NEED TO CHECK NEIGHBOUR NOTIFICATION - IE SHOULD 36 HAVE BEEN NOTIFIED ?

APPLICATION NO:

F/2000/2379

LOCATION:
14 Scott Close, Woodley Reading.

APPLICANT:
Mr M Bigus C/O W Longstaff

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **13/10/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/11/2000

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Bigus
C/O W Longstaff
7 Cambrian Way
CALCOT
Berkshire
RG31 7DD

Application Number: F/2000/2379

Parish: **WOODLEY**

Location: **14 Scott Close, Woodley, Reading**

Proposal: **Proposed first floor side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to resemble 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) 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.

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

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, LBE2
Deposit Draft Wokingham District Local Plan Policy WBE1

John Mitchell
Development Control Manager
Date: 17/10/2000

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.

Retrieved

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2379/	GA
BUILDING CONTROL NUMBER.	A/2000/1090	Nik
~~APPLICANT~~/AGENT	W Longstaff.	
ADDRESS OF SITE	14. Scott Close Woodley	
DESCRIPTION OF PROPOSED WORK	Porch/bay side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	W4/11/02	W4/11/02
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/10/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	23/10/00.	

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	

WORK SHEET FOR: George Allpress

Application Number: F/2000/2379

Applicant: Mr M Bigus C/O W Longstaff.

Location: 14 Scott Close, Woodley, Reading.

Proposal: Proposed first floor side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓Yes		**22/09/00**

Date of Neighbour Notifications: 19/09/00

Date of Site Visit: 28/09/00

Date Registered: 06/09/2000

Earliest Date for Decision: 13/10/2000

Latest Consultation Date/Site Notice Expiry Date: 13/10/00
17/10/00 (GA)

This application will have expired on: 01/11/2000. 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 - requested additional plan showing parking for three vehicles within curtilage of property. The application proposes retaining the existing parking provision of single garage and forecourt parking for two cars.
WOODLEY TOWN COUNCIL — NO COMMENT BUT ASK THAT ANY NEIGHBOUR COMMENT BE TAKEN INTO ACCOUNT.
No other representations have been received at the time of writing.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and parking.

The following policies apply: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1 and LBE2: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Application Number: F/2000/2379

Appraisal:

The application property is the eastern half of a semi-detached pair of houses which are situated on the south side of a private access drive serving these and the neighbouring houses. The estate comprises uniformly designed houses around an open green.

The application proposes building a first floor side extension where the roof line will be continuous with the existing ridgeline and both front and rear elevations will be flush with the existing.

The relationship between this and the unattached neighbour is such that their respective front building lines are staggered, no.15's front elevation is approximately 1.5 metres behind that of the application property; and a 1.0 metre gap would be maintained between the flank wall and the property boundary with no.15. The gap serves as the existing side access and will remain intact. It is therefore considered appropriate not to insist on a first floor set back and reduction in roofline as would normally be sought with this type of house, as the relationship between this and the neighbouring house is such that a terracing effect would not result and therefore there would not be harm to the street scene.

No.1 opposite has been similarly extended with a flush first floor extension. The application proposal therefore follows the emerging pattern of extensions to dwellings in this area.

The difference in building lines with no.15 is not however considered such that would result in an overbearing impact or loss of light.

No flank windows area proposed. The first floor rear window would be to an en-suit, in any event only allow oblique views over no.15 and the relationship with dwellings to the rear would not be materially altered.

No.15 has no existing flank windows.

The attached neighbour would not be impacted upon and the dwellings to the rear are sufficiently distanced to ensure no adverse impact.

The existing parking provision meets the Plan Standards for parking for a four bedroom dwelling. The application proposes retaining the existing parking as is. The rear part of the existing garage is currently a utility room.

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

Application Number: F/2000/2379
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES TO MATCH
3	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1 and LBE2: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

John Murden
17/10/00

RECORD OF SITE VISIT

SITE ADDRESS: 14 Scott Close, Woodley, Reading.

APPLICATION NUMBER: F/2000/2379

OFFICER: George Allpress

DATE OF SITE VISIT: 28/09/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Contemporary estate comprising two storey semi-detached family houses within cul-de-sac setting.

3. DESCRIPTION OF SITE/BUILDING Garage of western half of semi-detached house, brick at ground floor and flank elevation render at first floor front, concrete pan tile roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached neighbour no.36, site of extension facing unattached neighbour no.15.

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extension.
ACCESS/PARKING	Garage with double parking space in front of dwelling.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front, timber fencing elsewhere.
OTHERS	None

Received by Wokingham District Council

Application No: F/2000/2379

Proposal:
Proposed first floor side extension to dwelling.

Location:
14, Scott Close, 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 13/10/2000. 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

19 September 2000

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

Tel: 0118 974 6442

Date: **19 September 2000**

My ref: F/2000/2379

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/2000/2379
14, Scott Close, Woodley, Reading.
Proposed first floor side extension 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2379**
14, Scott Close, Woodley, Reading.
Proposed first floor side extension 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**********

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

Tel: 0118 974 6442

Date: **19 September 2000**

My ref: F/2000/2379

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2379**
14, Scott Close, Woodley, Reading.
Proposed first floor side extension 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: 0118 974 6442

Date: **19 September 2000**

My ref: F/2000/2379

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2379**
14, Scott Close, Woodley, Reading.
Proposed first floor side extension 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**********

A 06.SEP.2000* 2379



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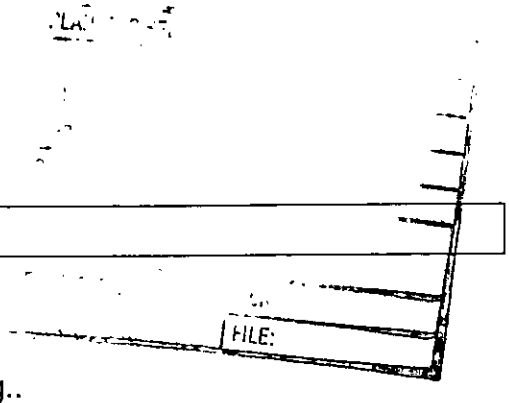
Development Control Section, Environmental Services, Wokingham District Council.
13 September 2000 Scale: 1 : 1250

N W E S

FROM: George Allpress

DATE: 19 September 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2379

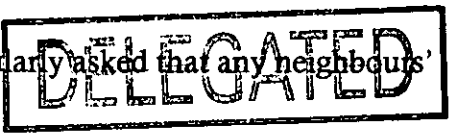
Proposal: Proposed first floor side extension to dwelling..

Site Address: 14, Scott Close, Woodley, Reading.

Applicant: Mr M Bigus C/O W Longstaff.

Your observations are required in respect of this application **by 13/10/2000** .

The committee had no comment but particularly asked that any neighbours' comments be taken into account.



SIGNED: _____ DATE: 11.10.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 19 September 2000

Application Number: F/2000/2379

Proposal: Proposed first floor side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
14, Scott Close, Woodley, Reading.

Applicant:
Mr M Bigus C/O W Longstaff.

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.

Please could Highways have an additional plan showing parking for 3 vehicles within the curtilage of the property.
Standard space = 4.8 x 2.4m minimum dimension.
Space in front of garage = 5.5 x 2.4m minimum.

Signed: _____ **Print name:** Adam Coggins

19/9/00.

1792

6A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2379. relates.

Address of site 14 SCOTT CLOSE

WOODLEY

Signed M F Burgess

Date 22/9/00

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

PLEASE USE YOUR
POSTCODE

Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 SEP 2000	
Officer: GA	Application No. F/2000/2379

Map No. 42 **Site** 0.03
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 14 SCOTT CLOSE

Parish: WOODLEY **Ward:** LODDON 19.9.00

Applicant: MR BIGGS

Fee Received 95-00 (3) 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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ....19.9.00... 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NO pre-apps.

NEIGHBOURS:

S/N + 12, 14 + 16 TIGER CLOSE ✓

8, 9, 10, 11, 12 + 15 SCOTT CLOSE ✓

Environmental Services

For office use only.
Application number: 06.SEP.2000* 2379

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	MR. M. BIGUS,
	Address and postcode	14, SCOTT CLOSE, WOODLEY. READING, BERKS. RG5. 4UP.
	Phone number	0118 9699163
	Agent's Name	W. LONGSTAFF,
	Address and postcode	7, CAMBRIAN WAY, CALCOT, READING, BERKS, RG31 7DD
	Phone number	0118 941 9152
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.	14, SCOTT CLOSE, WOODLEY, READING, RG5.4UP.
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTENSION.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BROWN ROOF TILES, SANDY MULTI BRICK & WHITE WINDOWS ALL TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3344 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.

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 Mr. M. Bigus.

Date Dec 29th 2006

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

ADDRESS 14 SCOTT CLOSE PARISH WOODLEY

PLOT No. 156 Area 2B+2C Woodley Airfield ORD. SHEET No. 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1912H	Bryant	Semi det. hse + gar.	31.3.83	N/A C/
BR 20606	"	"	12.7.83	APP N/
BRA 10782	MR. AIGUS	4ST. HT.	25.9.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

06 SEP 2000 2379



Site Plan, Scale: 1 to 2500

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Date: 10 August 2000

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W E
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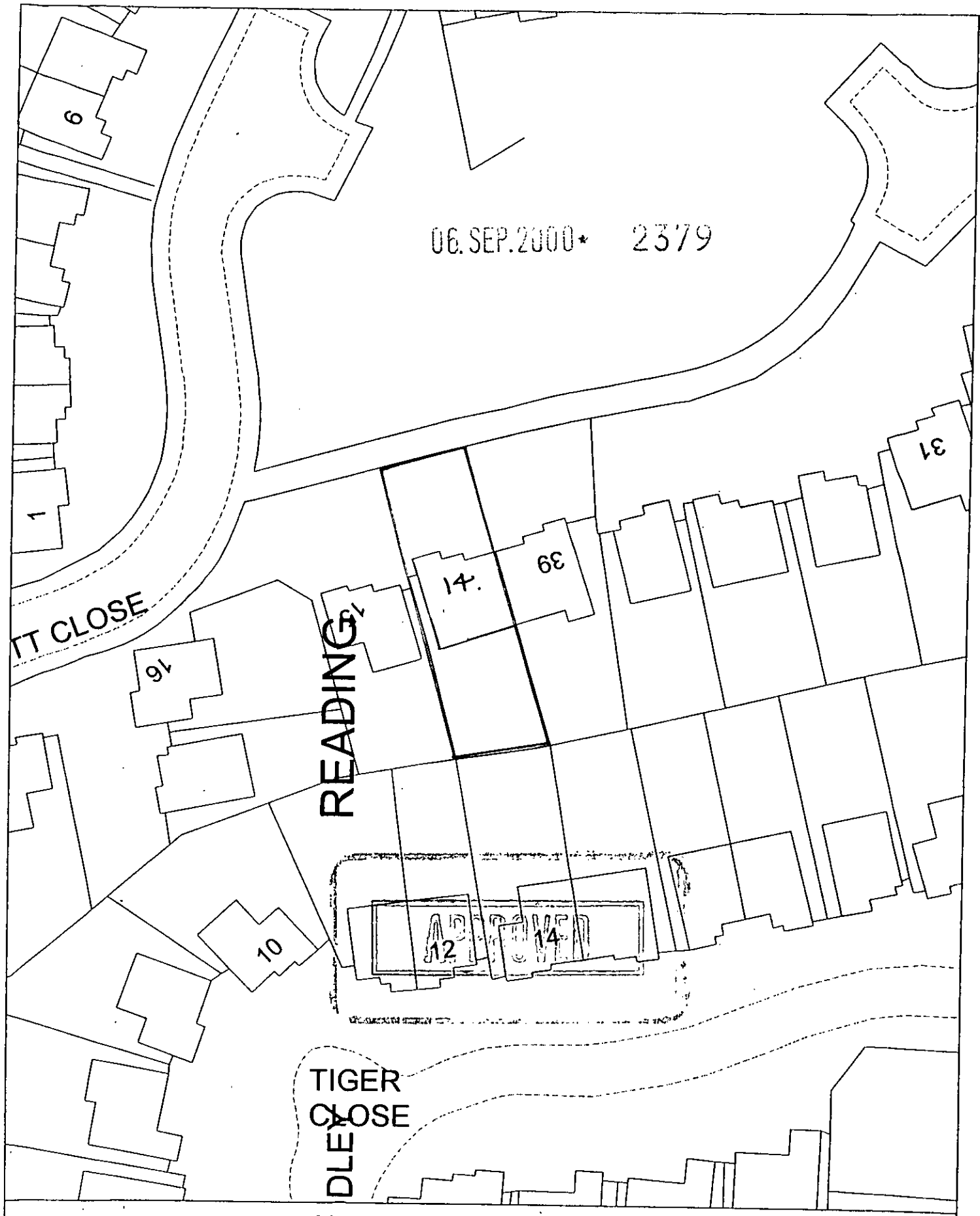

Site Plan, Scale: 1 to 500

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Date: 10 August 2000

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