APPLICATION NO:
F/2000/1679

LOCATION:
21 Coppice Road, Woodley Reading.

APPLICANT:
Mr G Coulson

PROPOSAL:
Proposed single storey side & front extensions to dwelling.

EARLIEST DATE FOR DECISION: **10/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
26/07/2000

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

Woodley Town Council 5/7/00

(Cllr from Area) - Resident

racing issues. May come

into reception.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Coulson
21 Coppice Road
Woodley
READING
Berkshire
RG5 3QX

Application Number: F/2000/1679

Parish: **WOODLEY**

Location: **21 Coppice Road, Woodley, Reading**

Proposal: **Proposed single storey side & front extensions 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The driveway to the property shall be widened to a width of 4.8m and the crossing area must be extended to accomodate this.

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) no additional windows or similar openings shall be constructed in the roof of the extension hereby permitted except for any which may be shown on the approved drawings.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 09/08/2000

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.

Tel. 0118 974 6482 (Direct Line)
E-mail: Farah.Humayun@wokingham.gov.uk
Date. 24 November, 2000
My ref. BC/DC/2000/1679
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr G Coulson
21 Coppice Road
Woodley
Reading
RG5 3QX

Dear Mr Coulson

PLANNING PERMISSION 2000/1679
SITE: 21 COPPICE ROAD, WOODLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1679 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

FARAH HUMAYUN
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1679	PH
BUILDING CONTROL NUMBER.	BR2000/1274	Paul
APPLICANT/~~AGENT~~	Mr G. Coulson	
ADDRESS OF SITE	21 Coppice Road WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S side/front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	rec'd 6/11/00	rec'd 31/5/00
FLOOR PLANS	— "	— "

DC plans rec'd 3/7/00 + additional plan do not correspond

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? BC - internal garage reduced to doorway 1.9m x 3.5. DC internal garage 4.0 x 2.4 doorway. Seen Sarah + Mike Thorpe. DC garage does not comply with Highway parking standards (5.0 x 2.4) but do DC plans are inconsistent - do nothing. Applicant states garage is for a motorbike. There is a condition for drive to be kept clear. This will allow for 2 parking spaces.		
DATE	20/11/00.	

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	

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: November 16, 2000
My ref: FH/F/2000/1679`
Your ref:

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

Mr G Coulson
21 Coppice Road
Woodley
Reading
Berkshire

Dear Mr Coulson

PLANNING APPLICATION F/2000/1679
PROPOSED SINGLE STOREY SIDE & FRONT EXTENSION TO DWELLING

I am writing with reference to the above and further to your letter received on 17 October 2000.

Upon further consideration of the application I have found condition 04 of the above application to have been misquoted. Condition 04 should read:

"Not withstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no ***additional*** windows or similar openings shall be constructed in the roof of the extension hereby permitted except for any which may be shown on the approved drawings."

May I apologise for any inconvenience this may have caused. A revised decision notice shall be sent to you shortly. I trust this advise is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

left leg

PLANNING SERVICES	RECT 35399
POL	TLS
DC FH	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

Date: ***15/10/00***

Gary Coulson
21, Coppice Road
Woodley, Reading
Berkshire
RG5 3QX

Ref: F/2000/1679
21, Coppice Rd

Tel: {h} 01189 448162
Tel: {m} 07957 121551
E-mail gaz.email@virgin.net

Dear Farah

Thank you for your help, regarding the above planning permission.
However, I must ask the question of why the Velux windows were not accepted.
I would still very much prefer them to be included in this project.
Please could you advise maybe a close alternative to this.

Yours sincerely

G.Coulson .....

FARAH HUMAYUN
ENVIRONMENTAL Services Dept'
POBox 157
Shute End, Wokingham
Berks RG40 1WR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Coulson
21 Coppice Road
Woodley
Reading
RG5 3QX

Application Number: F/2000/1679

Parish: **WOODLEY**

Location: **21, Coppice Road, Woodley, Reading.**

Proposal: ***Proposed single storey side & front extensions 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The driveway to the property shall be widened to a width of 4.8m and the crossing area must be extended to accomodate this.

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) no windows or similar openings shall be constructed in the rood of the building.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 09/08/2000

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.

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

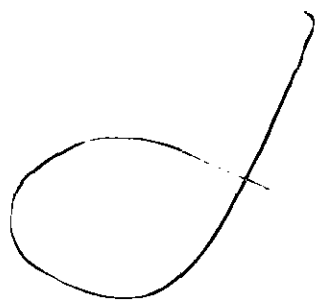
Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES



Copies to:

Application/File No:

Action:

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1679

Applicant : Mr G Coulson .

Location : 21, Coppice Road, Woodley, Reading.
Proposal : Proposed single storey side & front extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/05/2000

Earliest Date for Decision : 10/07/2000

Latest Consultation Date/Site Notice Expiry Date : 10/07/2000

This application <u>will have expired on</u>: <u>26/07/2000.</u> 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 : CONDITIONAL APPROVAL, DRIVEWAY MUST BE WIDENED

WOODLEY TOWN COUNCIL: ASK FOR CONSIDERATIONS OF IMPACT ON NO 23.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.
* IMPACT UPON HIGHWAYS SAFETY.

Application Number: F/2000/1679

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is a proposed single storey side and front extension to dwelling. The prop. extension has a pitched roof to the front which stands at 3.75 m to the ridge and 2.4 m to the eaves. The extension reduces to a flat roof at the rear which stands at 2.4 metres.

The prop extension will project out from the front of the property by 1.4 metres. At the rear the extension ends in line with the existing building line. It will be located at approx 25 cm from the shared boundary with No 23 and approx 3 m's from the front and 5.5 m's from the rear away from the shared boundary with No 19.

The neighbouring property of No 23 has one side facing window at first floor level. It is not considered that the prop extension will have an adverse negative impact upon the residential amenity of No 23 as the prop exten is at ground floor level only. There are no additional side facing windows. There are two velux windows proposed in the rear exten, however the view of these windows will not overlook onto the neighbours property.

IMPACT UPON THE STREET SCENE

The property is located in a line of houses where similar front extensions have been constructed. The front extension continues in line with existing porch extensions in close proximity. Therefore it is not considered that the prop extension will create an adverse negative impact upon the street scene.

IMPACT UPON HIGHWAY SAFETY

The Highways Authority require the driveway to the property to be widened and the crossing to be extended to accomodate this. Subject to this condition the Highways Authority are satisfied that the prop exten. meets the Councils standards on Highway Safety.

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

(tick appropriate box)

Application Number F/2000/1679
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	BC53	SR12	WORKS
3		SR13	THE DRIVEWAY TO THE PROPERTY SHALL BE WIDENED TO A WIDTH OF 4.8 M AND THE CROSSING AREA MUST BE EXTENDED TO ACCOMODATE THIS.
4	SC08	SR05	ROOF OF THE BUILDING

9/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 21 Coppice Road Woodley Reading. APPLICATION NUMBER: F/2000/1679	OFFICER: Farah Humayun DATE OF SITE VISIT: 22/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~NO~~ - YES - FRONT DOOR.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Semi-detached with detached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Properties in line - extension protrudes outward. - front ext to No 17. No 14, 18 - Ext to front over door + garage.

Hallway window on 23 (overlooking).

27 extension also protrudes

To rear side elevation of prop (sit) 2nd st obscure window.

Side with 23 hallway window.

5. SITE CONSTRAINTS

TREES —

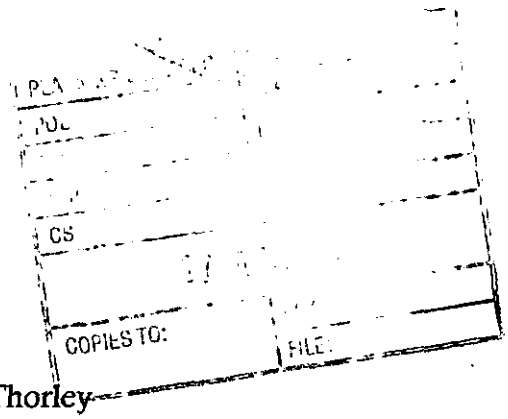
ACCESS/PARKING 2 SPACES ?

LEVELS —

BOUNDARY TREATMENT boundary with No 23 screened with landscaping.

OTHERS —

WOODLEY TOWN COUNCIL



No further comments on the following Revised Plans:

F/2000/1262	182 Reading Road	Andrew Thorley
F/2000/1679	21 Coppice Road	Farah Humayun

For Joss Miller:

Plan No. A/2000/2001: Proposed erection of externally illuminated shop signs – 396 London Road, Earley

Thank you for consulting us - but 'No comment'.

FROM: Farah Humayun

DATE: 15 June 2000

DELEGATED

PLANNING SERVICES | HPT
POL | TLS
DC | [illegible]
APP
CS
21 JUL 2000
COPIES TO: | ACK: | FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1679

Proposal: *Proposed single storey side & front extensions to dwelling.*

Site Address: 21, Coppice Road, Woodley, Reading.

Applicant: Mr G Coulson .

Your observations are required in respect of this application **by 10/07/2000** .

The committee had no comment to make on this plan.

SIGNED: [signature] DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 15 June 2000

Application Number: F/2000/1679

Proposal: Proposed single storey side & front extensions to dwelling.

Parish: WOODLEY TOWN

Site Address:
21, Coppice Road, Woodley, Reading.

Applicant:
Mr G Coulson .

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).

Comments

The Garage does not meet our standards, the length shown is only 4.2m the garage actually needs to be:
2.4 x 5m = (Garage internal min).

Signed: [signature] **Print name:** Stephanie Knowles.

22/06/00.

Date: 28 July 2000

To: Woodley Library

We have received Additional Plans for the following planning application:

Application Number: F/2000/1679

Location: 21, Coppice Road, Woodley, Reading.

Proposal: Proposed single storey side & front extensions to dwelling.

Applicant: Mr G Coulson.

Case Officer: Farah Humayun

The new plans show the following: Parking area for two cars.

Comments are required by 07/08/2000.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

CONDITIONAL APPROVAL

Driveway must be widened to a minimum 4.8M wide.
Crossing must be extended to accomodate this.

ADAM COGGINS - 02/08/00

Date: 28 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1679

Location: 21, Coppice Road, Woodley, Reading.

Proposal: Proposed single storey side & front extensions to dwelling.

Applicant: Mr G Coulson.

Case Officer: Farah Humayun

The new plans show the following: Parking area for two cars.

Comments are required by 07/08/2000.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1679 (Planaps) / (Ludhouse) Date Rec. 26/7/00

Location: 21 COPPICE ROAD, WOODLEY, READING, RG5 3QX.

Parish WOODLEY.

Applicant: GARY COULSON

Description of attached plans PARKING AREA FOR TWO CARS.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways) ✓
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER fH

Consultations Sent by Admin. on 28.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

PENNY,
HOPE THIS IS
OK? YEP!
Penny.
FARAH.

PLANNING SERVICES	HPT 32294
POL	TLS
DC PH	ENF
APP	
CS	
26 JUL 2000	
COPIES TO:	ACK:
	FILE:

Date: ***19/7/00***

Gary Coulson
21, Coppice Road
Woodley, Reading
Berkshire
RG5 3QX

Ref: F/2000/1679
21, Coppice Rd

Tel: {h} 01189 448162
Tel: {m} 07957 121551
E-mail gaz.email@virgin.net

Dear Farah

In response to our conversation on 19th July 2000.
Please find enclosed all relevant points discussed.
If you have any other points, please do not hesitate to call me on the above {m} No'.

Yours sincerely

G.Coulson .....

1679

ADDITIONAL PLAN

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

Tel:

Date: **15 June 2000**

My ref: F/2000/1679

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

/

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/2000/1679
21, Coppice Road, Woodley, Reading.
Proposed single storey side & front extensions to dwelling.

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 **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1679**
21, Coppice Road, Woodley, Reading.
Proposed single storey side & front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel:

Date: **15 June 2000**

My ref: F/2000/1679

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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

Dear Councillor

Application Number: F/2000/1679
21, Coppice Road, Woodley, Reading.
Proposed single storey side & front extensions to dwelling.

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If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2000/1679**
21, Coppice Road, Woodley, Reading.
Proposed single storey side & front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel:

Date: **15 June 2000**

My ref: F/2000/1679

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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

Dear Councillor

Application Number: F/2000/1679
21, Coppice Road, Woodley, Reading.
Proposed single storey side & front extensions to dwelling.

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 **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1679**
21, Coppice Road, Woodley, Reading.
Proposed single storey side & front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

Received by Wokingham District Council

Application No: F/2000/1679

Proposal:
Proposed single storey side & front extensions to dwelling.

Location:
21, Coppice 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/07/2000. 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

15 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 MAY 2000	Map No. 53 Site 0.04
Officer: FH. Application No. F/2000/1679	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State 31 MAY 2000*

☐ Incorrect Fee ☐ Invalid ☐ PD 31 MAY 2000* 1679

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION & FRONT EXTENSION TO DWELLING

Location: 21 COPPICE ROAD

Parish: WOODLEY Ward: Hodden. 15.6.2000

Applicant: MR G COULSON

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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	Front view & side porch — to scale	request with SN	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Possible encroachment nº 23.		
9	Miscellaneous	~~Only 1 copy's of each plan provided.~~		

Byhand
30/5/00

Environmental Services

For office use only.
Application number:

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.

31.MAY2000* 1679

WOKINGHAM DISTRICT COUNCIL

1	Your name	GARY COULSON
	Address and postcode	21, COPPICE RD WOODLEY READING RG5 3QX
	Phone number	01189 448 162 / 07957 121 551
	Agent's Name	
	Address and postcode	N/A
	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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	ONE STOREY SIDE EXTENSION/PORCH
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 RED BRICK 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

PC 323 3710002100

ADDRESS 21 COPPICE ROAD PARISH WOODLEY

PLOT No. 78 ORD. SHEET No. SU 7671(53)

BUILDER Messrs. James Miller & Partners

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/29/58	Messrs. James Miller & Partners	Outline	23.5.58	N/A. Refuse
0/47/58	"	"	8.4.58	N/A. C/A.
135/58	"	Semi/Det. House	8.7.58	App. C/A.
PD/630/61	Mr. E. R. Piggott	Garage	28.12.61	App. N/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

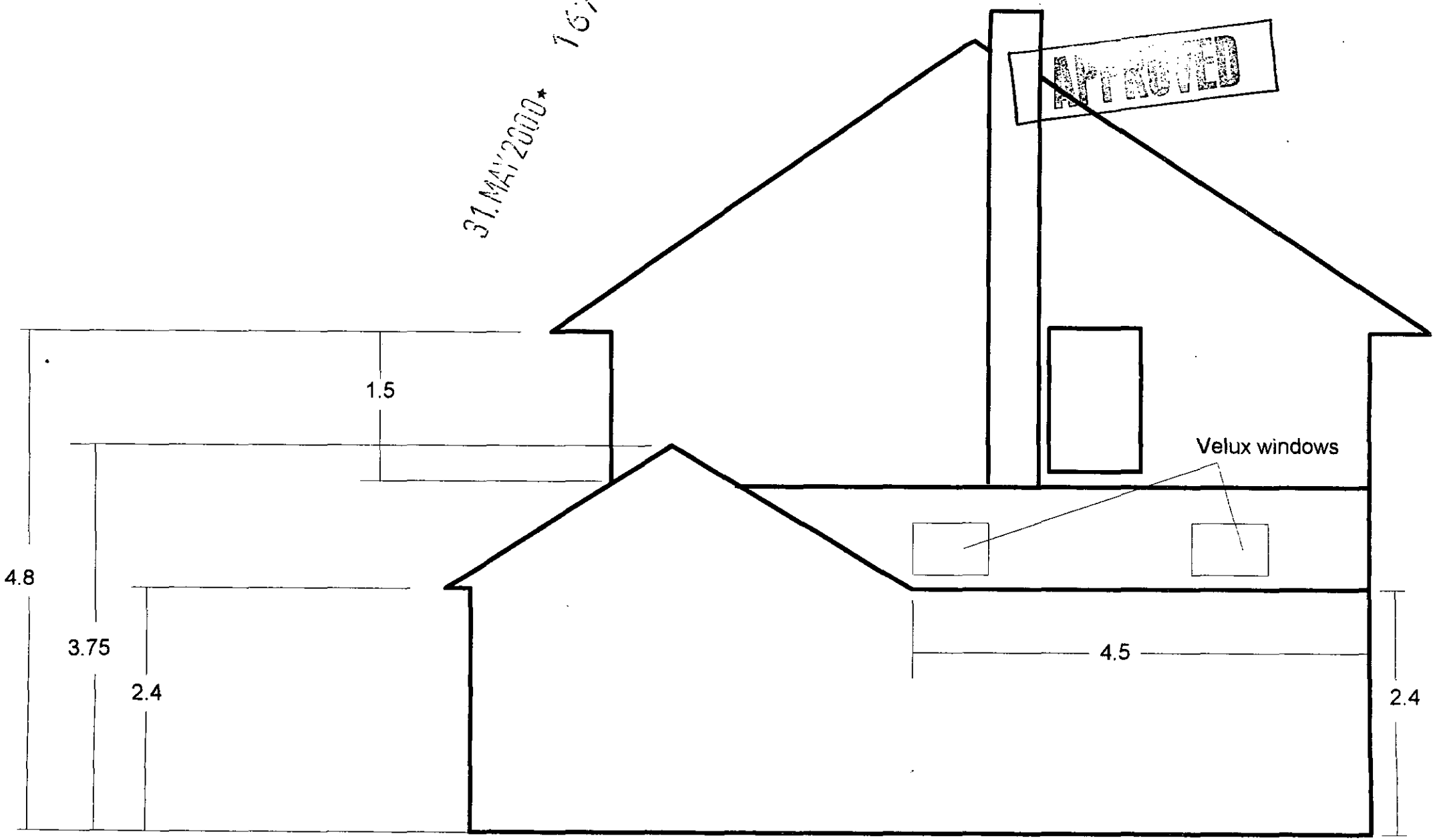
DRAINAGE

31.MAY2000* 1679

Side View of 21, Coppice Rd - (scale 1-50)

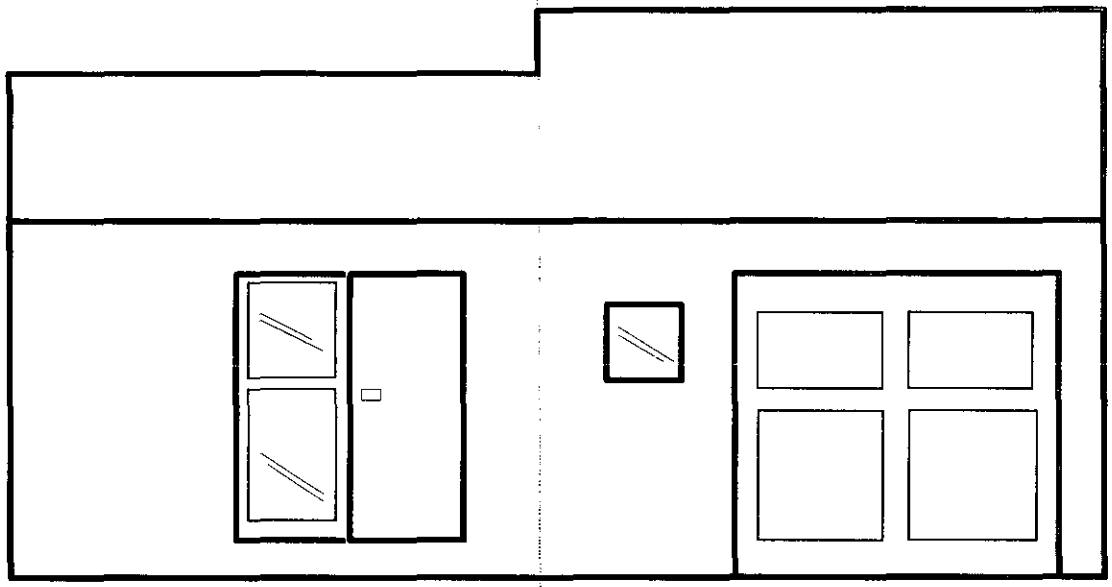
31 MAY 2000 1679

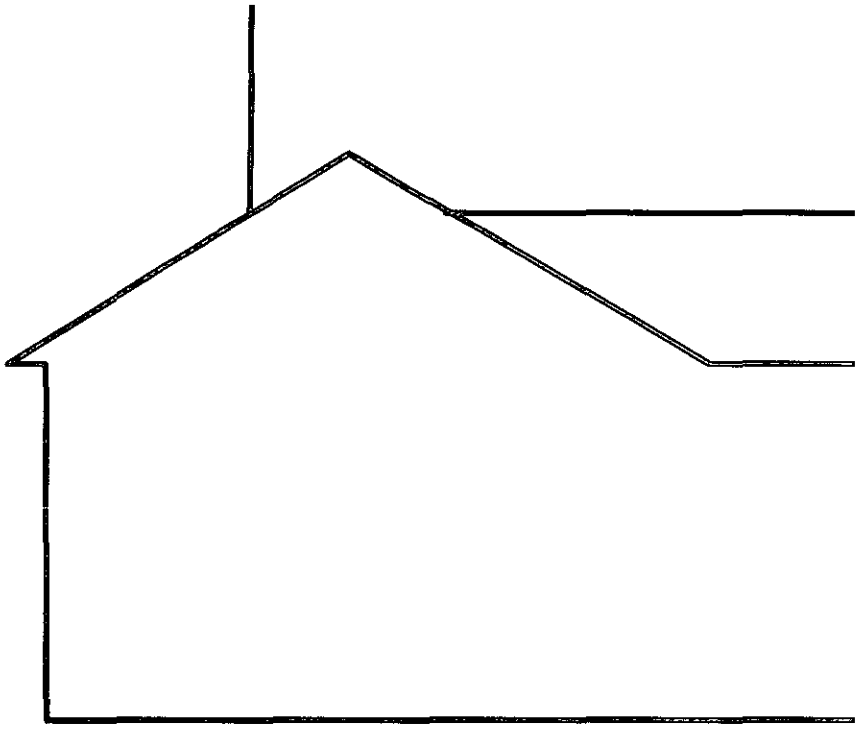
APPROVED

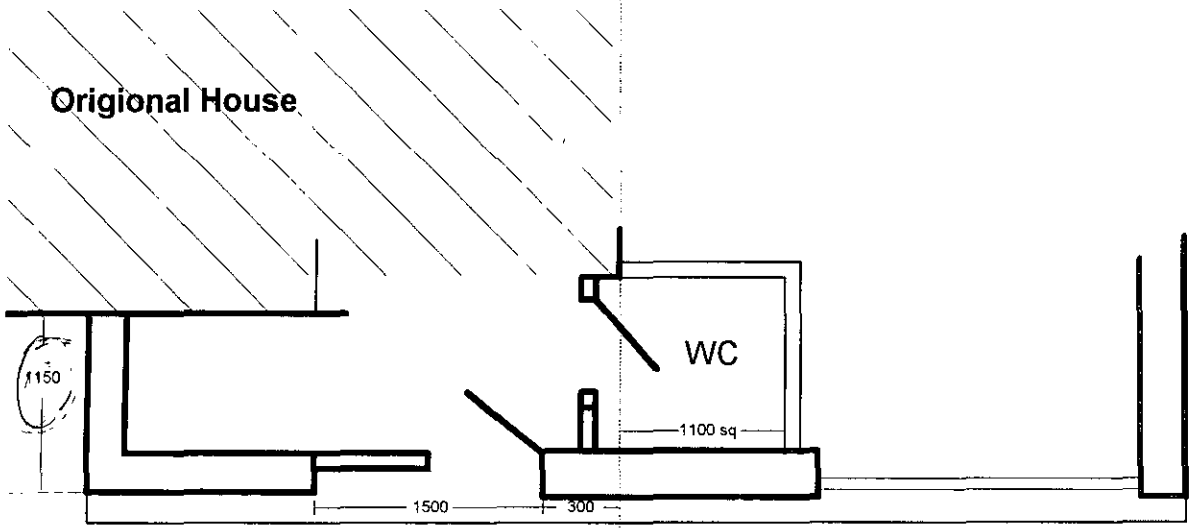


S 20/11/00

- 21, Coppice Rd.







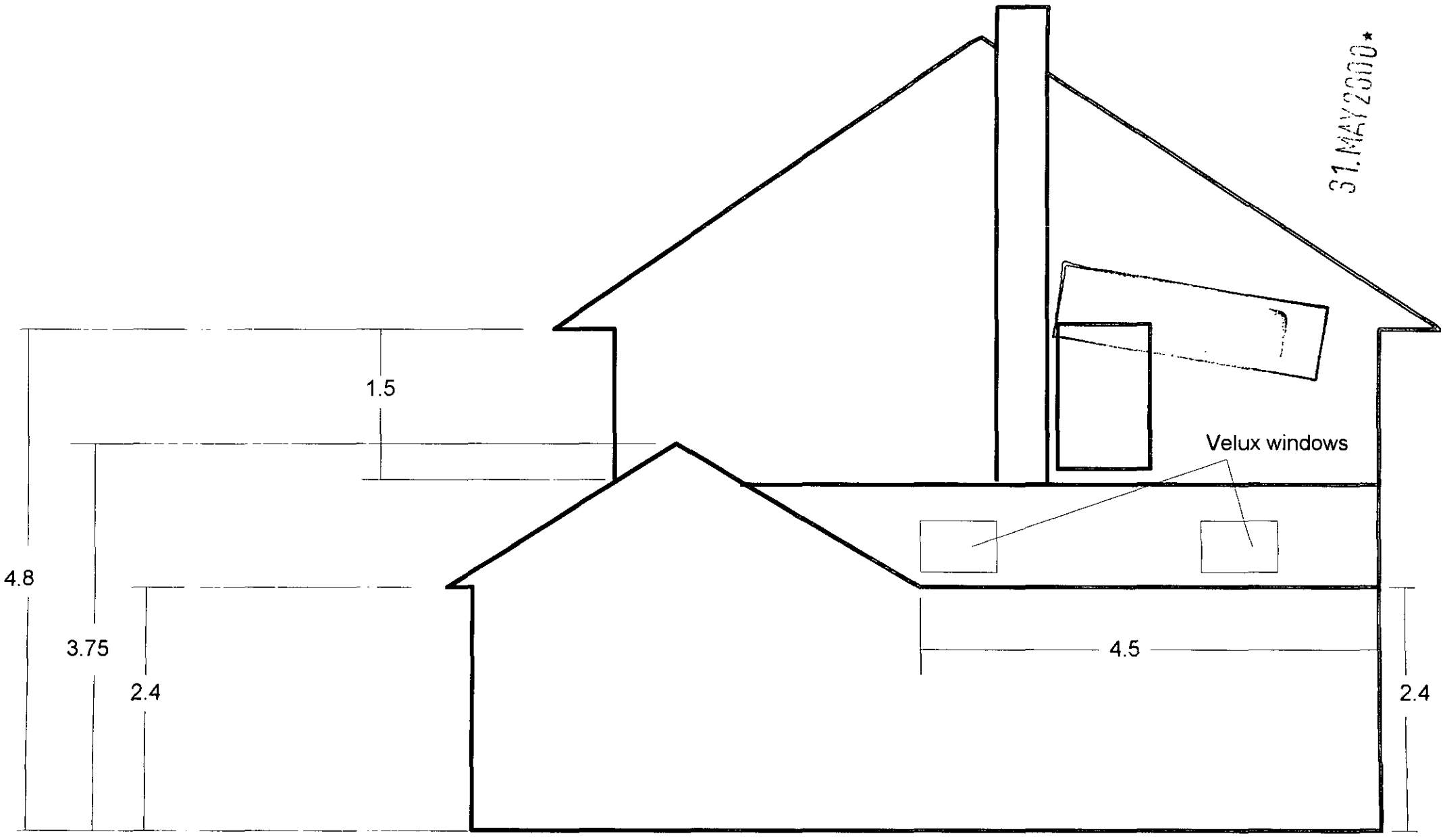
Section through plan of porch

20/11/02.

Scale 1:50

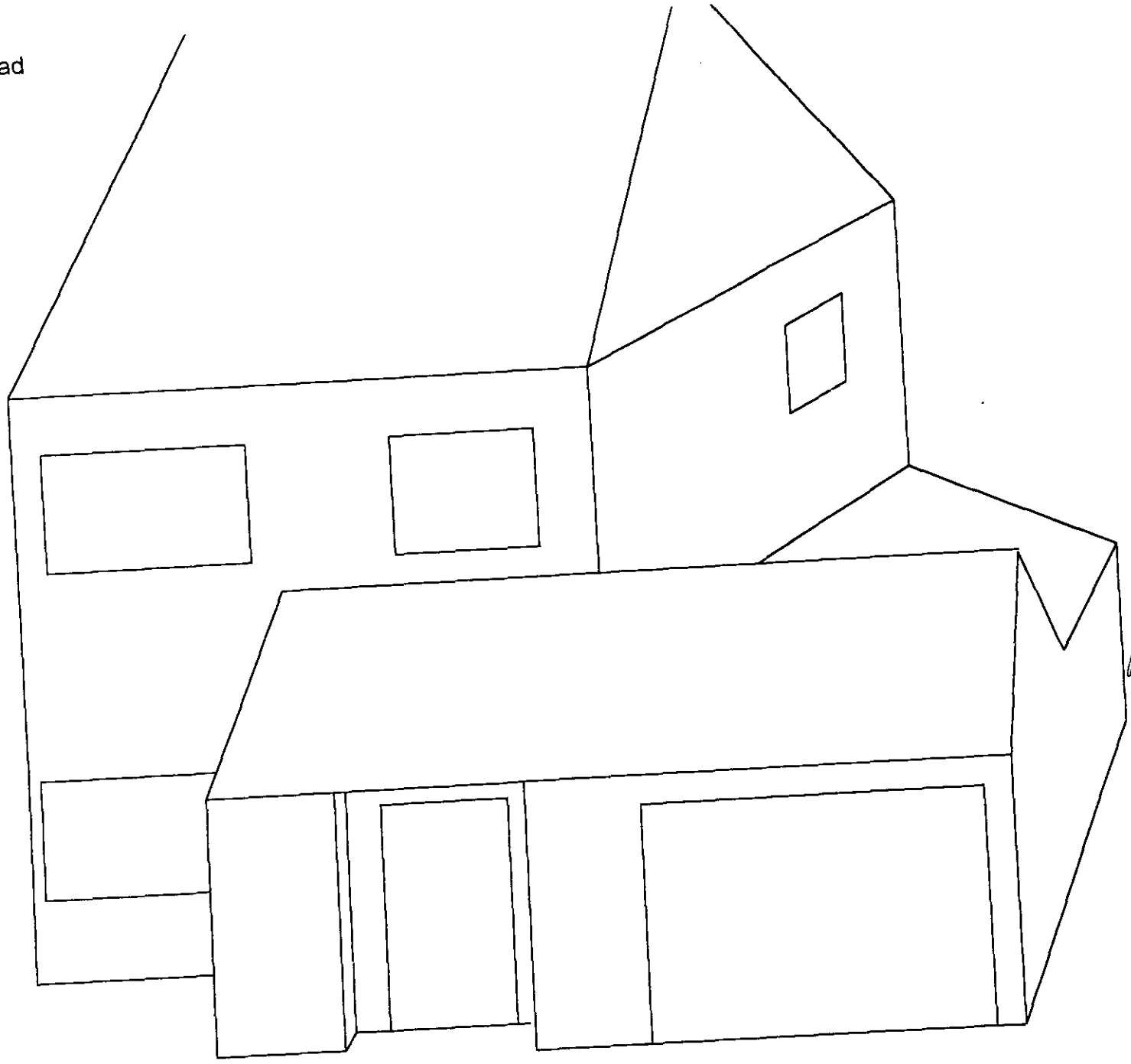
Side View of 21, Coppice Rd - (scale 1-50)

31.MAY2010* 16/79



21 Coppice Road

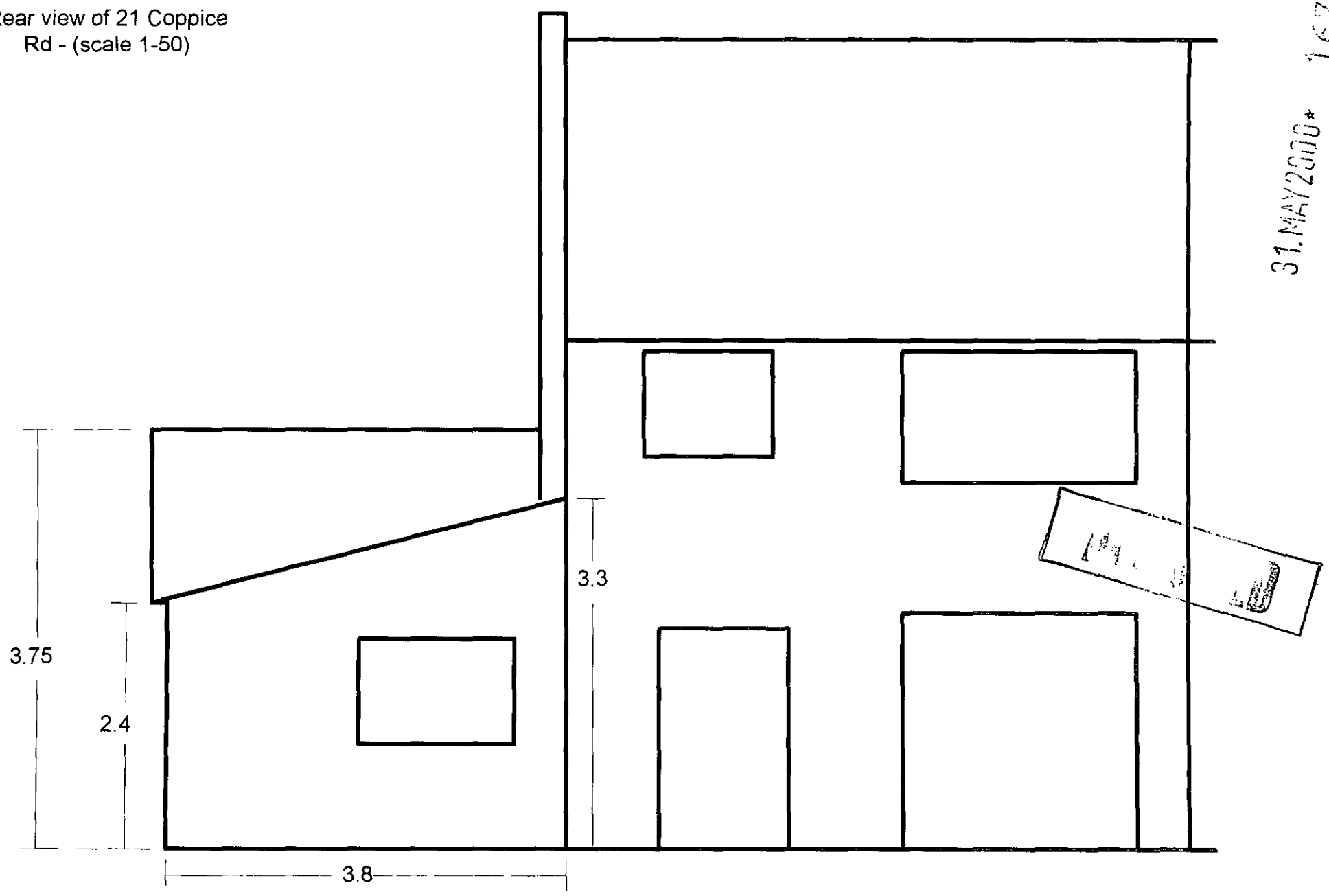
Not to scale



31.MAY2000* 1679

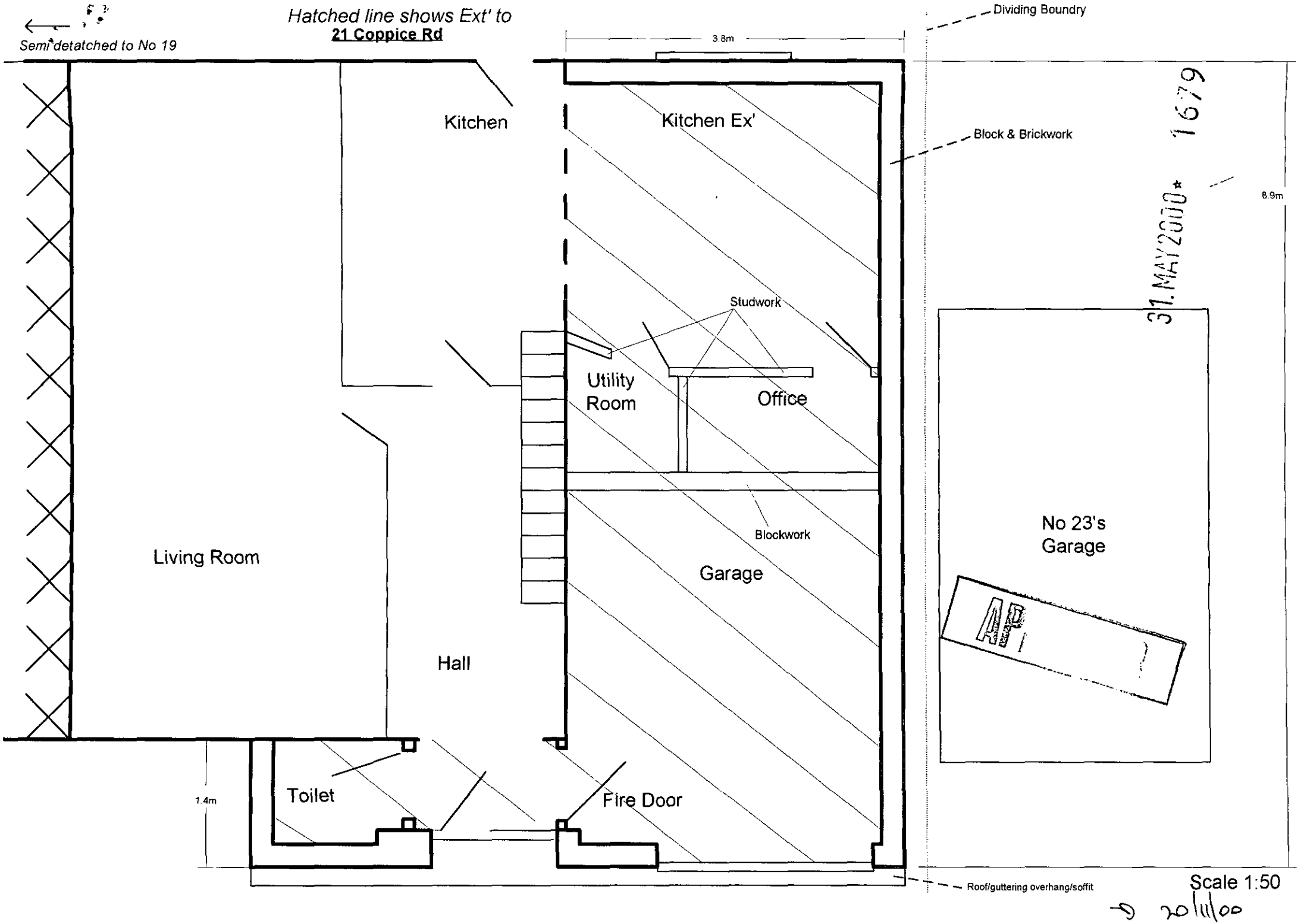
APPROVED

Rear view of 21 Coppice Rd - (scale 1-50)



31 MAY 2000* 1679

25/4/00


Semi detatched to No 19
Hatched line shows Ext' to
21 Coppice Rd
3.8m
Dividing Boundry
Kitchen
Kitchen Ex'
Block & Brickwork
8.9m
31. MAY 2000*
16:79
Studwork
Utility
Room
Office
Blockwork
Garage
No 23's
Garage
Living Room
Hall
1.4m
Toilet
Fire Door
Roof/guttering overhang/soffit
Scale 1:50
20/11/00

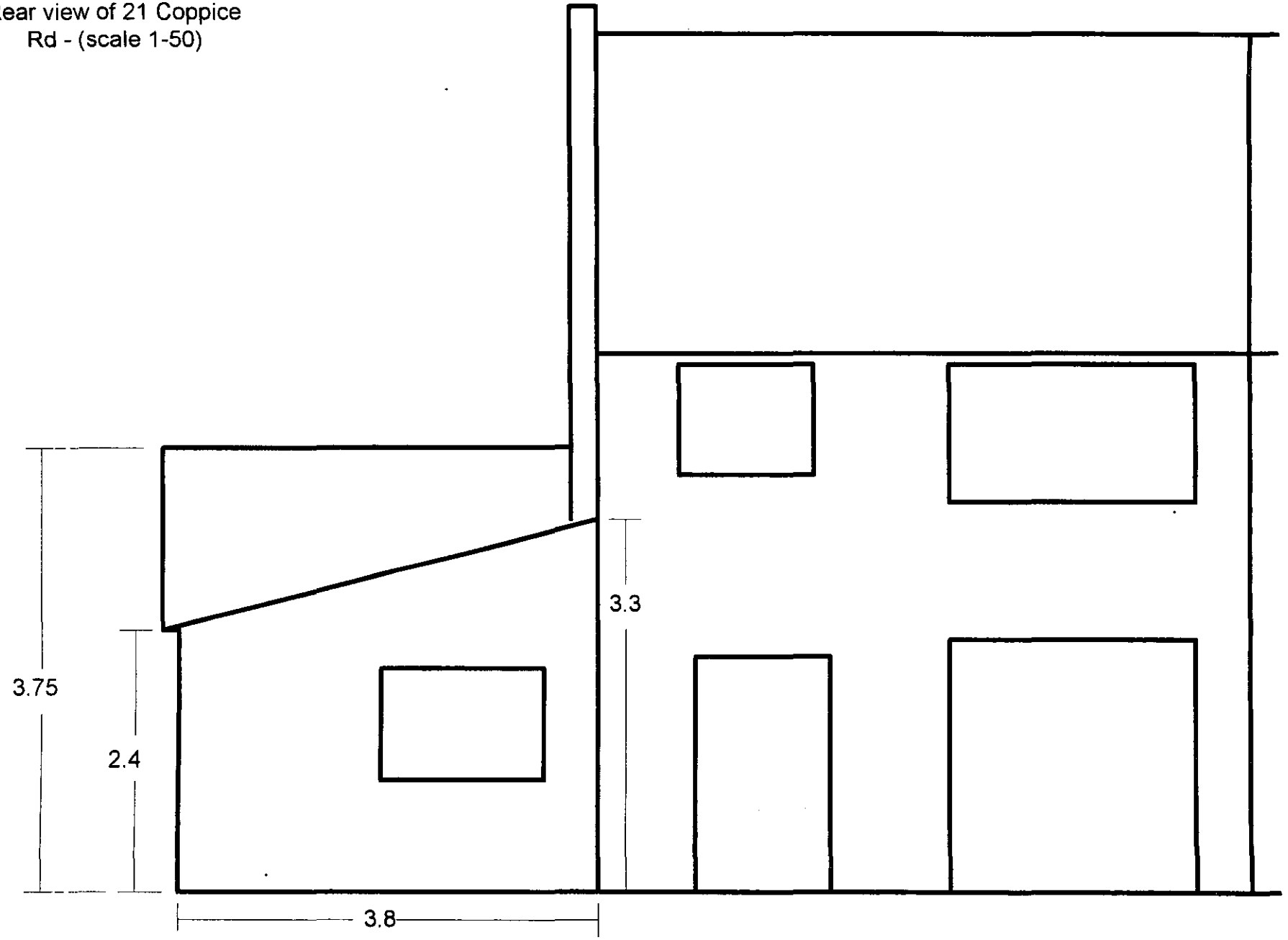
21 Coppice Road

Not to scale



31 MAY 2000 1679

Rear view of 21 Coppice Rd - (scale 1-50)



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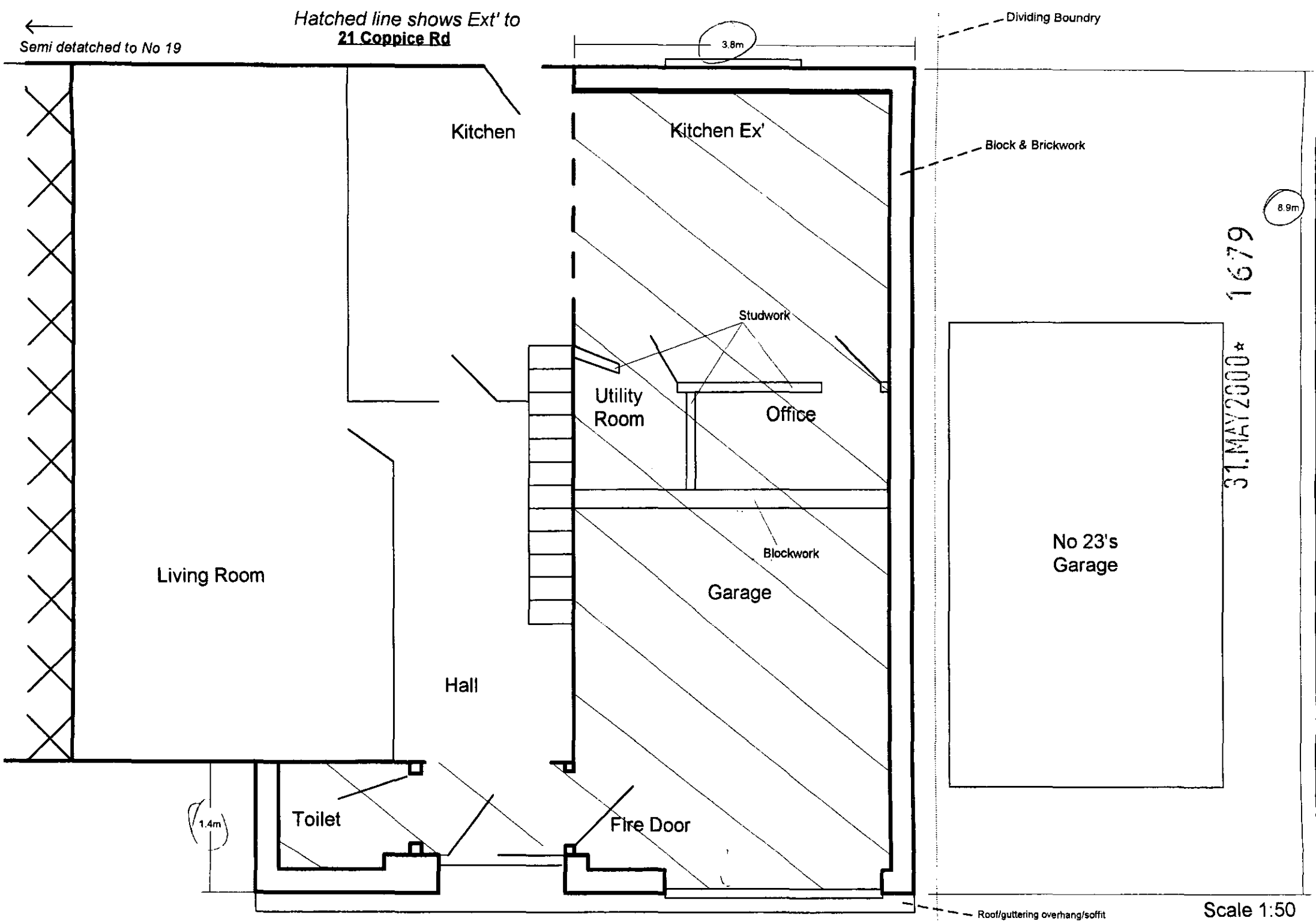
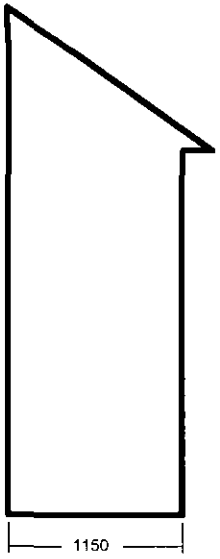
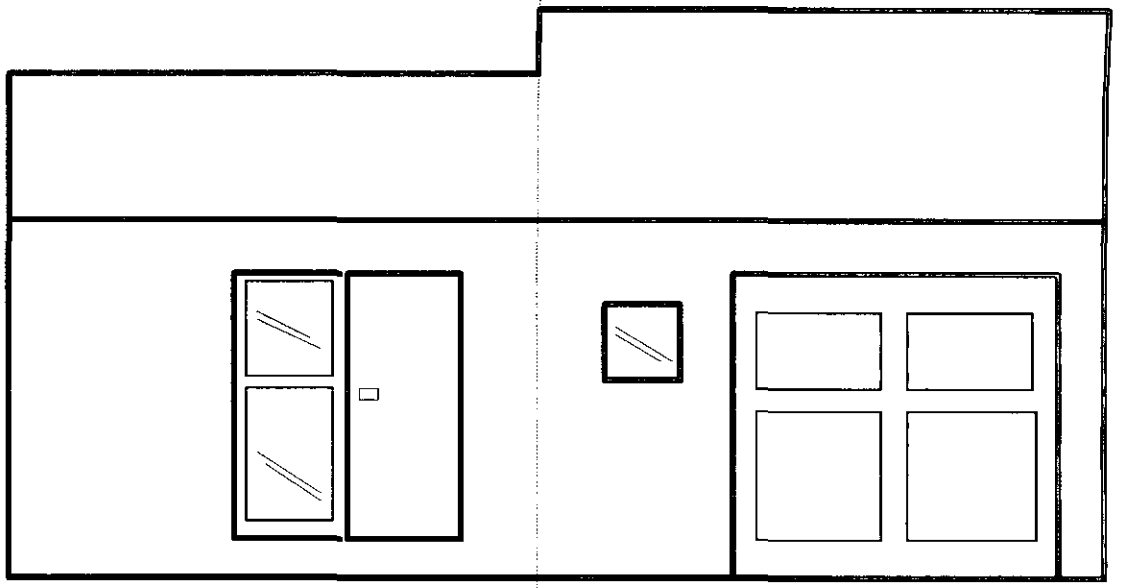
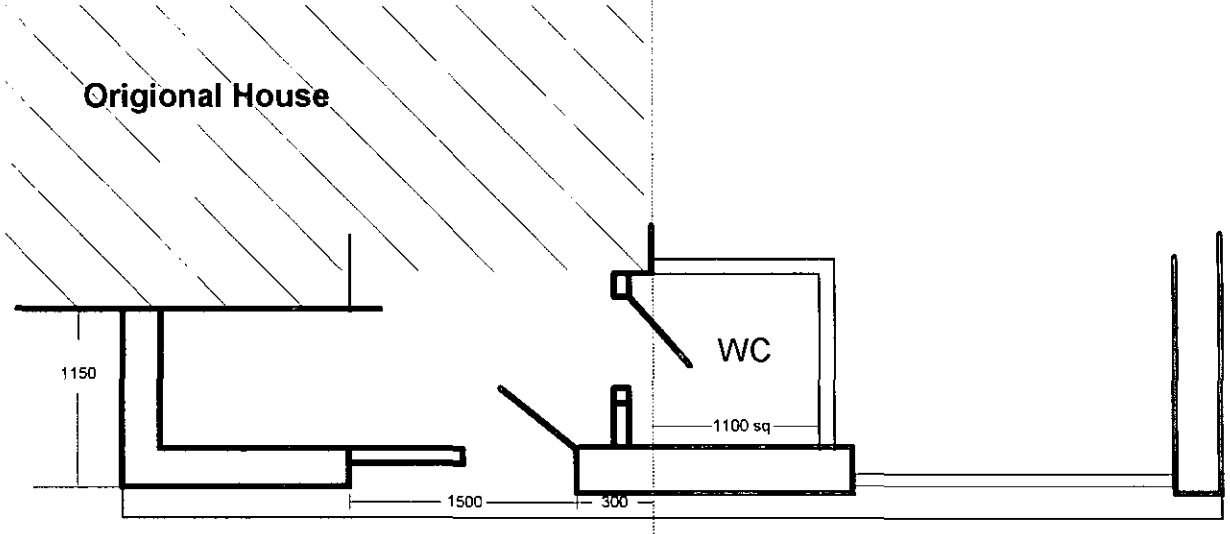

Hatched line shows Ext' to
21 Coppice Rd
Semi detatched to No 19
3.8m
Dividing Boundry
Kitchen
Kitchen Ex'
Block & Brickwork
8.9m
Studwork
Utility Room
Office
Blockwork
Garage
No 23's Garage
Living Room
Hall
Toilet
Fire Door
1.4m
Roof/guttering overhang/soffit
Scale 1:50
31.MAY2000* 1679

East Elevation from No 19

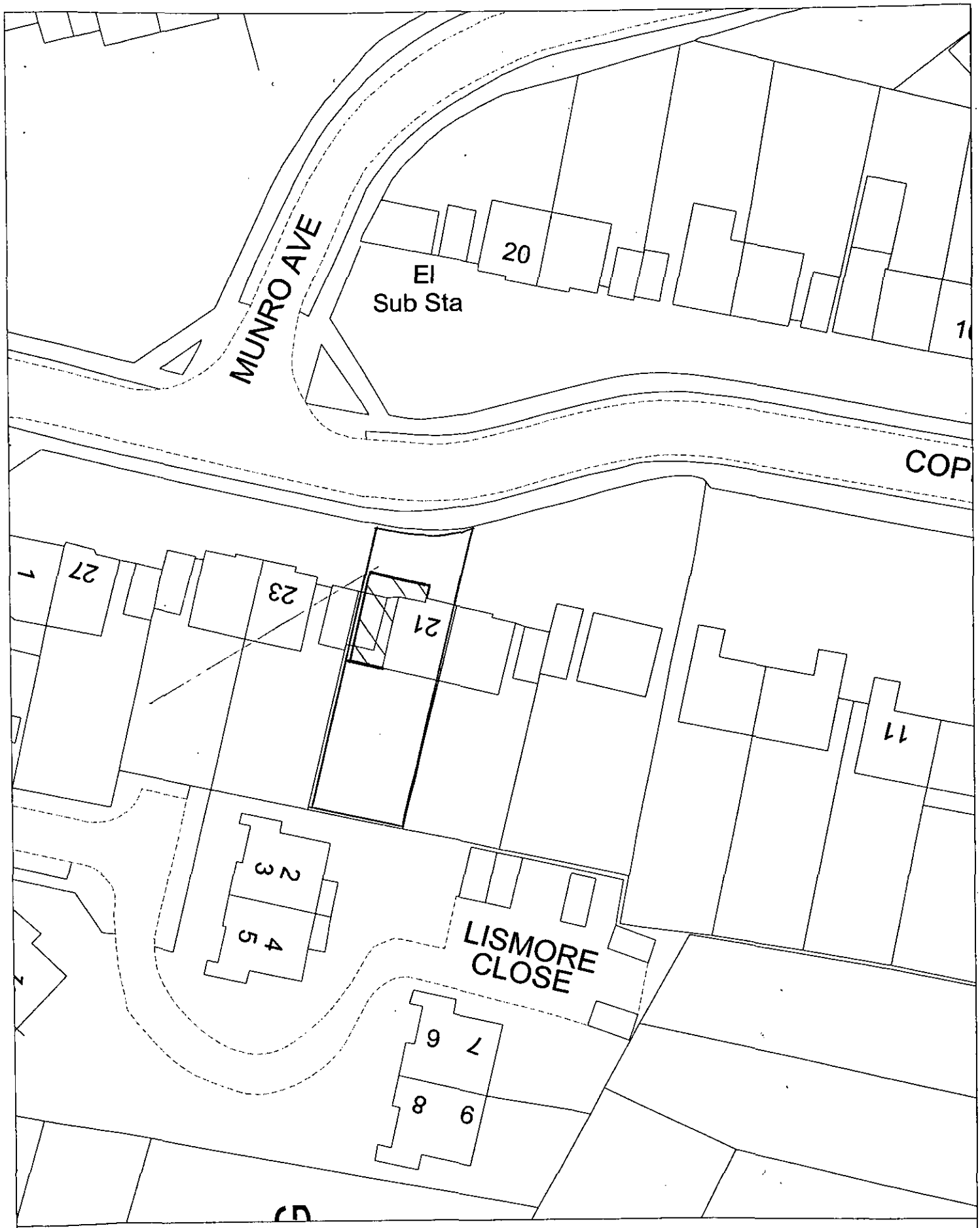




NB. Please note that these dimensions are the more up to date: IE; 1150 is the true measurement out from the frontage of the house. & 1400 is a dimension from a stepped back part of the origional house.



Section through plan of porch



Site Plan, Scale: 1 to 500

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31.MAY2000* 1679

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Date: 25 May 2000

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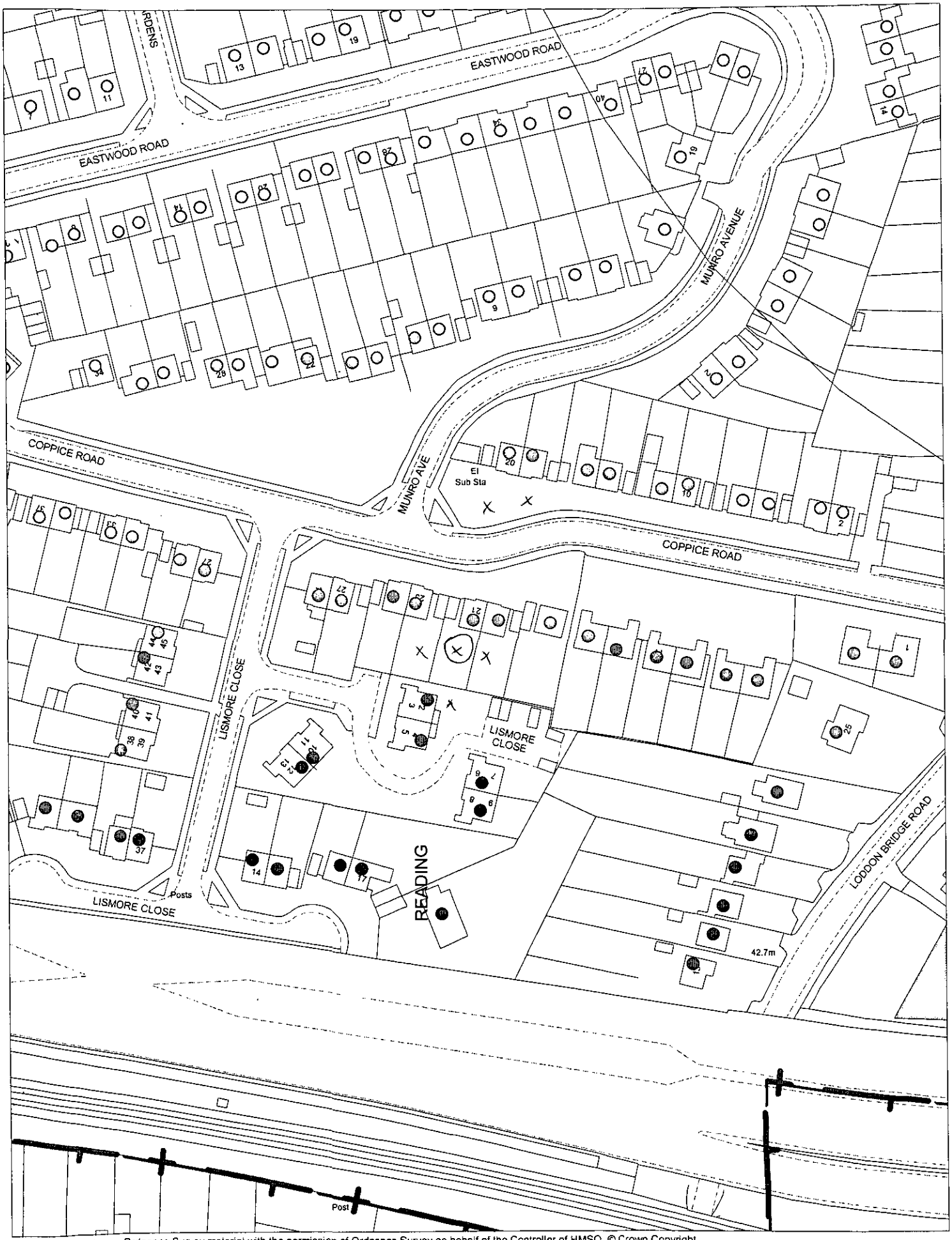

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Development Control Section, Environmental Services, Wokingham District Council.

6 June 2000

Scale: 1 : 1250

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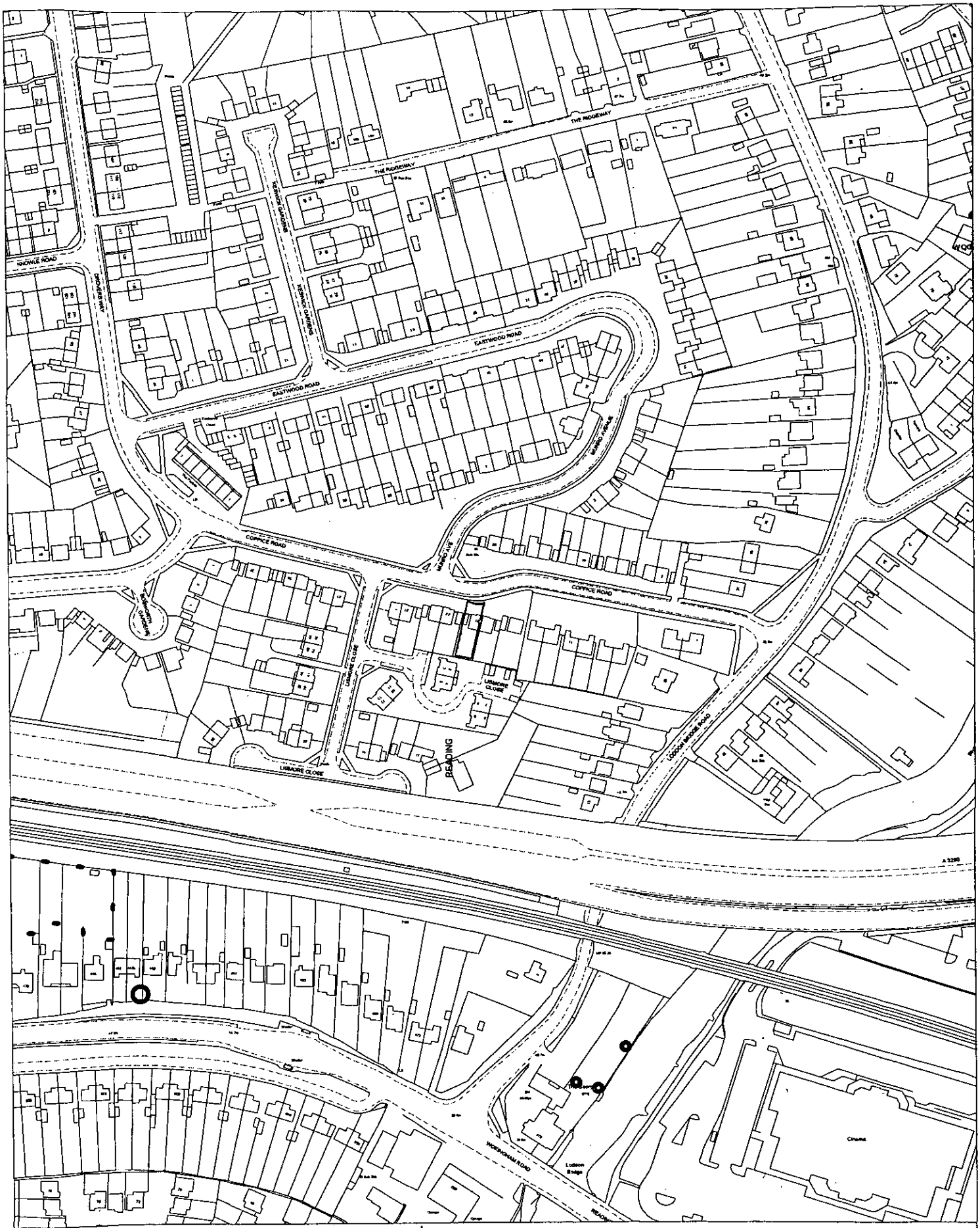
31.MAY2000 1079



Site Plan, Scale: 1 to 2500

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01 MAY 2000* 1579

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Date: 25 May 2000

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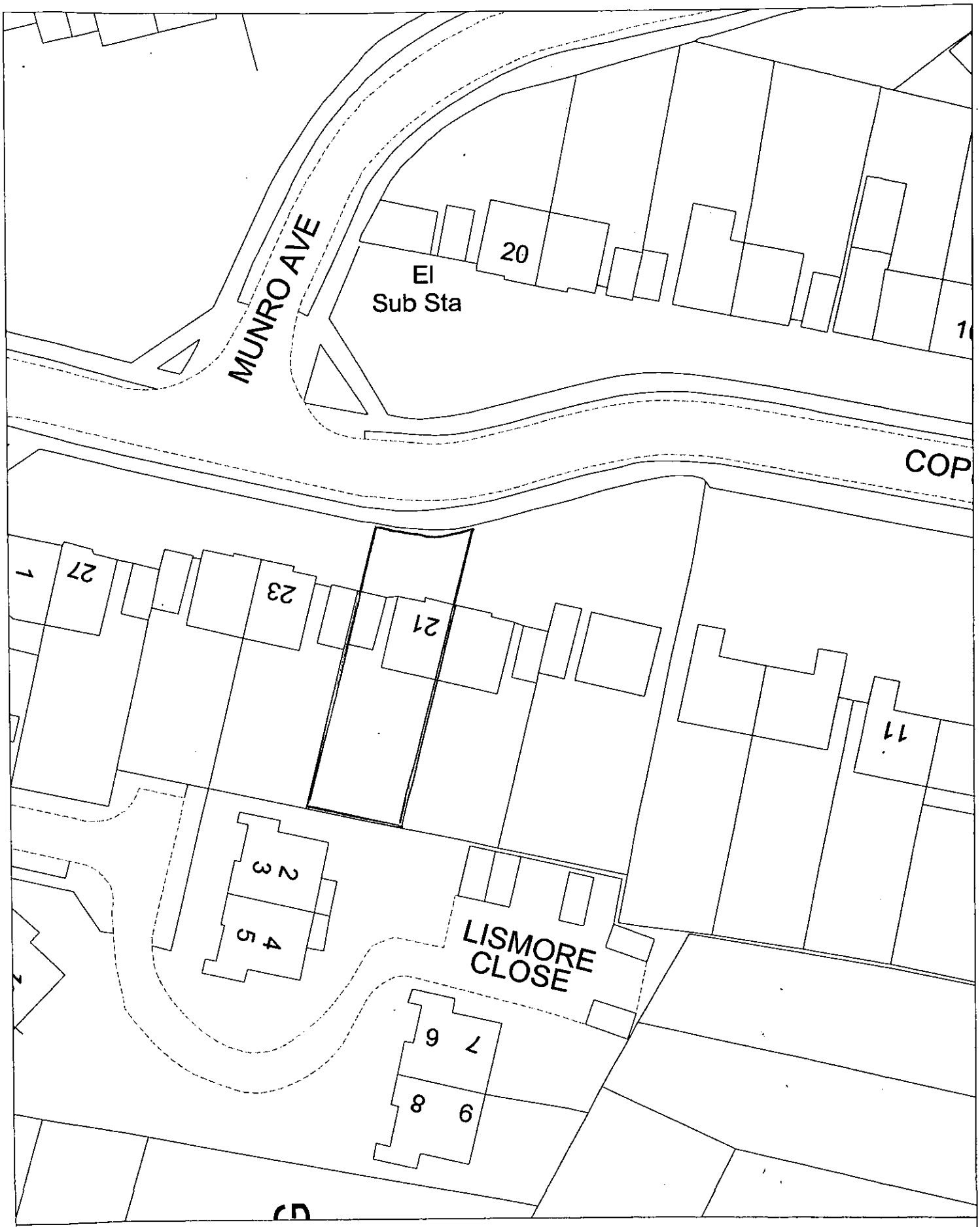

Site Plan, Scale: 1 to 500

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Date: 25 May 2000

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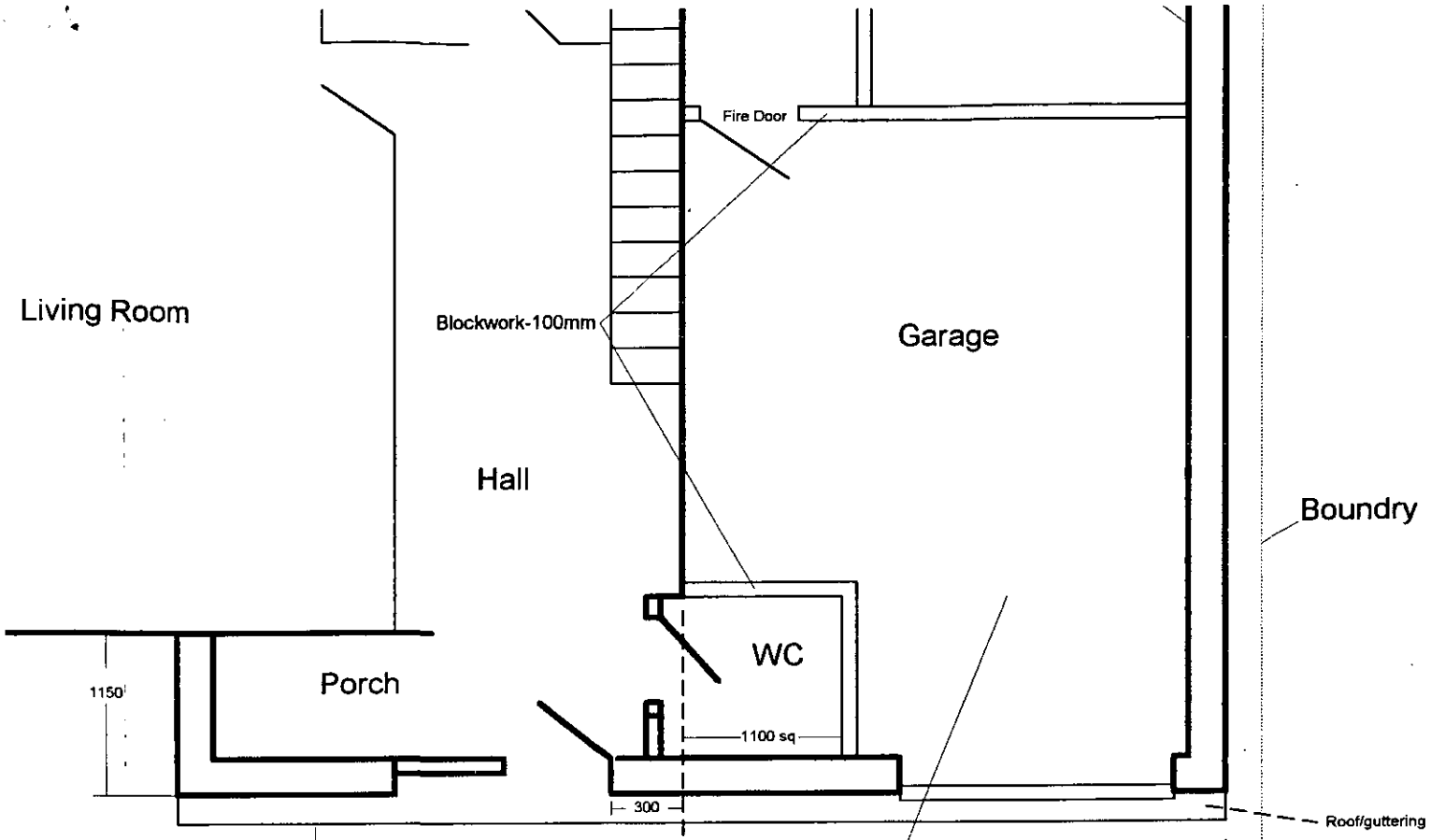

Please note that garage is undersize {to house a Motorcycle instead of a car}.

Parking Area for x 2 cars

5250 to Public Footpath

5000

APPROVED

APPROVED

1679

ADDITIONAL PLAN

Tel. 0118 974 6447 (Direct Line)
E-mail: Farah.Humayun@wokingham.gov.uk
Date. 11 December, 2000
My ref. BC/DC/2000/1679
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr G Coulson
21 Coppice Road
Woodley
Reading
RG5 3QX

Dear Mr Coulson

PLANNING PERMISSION 2000/1679
SITE: 21 COPPICE ROAD, WOODLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1679 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

FARAH HUMAYUN
Planning Assistant