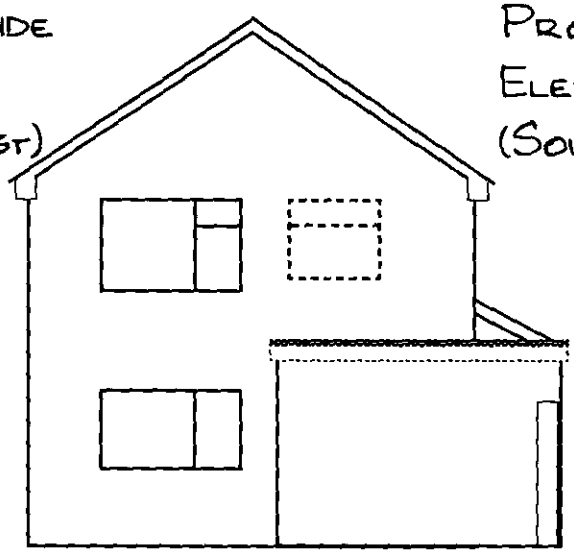


APPROVED

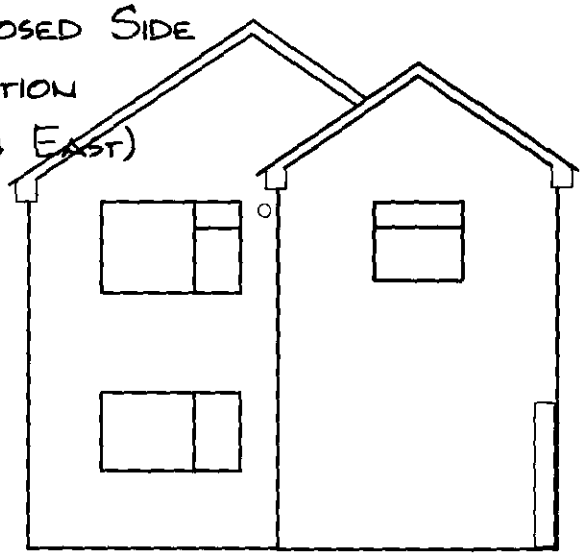
Elevations, 16 Brandon Avenue, Woodley RG5 4PU. Extensions to Upstairs over Utility Room and to outside converted garage, and move of bathroom

Scale 1:100.

Existing Side Elevation (South East)

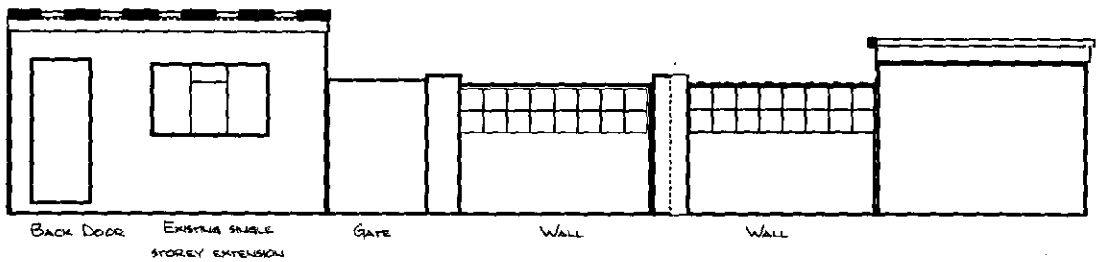


Proposed Side Elevation (South East)



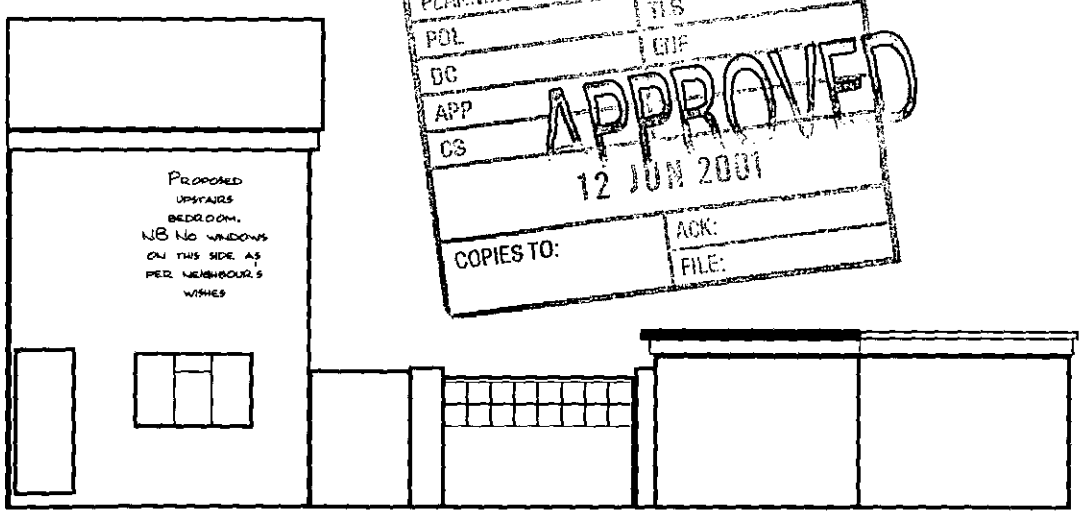
Existing Rear Elevation (South West)

All land at rear of house to left of this illustration is next door's



Proposed Rear Elevation (South West)

All land at rear of house to left of this illustration is next door's

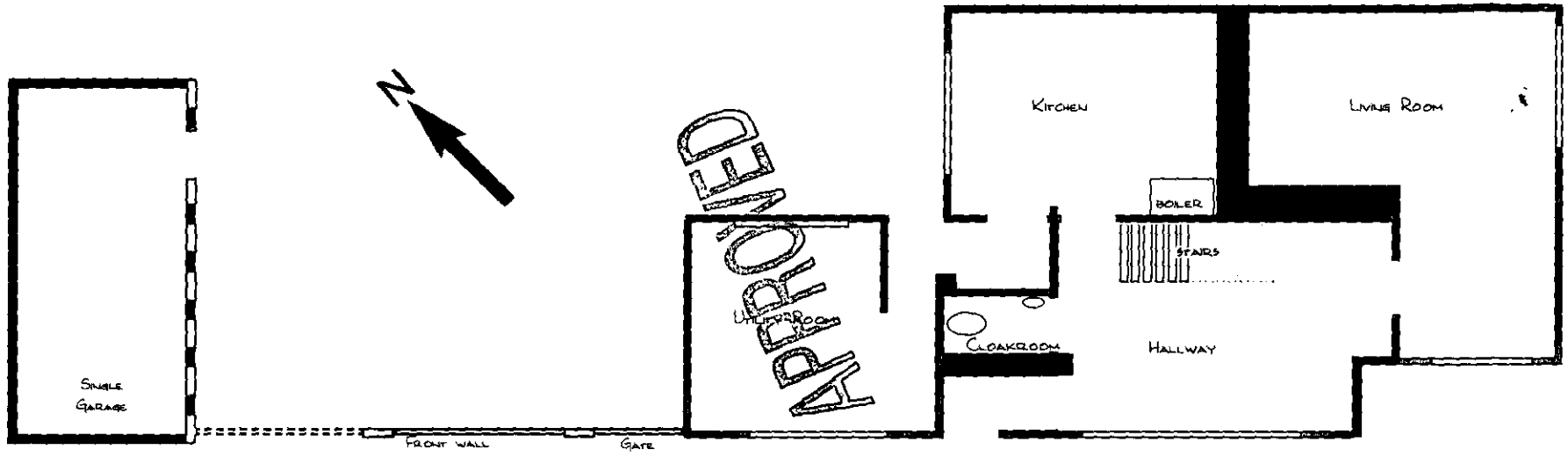


Plan, 16 Brandon Avenue, Woodley RG5 4PU. Extensions to Upstairs over Utility Room and to outside converted garage, and move of bathroom

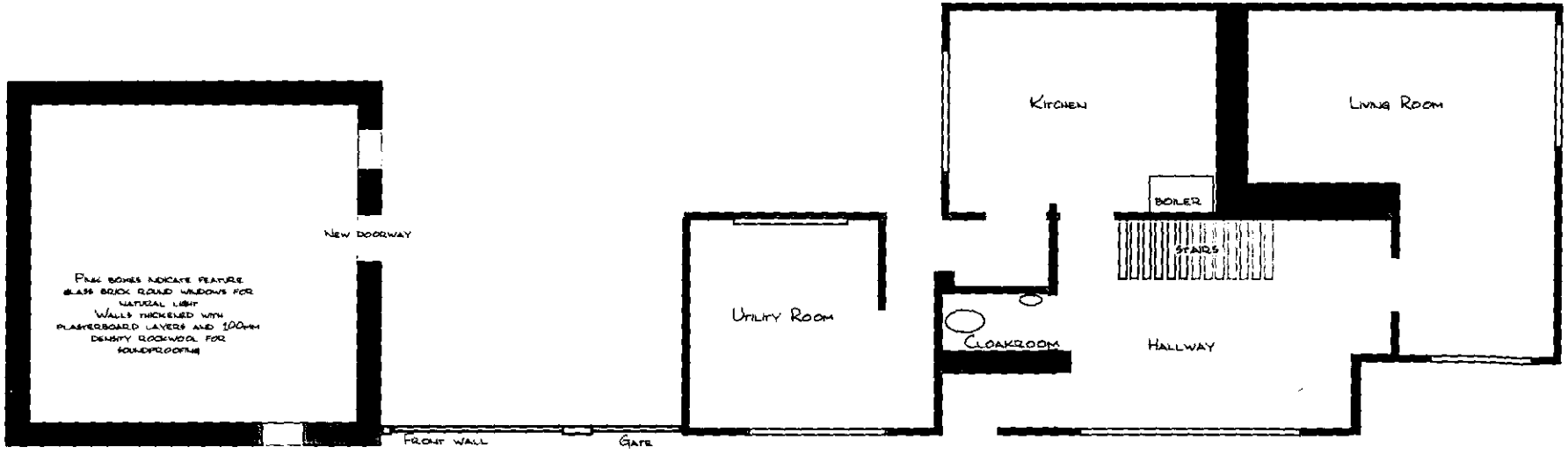
Scale 1:100.

14 MAY 2021 3966

EXISTING LAYOUT, GROUND FLOOR, HOUSE & GARAGE



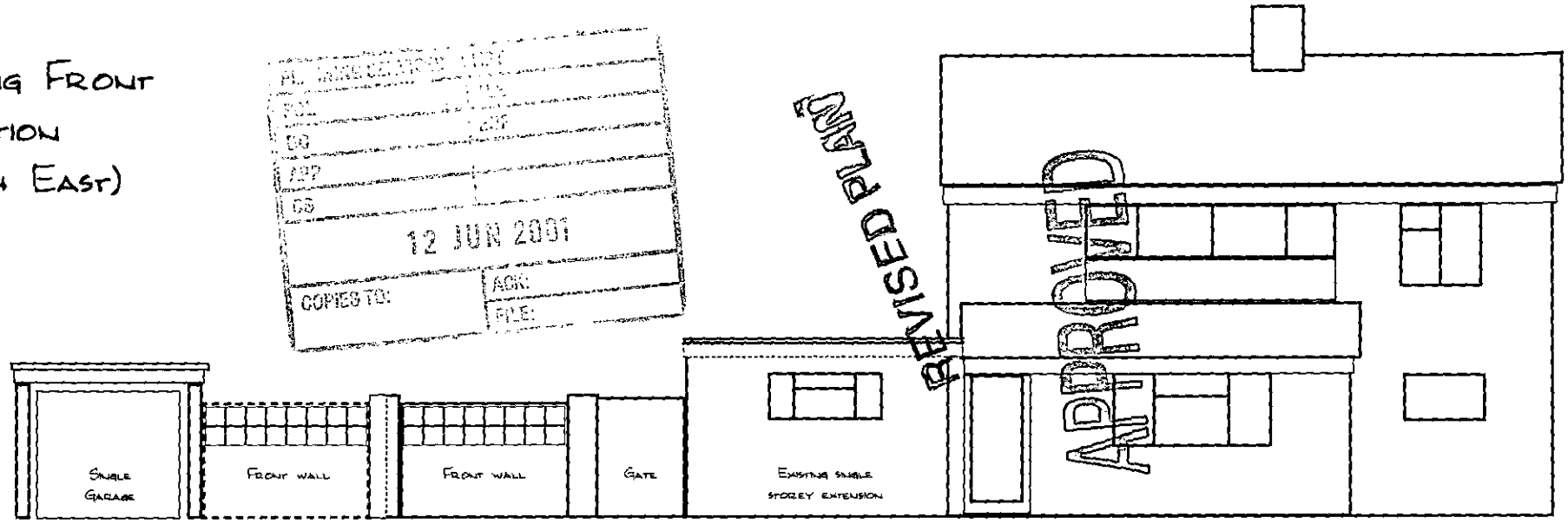
PROPOSED LAYOUT, GROUND FLOOR (NO CHANGES TO HOUSE) & CONVERTED GARAGE



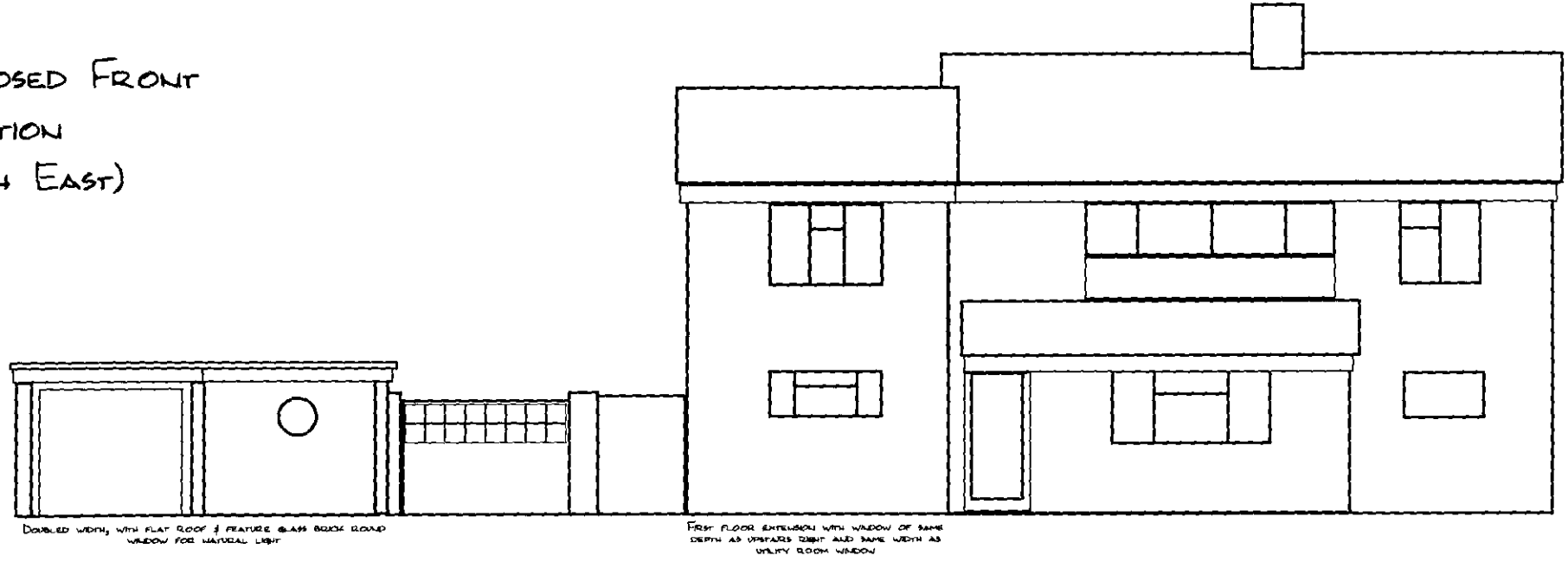
Elevations, 16 Brandon Avenue, Woodley RG5 4PU. Extensions to Upstairs over Utility Room and to outside converted garage, and move of bathroom

Scale 1:100.

Existing Front Elevation (North East)

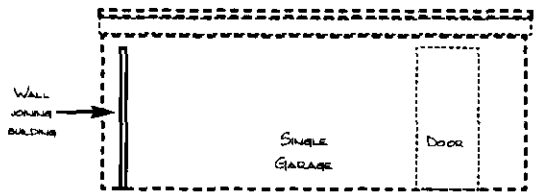


Proposed Front Elevation (North East)

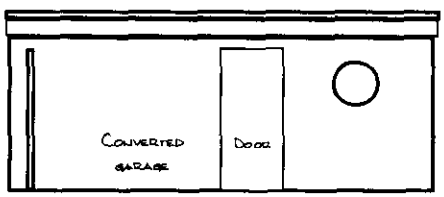


Elevations, 16 Brandon Avenue, Woodley RG5 4PU. Extensions to Upstairs over Utility Room and to outside converted garage, and move of bathroom
Scale 1:100.

Existing Side Elevation (North West) of Garage (no change to view of house)



Proposed Side Elevation (North West) of converted Garage



Doubled width, with flat roof & feature glass brick round window for natural light

PLANNING SERVICES	HPT
POL	LCS
DC	SPT
APP	
CS	
12 JUN 2001	
COPIES TO:	ACK:
	FILE:

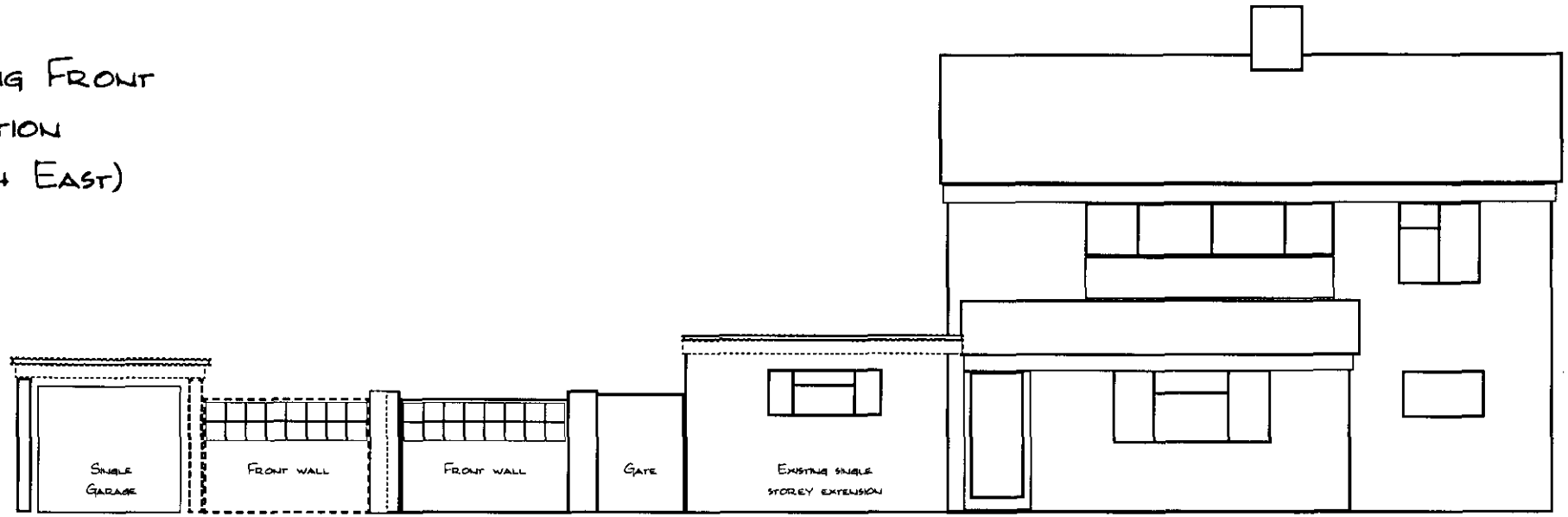
APPROVED

Elevations, 16 Brandon Avenue, Woodley RG5 4PU. Extensions to Upstairs over Utility Room and to outside converted garage, and move of bathroom

Scale 1:100.

14 MAY 2011 3986

Existing Front Elevation (North East)



Proposed Front Elevation (North East)



SUPERSEDED

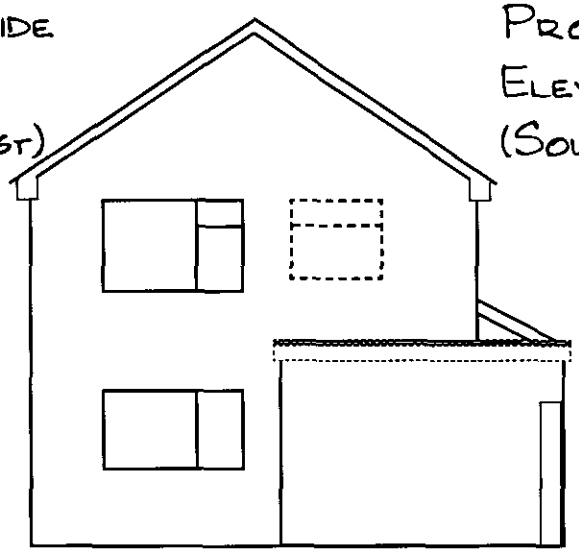
Superseded

Elevations, 16 Brandon Avenue, Woodley RG5 4PU. Extensions to Upstairs over Utility Room and to outside converted garage, and move of bathroom

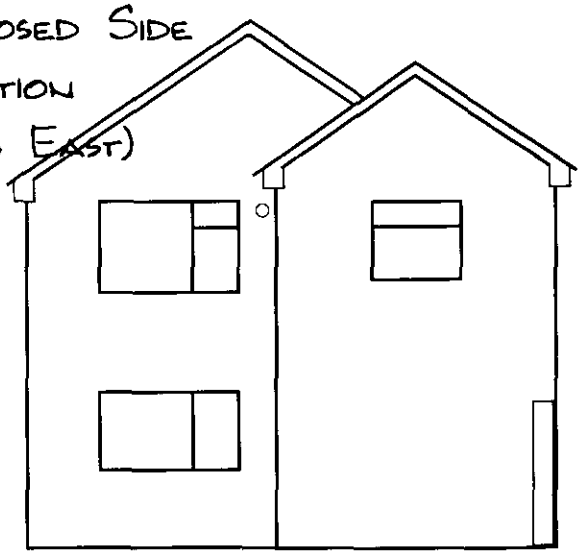
Scale 1:100.

14.MAY2001* 3966

EXISTING SIDE ELEVATION (SOUTH EAST)



PROPOSED SIDE ELEVATION (SOUTH EAST)

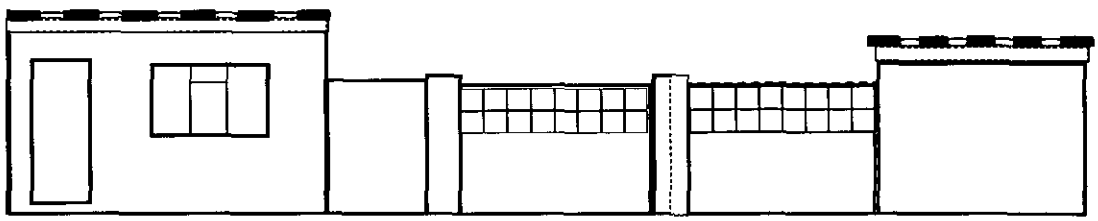


STATUTORY VENTILATOR/ EXTRACTOR FROM MOVED BATHROOM, SHOWN TO RIGHT OF UPSTAIRS BEDROOM WINDOW

FIRST FLOOR EXTENSION WITH MATCHING PITCHED ROOF AND WINDOW COMPLEMENTING ORIGINAL BATHROOM WINDOW STYLE. NB: UNDERPINNING IS REQUIRED.

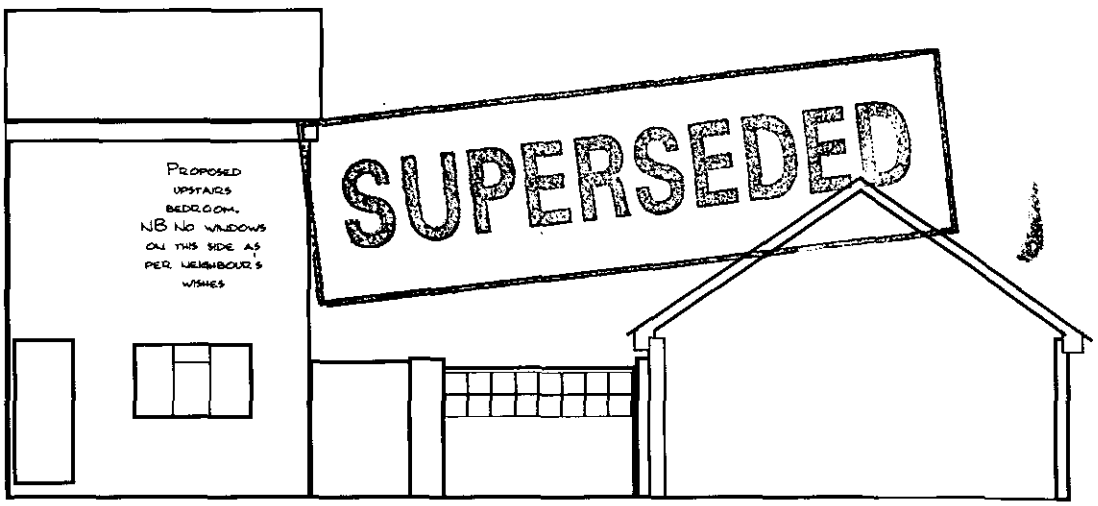
EXISTING REAR ELEVATION (SOUTH WEST)

ALL LAND AT REAR OF HOUSE TO LEFT OF THIS ILLUSTRATION IS NEXT DOOR'S)



PROPOSED REAR ELEVATION (SOUTH WEST)

ALL LAND AT REAR OF HOUSE TO LEFT OF THIS ILLUSTRATION IS NEXT DOOR'S)



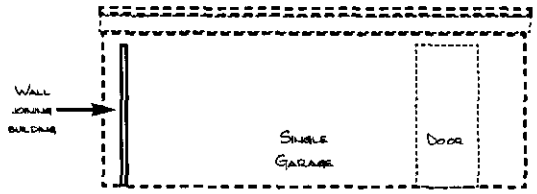
Superseded

Elevations, 16 Brandon Avenue, Woodley RG5 4PU. Extensions to Upstairs over Utility Room and to outside converted garage, and move of bathroom

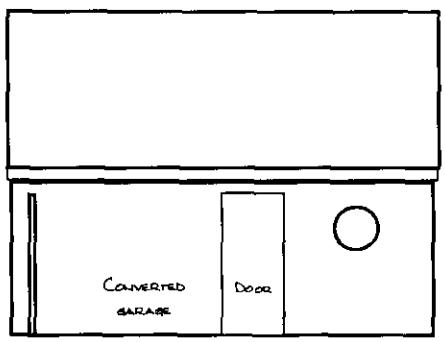
Scale 1:100.

14.MAY2001* 3966

Existing Side Elevation (North West) of Garage (no change to view of house)



Proposed Side Elevation (North West) of converted Garage



Doubled width, with pitched roof & feature glass brick round window for natural light

Superceded.

SUPERSEDED