APPLICATION NO:
F/2002/7904

LOCATION:
1 Sussex Gardens, Woodley Reading.

APPLICANT:
Mr/Mrs O'Leary C/O Paul Douglas Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **02/12/2002**

APPLICATION WILL HAVE EXPIRED ON.
25/12/2002

CASE OFFICER: **Daniel Gigg**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs O'Leary
C/O Paul Douglas Ltd
The Green Cottage
Wargrave Road
Henley on Thames
Oxon
RG9 3HX

Application Number: F/2002/7904

Parish: **WOODLEY**

Location: **1, Sussex Gardens, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
5. 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 LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 23/12/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7904	DG.
BUILDING CONTROL NUMBER.	FP2002/3628	
~~APPLICANT~~/AGENT	Paul Douglas Ltd	
ADDRESS OF SITE	1 Sussex Gardens Woodley	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	Drg-1.0	Drg-1.0
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/12/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	7/1/03	

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	

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informatives for approvals	
1	Surface water from hard surfaces should discharge via deep seal tapped gullies incorporating a minimum water seal of 85mm or similar.
2	No soakaways should be constructed to a depth exceeding 3 metres below existing groundlevel, and under no circumstances shall the water table be intersected.
3	Roof water downpipes should be connected to the drainage system either directly, or by means of black inlet gullies provided with sealing plates instead of open gratings.
N04	
N16	

Loddon Area Local Plan	LBE1, LBE2
South East Area Local Plan	
Wokingham District Local Plan	WOS3, WBE1
Green Belt Local Plan	
Berkshire Structure Plan	EN1
Minerals Local Plan	

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/7904

Applicant : Mr/Mrs O'Leary C/O Paul Douglas Ltd.

Location : 1, Sussex Gardens, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/10/2002

Earliest Date for Decision : 02/12/2002

Latest Consultation Date/Site Notice Expiry Date : 02/12/2002

This application will have expired on: 25/12/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Woodley Town Council - no comment

Planning Issues :

Impact upon the character of the area
Impact upon neighbouring properties

Application Number: F/2002/7904

Appraisal :

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

Application Number: F/2002/7904 – 1 Sussex Gardens, Woodley

Appraisal:

Proposed Development

The proposed development is a single storey flat roofed extension. The extension will project 3.3m from the rear of the property, be 2.35m in width and have a height of 2.7m

The site lies in the identified settlement.

The proposed falls to be assessed against policies in the Loddon Area Local Plan (adopted) and Wokingham District Local Plan (deposit with modifications).

1. Impact upon neighbouring properties

Overbearing
Although the extension will be 10cm from the neighbouring property of no. 20 Arundel Road, it will not be overbearing given that the proposed with project 3.3m from the rear of the property and at a height of 2.7m (flat roof).

Overshadowing
There will not be any loss of light to the neighbouring property of no. 20 Arundel Road as the extension will not shadow more than 50% of the window of the nearest habitable room. This calculation is based on the 45° angle drawn on a vertical plane from the corner of the roof of the proposed extension.

Overlooking
There are no windows proposed in the north east facing elevation. Accordingly, there will not be any overlooking.

2. Impact upon the character of the area

There will not be a detrimental impact on the character of the area given the extension is relatively small scale. Further, materials are proposed to match the existing.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informatives for approvals	
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N04	
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Loddon Area Local Plan	LBE1, LBE2
South East Area Local Plan	
Wokingham District Local Plan	WOS3, WBE1
Green Belt Local Plan	
Berkshire Structure Plan	EN1
Minerals Local Plan	

Application Number F/2002/7904
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 1 Sussex Gardens Woodley Reading.

APPLICATION NUMBER: F/2002/7904

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 29/11/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Mixed of detached and semi detached

3. DESCRIPTION OF SITE/BUILDING

semi detached bungalow
Brick built with Concrete roof tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES

NE- Concrete block of 30cm then 1.2m high closeboarded fen
Remainder of boundary is a 1.5m high fence
E - Garage hipped roof approx 3.5m to ridge. Land drops by 30-40cm by garage

Neighbouring Property - Living room. g.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

FROM: Daniel Gigg

DATE: 08 November 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7904

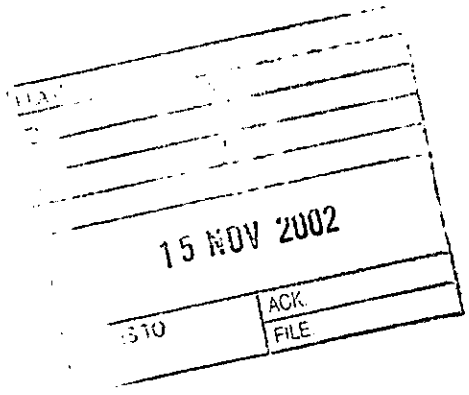
Proposal: Proposed single storey rear extension to dwelling..

Site Address: 1, Sussex Gardens, Woodley, Reading.

Applicant: Mr/Mrs O'Leary C/O Paul Douglas Ltd.

Your observations are required in respect of this application **by 02/12/2002** .

The committee agreed to make no comment on this application.



SIGNED: _____ DATE: 13.11.02.

Clerk To Woodley Parish/Town Council.

Application Number : F/2002/7904	Map No : 42
Case Officer : DPG.	Site Area : 0.05
Valid Date : 30/10/02	Received Date: 30/10/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 1, Sussex Gardens, Woodley, Reading.

Parish : WY Ward : BUL

Applicant : Mr/Mrs O'Leary C/O Paul Douglas Ltd.

Fee Required: £110 Fee Received: £110 (4)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

● Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

● Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

No pre-apps

OTHERS

Note to offices: Site lies within a Groundwater Protection Zone — Planning informatives required.

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

Tel: (0118) 974 6296

Date: 08 November 2002

My ref: F/2002/7904

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Rahmouni
C/O Wokingham District Council

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

Dear Councillor

Application Number: F/2002/7904
1, Sussex Gardens, Woodley, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7904**
1, Sussex Gardens, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rahmouni

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

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

Tel: (0118) 974 6296

Date: 08 November 2002

My ref: F/2002/7904

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bland
5 Linden Road
Woodley
Reading
RG5 3QT

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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Development Control Manager

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1, Sussex Gardens, Woodley, Reading.
Proposed single storey rear extension to dwelling.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bland

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

Received by Wokingham District Council

Application No: F/2002/7904

Proposal:
Proposed single storey rear extension to dwelling.

Location:
1, Sussex Gardens, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7904 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/12/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

08 November 2002

Organisation_Name	Building_Name	address1	Old_Postcode
		20ARUNDEL ROADREADING	RG5 4JL
		1SUSSEX GARDENSREADING	RG5 4JN
		10SUSSEX GARDENSREADING	RG5 4JN
		2SUSSEX GARDENSREADING	RG5 4JN
		9SUSSEX GARDENSREADING	RG5 4JN
		13ARUNDEL ROADREADING	RG5 4JP
		15ARUNDEL ROADREADING	RG5 4JP
		17ARUNDEL ROADREADING	RG5 4JP
		19ARUNDEL ROADREADING	RG5 4JP

Neighbour list F/2002/7905

(9)

Environmental Services

For office use only.
Application number: 30.OCT.2002 7904

Householder planning application form

30 OCT 2002 7904

WOKINGHAM DISTRICT COUNCIL

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

1	Your name Address and postcode Phone number	MR & MRS O'LEARY 1 SUSSEX GARDENS WOODLEY READING, BERKS —
2	Agent's Name Address and postcode Phone number	PAUL DOUGLAS LTD THE GREEN COTTAGE WARGRAVE ROAD HENLEY-ON-THAMES OXON RG9 3HX 01491 411556
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	SINGLE STOREY 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.	MATCH EXISTING BRICK WORK FELT ROOF
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

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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 & Mrs O'Leary

Date 25/10/02

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

ADDRESS 1 SUSSEX GARDENS PARISH WOODLEY

PLOT No. 78 ORD. SHEET No. SU. 7673(42)

BUILDER Messrs. G. Wimpey & Co. Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
873/57	Messrs G. Wimpey & Co Ltd	Outline	25.2.58	N/A Refuse
0/49/58	" "	Outline layout	8.4.58	N/A C/A
0/102/58	" " Outline-	Layout of Rds & Sewers	9.9.58	N/A C/A
147/59	" "	Layout - Semi/Det Bungalow	13.10.59	App C/A
152/58	" "	Roads & Sewers etc	9-9-58	App C/A
99/69544/F	Mr & Mrs T. Fox.	s/st side + fr / extns.	2/9/99.	C/A
F/2002/7904	Mr + Mrs O'Leary	S/St R. ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - Mr Fox 20/6/01 (Y)

DRAINAGE PD enq. S/St R. ext · Mr Leary 23/9/02 PPreq