APPLICATION NO:
F/2000/1354

LOCATION:
18 Jerome Road, Woodley Reading.

APPLICANT:
Mr Mrs Clarke C/O The Garden Buildings Centre Aldermaston

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **27/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Clarke
C/O The Garden Buildings Centre Aldermaston
Youngs Garden Centre
Paices Hill
Aldermaston
Reading
Berks

Application Number: F/2000/1354

Parish: **WOODLEY**

Location: **18, Jerome Road, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

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.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

John Mitchell
Development Control Manager
Date: 26/06/2000

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 : Nicola Lake

Application Number : F/2000/1354

Applicant : Mr Mrs Clarke C/O The Garden Buildings Centre Aldermaston.

Location : 18, Jerome Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		25 5 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 25.5.2000

Date Registered : 02/05/2000

Earliest Date for Decision : 05/06/2000

Latest Consultation Date/Site Notice Expiry Date : 05/06/2000

Application Expiry Date: 27/06/2000

Consultation Responses :

Woodley P.C - "no objection" 25

Planning Issues :

Site Description - within the identified Settlement

1.) Impact upon the ~~st~~ neighbouring dwellings

2.) Impact upon the street scene

Application Number: F/2000/1354

Appraisal :

1.) Impact upon the neighbouring dwellings.
The proposed development is for a single storey rear extension (conservatory). It would project out by 2.57m. The adjoining property has an existing rear extension at a similar projection. There will be no overlooking overshadowing or overbearing issue, there will be no detrimental impact upon the amenity of the adjacent dwelling.

2.) Impact upon the street scene.
The proposed extension is located solely to the rear of the site with no views of the road. As such there will be no detrimental impact upon the street scene.

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

Application Number F/2000/1354
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	S001	S002	
~~2~~	~~S002~~		

RECORD OF SITE VISIT

SITE ADDRESS: 18 Jerome Road
Woodley Reading.

APPLICATION NUMBER: F/2000/1354

OFFICER: Nicola Lake

DATE OF SITE VISIT: 25.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on Gate post.

2. DESCRIPTION OF SURROUNDINGS

Residential.

3. DESCRIPTION OF SITE/BUILDING

2/3 Semi Detached dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES 3/3 rear ext/annexe will project past the rear boundary but by 2.37m and will be set off the boundary. Next door no 20 has a 3/3 rear ext right on boundary. No 16 has a pitched roof large shed on the side boundary - there is landscaping on rear boundary.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 6ft & 6ft wooden fencing

OTHERS

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

Tel: (0118) 974 6481

Date: **12 May 2000**

My ref: F/2000/1354

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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/2000/1354
18, Jerome Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1354**
18, Jerome Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: (0118) 974 6481

Date: **12 May 2000**

My ref: F/2000/1354

CONFIDENTIAL

Councillor 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
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John Mitchell

John Mitchell
Development Control Manager

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18, Jerome Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: (0118) 974 6481

Date: **12 May 2000**

My ref: F/2000/1354

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1354**
18, Jerome Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

Received by Wokingham District Council

Application No: F/2000/1354

Proposal:
Proposed single storey rear extension to dwelling to form conservatory

Location:
18, Jerome 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. 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/06/2000. 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

12 May 2000

FROM: Nicola Lake

DATE: 12 May 2000

PLANNING SERVICES RECEIVED 29897
POL | TLS
DC | ENF
APP |
CS |
26 MAY 2000
COPIES TO: | ACK:
FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1354

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 18, Jerome Road, Woodley, Reading.

Applicant: Mr Mrs Clarke C/O The Garden Buildings Centre Aldermaston.

Your observations are required in respect of this application **by 05/06/2000** .

The committee had no objections to this plan but particularly asked that any neighbours' comments be taken into account.

SIGNED: Alleon DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~6 MAR 2000~~ 02 MAY 2000	Map No. ..... Site ..002.
Officer: NL / Application No. F/2000/1354	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(f.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY.

Location: 18 JEROME ROAD

Parish: WOODLEY Ward: South Lake ✓ 1215

Applicant: MR / MRS CLARKE

Fee Received 95-00 (11) 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	Scale ? Other named road?	11/4	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation	11/4	
6	Floor plans	Show doors / windows	11/4	
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 : 12.5..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

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

NEIGHBOURS:

.....S/N + 27 & 29 Antrim Road.....

.....16, 20, 9, 11, 13 Jerome Road.....

RCD 13/4/2000

Tel. 0118 9746429 (Direct Line)

Date 11/4/00

Your ref.

My ref. 02.MAY2000* 1354

• The Garden Buildings Centre
Youngs Garden Centre
Pincas Hill
Aldermaston
Reading Berks

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted *development.*	☐
2)	~~No location plans submitted -~~ 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. Name another road on plan + put a scale on plan	☑
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO →

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER

P.T.O.

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☑
mark position of doors & windows on plan SHOWN ON REAR + SIDE ELEVATIONS.

12) The following elevational plans are required: both rear other side elevation ☑

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

GBC
BUILDINGS FOR LEISURE

Planning Dept
Wokingham D C
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Please reply to
Aldermaston office.

27th March 2000

Dear Sirs,

02.MAY2000* 1354

re Mr & Mrs Clarke 18 Jerome Rd Woodley

Please find enclosed completed planning application in respect of a conservatory addition together with six copies each of rear and side elevations, site plan, site location and cheque for £95.

In the event of any queries please contact either Mr Ray Mowbray or myself at our Aldermaston office.

Yours faithfully

John Bennett

The Garden Buildings Centre Aldermaston
Youngs Garden Centre
Paices Hill, Aldermaston, Berkshire,
RG7 4PW
Tel. & Fax: 0118 981 9929

GGF

Conservatory Association

The Garden Buildings Centre Andover
Andover Garden Centre
Salisbury Road, Andover, Hampshire,
SP11 7DN
Tel. & Fax: 01264 710888

Email: g.b.c.@tinyworld.co.uk

The Garden Buildings Centres Aldermaston and Andover are owned and operated by Mr J. Bennett

ADDRESS 18 JEROME ROAD PARISH WOODLEY

PLOT No. 489 ORD. SHEET No. SU. 7672 (47)

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	NIA. CIA.
466/57	Messrs. Wells Estates Ltd	"	9/7/57	NIA. Refuse
0/247/58	Mr. & Mrs. Ben. S. Clark	"	17/4/59	NIA. CIA.
R/102/62	J. T. Cook & Son Ltd	Layout of Rds & Sewers	12/7/62	App. CIA.
106/63	"	Semi/Det. House	8/8/63	App. CIA.
179/61	" /Foul	Sewer plans & Sections	5/10/61	App. CIA.
BR17429	In B T file	Blackwell S/S extn.	14. 8 81	app MA
29225			27.11.87	CA
BA 3809	D. J. ALLEN	GARAGE/PORCH	6.11.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/57

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

02.MAY2000* 1354

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* *new or altered access*

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS CLARKE
	ADDRESS	18 JEROME RD.
		WOODLEY
		READING
	POST CODE	RG5 3NH Tel. No. 0118 969-8570
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	THE GARDEN BUILDINGS CENTRE ALDERMASTON YOUNGS GARDEN CENTRE, PAICES HILL, ALDERMASTON, READING, BERKS. TEL&FAX: 0118 9819929
	POST CODE	Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	18 JEROME RD WOODLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	CONSERVATORY

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — WHITE PVCu & GLASS

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) 95
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR & MRS CLARKE

DATE 27/3/00



Site Plan, Scale: 1 to 1250

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Date: 4 April 2000

N
W E
S