APPLICATION NO:

F/2002/7126

LOCATION:

Orchard Cottage Western Avenue, Woodley Reading.

APPLICANT:

Mr P Potter C/O Chamberlain Syrad Architecture

PROPOSAL:

Proposed additional rooflights in ~~front~~ rear elevation of dwelling. Retention of existing vehicular access as IN only.

EARLIEST DATE FOR DECISION: **17/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
09/09/2002

CASE OFFICER: ~~Mr F Lee~~ Mrs A. Odell

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Potter
C/O Chamberlain Syrad Architecture
66 Tilehurst Road
READING
Berkshire
RG30 2JH

Application Number: F/2002/7126

Parish: **WOODLEY**

Location: **Orchard Cottage, Western Avenue, Woodley, Reading**

Proposal: **Proposed additional rooflights in rear elevation of dwelling and first floor shower room window in north-east elevation.**

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. The rooflights hereby permitted in the rear elevation shall be not lower than shown on the 'section through loft' on the approved plan No. 2260/6F.

Condition
3. The shower room window in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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

Reason
2. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to the application as amended with revised drawing No. 2260/6F submitted to the Local Planning Authority on 19th September 2002 showing proposed additional rooflights in rear elevation of dwelling, northern driveway access removed and section through rooflights added. Also first floor shower window shown in north-east elevation and does not approve the proposals as originally submitted.

Informative
2. 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 Policy LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 04/10/2002

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.

7126

DAVID SYRAD ARCHITECT

D. Arch. (Kingston) RIBA. Chartered Architect

1 HALFACRE CLOSE, SPENCERS WOOD, READING, RG7 1DZ. TEL: 0118 988 8866

PLANNING SERVICES	HPT
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APP	
CS	

14 OCT 2002

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	FILE.

Mrs A O'Dell, Planning Officer
Wokingham District Council
PO Box 157, Civic Offices
Shute End
Wokingham
Berks
RG40 1WR

2733.02

11th October 2002

Dear Mrs O'Dell

RE: ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY
APP.NO. F/2002/7126

Stephen Chamberlain and I are no longer in partnership and I would be grateful if you would amend the agent details to the above for this project. I would be grateful if all correspondence can now be directed to the Spencers Wood address and please note the new phone number for your files.

Thank you for your help in dealing with this application.

Best wishes

David Syrad

MVA records amended. 14/10/02

Date: 20 September 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7126

Location: Orchard Cottage, Western Avenue, Woodley, Reading.

Proposal: Proposed additional rooflights in rear elevation of dwelling. Retention of existing vehicular access as IN only.

Applicant: Mr P Potter C/O Chamberlain Syrad Architecture.

Case Officer: Angela Odell

The new plans show the following: Showing northern driveway access removed and section through the roof lights added. Also first floor shower window shown in north-east elevation. Drawing no: 2260/6F.

Comments are required by 30/09/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App. No. F/2002/7126. Date Rec. 19.8.02.

Location: Orchard Cottage, Western Avenue

Parish: Woodley

Applicant:

Description of attached plans: Showing northern driveway access removed and section through the roof lights added. Also first floor shower window shown in north-east elevation.

Drawing No's: 2260/6F

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways Adam Coggins.	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Jerry Headley.

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

NEIGHBOURS: Oak Trees, Tamarisk & Western Avenue. 9 & 10 Tiverton Close

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

Revised Proposal Description:

CASE OFFICER AD.

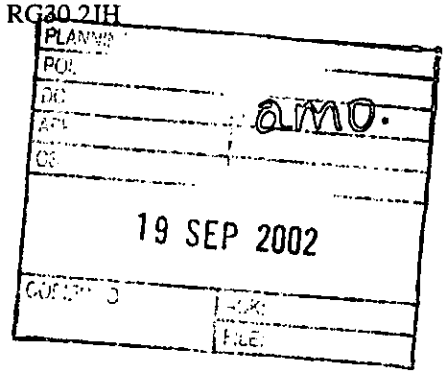
Consultations Sent by Admin. on 20.09.02

Yellow - Case Officer Copy
Green - Part One Copy

CHAMBERLAIN SYRAD ARCHITECTURE

61217

SNOOK HOUSE, 66 TILEHURST ROAD, READING. RG30 2JH
TEL: 0118 939 4554



Angela O'Dell
Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

REVISED PLAN

2260.01

7126

17th September 2002

Dear Mrs O'Dell

RE: ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY
APP. NO. F/2002/7126

Thank you for your letter of the 6th September, In reply, I enclose four copies of revised drawing no. 2260/6F with the drive access removed and the section through the roof lights added.

Also included is an additional bathroom window, 600mm wide on the North East Elevation with obscure glass. This window should have been included in this application. I would be grateful if you would advise the enforcement officer, Mr J Headry, that the window is now shown.

Thank you for your assistance with this application.

Yours sincerely

David Syrad

Copy: Mr P Potter

STEPHEN CHAMBERLAIN
Development Designer

DAVID SYRAD D.Arch (Kingston) RIBA
Chartered Architect

WORK SHEET FOR : ~~Mr F Lee~~ Mrs A. Odell

Application Number : F/2002/7126

Applicant : Mr P Potter C/O Chamberlain Syrad Architecture.

Location : Orchard Cottage, Western Avenue, Woodley, Reading.

Proposal : Proposed additional rooflights in ~~front~~ rear elevation of dwelling. ~~Retention of existing vehicular access as IN only.~~ Also first floor slaver window in north-east elevation.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6.9.02

Date of Neighbour Notifications : .....

Date of Site Visit : 6.9.02

Date Registered : 15/07/2002

Earliest Date for Decision : 17/08/2002

Latest Consultation Date/Site Notice Expiry Date : 17/08/2002

This application will have expired on: 09/09/2002. 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 T.C. Note there appeared to be some confusion between the description and actual plan. Presumed there was no TPO on the poplar tree.

- 3 Letters of objection on grounds of overlooking from rooflights leading to loss of privacy, noise disturbance and out of keeping.
- 1 letter of objection on corrected plans referring to rear elevation
- Highway officer: No objection to revised plans showing northern access closed off.
- 1 letter of objection to revised plans – re-iterates previous objections that rear rooflights would cause overlooking and noise.

Planning Issues :

Application Number: F/2002/7126

Appraisal :

see attached report.

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

F/2002/7126 – Appraisal

Proposal is to install 2 windows in the rear roof of the dwelling, and (retrospectively) for shower window in first floor of north-east elevation. Proposal to retain northern access now deleted. (Condition 7 of original consent for dwelling No. 5483 requires this access to be stopped up).
N.B. Description originally erroneous as referred to rooflights in front elevation – corrected and re-consulted.

Effect on neighbours
Section through shows that the internal height from floor to bottom of glass (where not blocked by frame) of the rooflights would be at least 1.6m. Given the angle of the rooflights, this would be sufficient to prevent normal overlooking. Therefore consider the effect would be acceptable. Neighbour also objects on noise grounds, but as there are already windows in the ground and first floors, consider that it would not be reasonable to refuse permission on this ground.
Providing shower window is obscure glazed as proposed, consider effect acceptable in relation to adjacent dwelling.

Highway Issues
These now resolved by deletion of the northern access.

Recommendation: conditional approval

Application Number F/2002/7126
Conditions/Reasons for Refusal N.B. Title alteration of description.

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.		R045	The rooflights hereby permitted in the rear elevation shall be not lower than shown on the 'section through loft' on the approved plan No. 2260/6F.
3.	C045	R045.	☒ Shower room window in the north-east
			19.9.02 ☒
		NO2.	☒ drawing No. 2260/6F ☒, proposed additional rooflights in rear elevation of dwelling, rotten driveway access removed and section through rooflights added. Also first floor shower window shown in north-east elevation.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE2.
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. Dewhurst
(Development Control Manager)

Date: 4/10/02

RECORD OF SITE VISIT

SITE ADDRESS: Orchard Cottage
Western Avenue Woodley Reading.

APPLICATION NUMBER: F/2002/7126

OFFICER: ~~Mr P Eeo~~ Mrs A. Odell.

DATE OF SITE VISIT: 6.9.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 6.9.02

2. DESCRIPTION OF SURROUNDINGS Mix of house types in established residential area.

3. DESCRIPTION OF SITE/BUILDING New building, construction nearly completed.

4. RELATIONSHIP TO ADJOINING PROPERTIES On east side Oak Trees has a two storey flat roofed extension at nearest rear part. Bungalow in Tiverton close behind it (facing sideways) Tamarisk on W. side is set back further to rear than new dwelling on site.

5. SITE CONSTRAINTS

TREES Overgrown hedge along front garden. Poplar tree behind at eastern end.

ACCESS/PARKING from Western Avenue

LEVELS land drops from road in frontage.

BOUNDARY TREATMENT 1.8m. fence with trellis ~~on~~ east side rear & 1.8m fence west side.

OTHERS

10 TIVERTON CLOSE
WOODLEY
READING
RG5 3BE

25-09-02

DNS

PLANNING SERVICES	HPT
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26 SEP 2002	
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YOUR REF:-
ANGELA ODELL.

DEAR MADAM

REF:- PLANNING APPLICATION F/2002/7126

WE OBJECTED TO THIS APPLICATION (PLEASE SEE OUR LETTERS DATED 22.01.02 & 12 AUG 02. ALREAY IN YOUR POSSESION)

THE LATEST DRAWING Nº 2260/6F SHOWS THE PROPOSED ROOF LIGHTS AT A HEIGHT OF 1360 TO 1980MM.

THE AVERAGE EYE LEVEL HEIGHT IS 1600MM, THIS MEANS THAT AGAIN WE ARE OVERLOOKED BY ANOTHER TWO WINDOWS.

AS WE STATED BEFORE IF THIS ROOM IS FOR STORAGE ONLY (OR IS IT?) WHY NOT INSTALL THEM IN THE FRONT ELEVATION? OR USE ARTEICAL LIGHTS AS WAS FIRST INTENDED ON THE ORIGINAL DRAWINGS

OUR KITHEN, LOUNGE AND GARDENS ARE ALREADY OVERLOOKED BY THREE WINDOWS.

WE STRONGLY OBJECT TO TWO MORE ADDITIONS.

YOURS FAITHFULLY

P.W.GIBBS

Date: 20 September 2002

To: Adam Coggins - Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/7126

Location: Orchard Cottage, Western Avenue, Woodley, Reading.

Proposal: Proposed additional rooflights in rear elevation of dwelling. Retention of existing vehicular access as IN only.

Applicant: Mr P Potter C/O Chamberlain Syrad Architecture.

Case Officer: Angela Odell

The new plans show the following: Showing northern driveway access removed and section through the roof lights added. Also first floor shower window shown in north-east elevation. Drawing no: 2260/6F.

Comments are required by 30/09/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Details satisfy highways.

23/9/02.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7126
CASE OFFICER: ~~Mr F Leo~~ Mrs A. Odell.

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
Correction to ~~of~~ title description:		
should be rooflight to rear elevation.		
Nos. ~~8~~ 9 & 10 Tiverton Close	10 days	
Oak Trees, Tamarisk & Saint Giles : Western Avenue.	"	
1 Frampton Close.	"	✓ 6/9
!		

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 September, 2002
My ref. AO/F/2002/7126

Chamberlain Syrad Architecture
66 Tilehurst Road
READING
RG30 2JH

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

Dear Sirs

PLANNING APPLICATION F/2002/7126
PROPOSED ADDITIONAL ROOFLIGHTS IN REAR ELEVATION OF DWELLING. RETENTION OF EXISTING VEHICULAR ACEES AS IN ONLY AT ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY

I refer to the above application and advise you I am now the case officer. As the original notification contained an error in the description of development, re-notification is being undertaken. The highway officer has advised that the proposal to allow retention of the northern access for IN use only would not be acceptable as IN use only could not be enforced. Please therefore submit revised plans removing this access and showing it stopped up as required by condition 7 of the existing consent No. F/2001/5483.

Concern has been expressed that the proposed rooflights would cause overlooking. However, it appear that these *might* be at a sufficient level above internal floor level to prevent this. Please submit additional plans showing a section through the roofspace and the position of the rooflights so that the floor to cill height can be measured.

It is important that the additional information is submitted to me within two weeks, i.e. by 23 September, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information please contact me immediately. However, I advise you that receipt of the above will not commit the authority to approving the application.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7126. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
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SMS

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13 SEP 2002	
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THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7126

YOUR NAME: D.W GIBBS

YOUR ADDRESS: (if these details are incorrect please amend)
10 TIVERTON CLOSE
WOODLEY
READING
RG5 3BE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: WE OBJECT TO ROOFLIGHT IN REAR ELEVATION PLEASE SEE LETTERS DATED 22-01-02 ATTATCHED TO OBJECTION & LETTER DATED 12-AUG 02 ADDRESSED TO MR F. LEO.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7126. (Case Officer:Mr F Leo)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
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29 JUL 2002

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THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
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LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7126

YOUR NAME: MR & MRS. ESSEX

YOUR ADDRESS: (if these details are incorrect please amend)
119 WESTERN AVENUE
WOODLEY
READING
RG5 3BL

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
1) Loss of Privacy – Any Roof Light in Front Elevation will Give Direct View into 3 of our Bedrooms. – Due to the Steep Pitch of Orchard Cottage Roof.
Suggest Putting Roof Lights To Rear Elevation.
2) Design & Appearance – Roof Lights To Front Elevation would not be in keeping with Local Properties.

Continue over the page if more room required

COMMENTS ON APPLICATION: F/2002/7126

YOUR NAME: Mr P Bartholomew FL

YOUR ADDRESS: (if these details are incorrect please amend)
121 WESTERN AVENUE
WOODLEY
READING
RG5 3BL

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Loss of privacy due to elevated line of sight into my daughter bedroom, and mine

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12 AUG 2002	
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Continue over the page if more room required

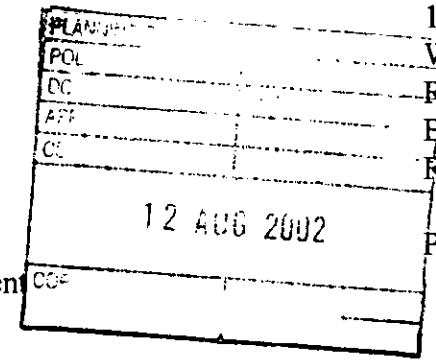
POSITIVE ABOUT DISABLED PEOPLE

Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

28th July 2002

Mr Peter Bartholomew
121 Western Avenue
Woodley
Reading
Berkshire
RG5 3BL

Phone 0118 969 1450



Mr F Leo
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR 0118 974 6502

My Reference: Orchard/02/07/1/wdc

Planning application ref :- F/2002/7126

Dear Mr Leo

RE: Planning application ref :- F/2002/7126
Additional rooflights in front elevation of Orchard Cottage in Western Avenue Woodley...

I write in objection to this proposal.

I object to the addition of rooflights, as proposed, as they will provide a direct line of sight into both my daughters bedroom and into mine, with the consequential significant loss of privacy.

The particularly steep pitch on the roof will also make any rooflights appear, and act, like windows.

RE: Planning application ref :- F/2002/7126
Retention of exiting vehicular access as IN only -Orchard Cottage in Western Avenue Woodley...

I object to the removal of the poplar tree noted on the submitted plans, as I do not believe that in practice this is necessary to allow access for cars.

I have no objection to retaining the existing access at its original (current @ 28/7/02) width as IN only.

Yours Sincerely,

Peter Bartholomew

Dear Mr Leo,

You may like to pass the following Internet addresses to the applicant, as this company's products would allow light to enter the roof area without impacting the privacy of the houses opposite.
Delivery is available to the UK.

Sunpipe inc. www.sunpipe.com

I have no connections with these companies or their distributors.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7126. (Case Officer:Mr F Leo)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES | HPT | TLS | FC | APP | 16 AUG 2002 | COPIES TO | 16/8

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7126

YOUR NAME: P. W GIBBS

YOUR ADDRESS: (if these details are incorrect please amend)
10 TIVERTON CLOSE
WOODLEY
READING
RG5 3BE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: WE OBJECT IF ROOF LIGHTS ARE CORRECT ON DRAWING
PLEASE SEE LETTER ATTACHED

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE

Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

THE MAPLE
10 IVERTON CLOSE
WOODLEY
READING. RG5 3BE
12 AUG 2002

DEAR SIR

REF:- PLANNING APPLICATION F/2002/7126.

YOUR LETTER REF:- MR. F. LEO F/2002/7126 STATES PROPOSAL of ADDITIONAL ROOF LIGHTS IN FRONT ELEVATION of DWELLING & RETENTION of EXISTING ACCESS.

WE HAVE NO OBJECTION TO THESE PROPOSALS, BUT ON INSPECTION of THE DRAWING THEY SHOW THE ROOF LIGHTS IN THE REAR ELEVATION. THIS WE DO OBJECT TO.

WE STATED IN OUR LETTER DATED 22.01.02 THAT WE WOULD NOT EXPECT ANY ROOF LIGHTS TO BE ADDED.

THE ROOF LIGHTS IN THE GARAGES ARE IN THE FRONT ELEVATION. WE SEE NO REASON WHY THE SAME CANNOT APPLY TO THE HOUSE.

WE ORIGINALLY OBJECT AS THE BEDROOM WINDOWS ALL LOOK INTO OUR LOUNGE & KITCHEN, NOW TWO MORE ARE BEING ADDED. ACCORDING TO THE DRAWING, BUT NOT YOUR IN PROPOSAL NOTICE. (WHICH IS CORRECT?)

ALTHOUGH THESE LIGHTS ARE INTO STORAGE SPACE. THIS WILL NO DOUBT BE USED AS HABITABLE ROOMS AT A LATER DATE.

WE ALSO NOTE THAT A CESSPIT WAS PROPOSED IN MARCH 2002. WE WERE NOT INFORMED OF THIS AS WE WERE EVEN INFORMED of THE DEMOLITION & CONSTRUCTION OF THE

NEW DWELLING.

IF THE CESSPIT HAS BEEN INSTALLED IN APPEARS TO BE LESS THAN 15MTS FROM OUR DWELLING

WE WOULD LIKE CONFIRMATION IF THIS HAS BEEN INSTALLED OR NOT.

I SPOKE TO YOU ON THE 2AUG 02 WHEN YOU STATED THAT YOU WAS ONLY ON APPLICATION 6000 PLUS AND THAT YOU WOULD RING ME WHEN YOU HAD STUDIED N°7126.

AS I THINK A SITE VISIT BY YOU OR A COLLEAGUE YOU WOULD THEN SEE THE REASON OF OUR OBJECTIONS

HOPING TO HEAR FROM YOU AS YOU PROMISED

YOURS FAITHFULLY

P.W GIBBS

ENCLOSED COPY OF LETTER DATED 22.01.02

BY HAND 23 01 02
10.30AM.

10 IVERTON CLOSE
WOODLEY
READING
RG5 3DE.
22 01 02

PHONE 0118 9690683.

DEAR SIR

REF:- PLANNING APPLICATION F/2001/5483

WE WISH TO OBJECT TO THE CONSTRUCTION OF THE APPLICATION ABOVE

THE LATEST APPLICATION IS FOR THE BUILDING TO BE ERECTED APPROX 30° TURN FROM THE ORIGINAL BUILDING LINE. THE REAR ELEVATION 3 BEDROOMS WILL BE OVERLOOKING OUR PROPERTY AND INTO OUR LOUNGE & KITCHEN

WE HAVE NO OBJECTION IF A NEW BUILDING IS ERECTED KEEPING THE ORIGINAL BUILDING LINE AND ALL WINDOWS WOULD THEN LOOK OUT TO ITS OWN GARDEN.

ALSO THE PLAN OF THE LOFT DOES NOT SHOW ANY ROOF LIGHTS, WE WOULD EXPECT THIS TO BE TRUE AND NOT TO BE INCLUDED WHEN CONSTRUCTED.

ALREADY THE NEW ACCESS HAS BEEN CONSTRUCTED IN THE WRONG POSITION AND A TREE HAD TO BE CUT DOWN WHICH WAS ON THE PUBLIC VERGE

WE WERE NOTIFIED OF THE PREVIOUS PLANNING APPLICATIONS Nos 3238. 4134 & 4674 BUT NOT OF 5483.

WE WERE ONLY INFORMED OF THIS APPLICATION TO-DAY BY NEIGHBOURS. SO THIS IS THE EARLIEST OPPORTUNITY WE HAVE HAD

TO INFORM YOU OF OUR OBJECTIONS.
WE WOULD LIKE YOU TO TO STUDY OUR OBJECTIONS BEFORE A DECISION IS MADE. WHICH WE UNDERSTAND IS ON TUESDAY 29 01 02.

YOURS FAITHFULLY

MR & MRS D.W. GIBBS

P.S.
THE ARCHITECT APPEARS TO BE TRYING TO PUT A "QUART INTO A PINT POT"

HIGHWAYS CONSULTATION SHEET

From: Mr F Leo **Date:** 24 July 2002

Application Number: F/2002/7126

Proposal: Proposed additional rooflights in front elevation of dwelling. Retention of existing vehicular access as IN only.

Parish: WOODLEY TOWN

Site Address:
Orchard Cottage, Western Avenue, Woodley, Reading.

Applicant:
Mr P Potter C/O Chamberlain Syrad Architecture.

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).

1. No objection to rooflights.

2. The existing access to the north of the site is to be stopped up and reinstated as recommended previously. The new access was approved because it improved visibility and there is adequate turning within the site for vehicles to enter/leave the site in a forward gear,
The existing access could not be enforced for use as 'IN' only.
Please ask the applicant to submit revised plans to address this.

Signed: _____ **Print name:** Adam 25/07/02

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Mr F Leo

DATE: 9 August 2002

Location:	Orchard Cottage, Western Avenue, Woodley, Reading
Proposal:	Proposed additional rooflights in front elevation of dwelling. Retention of existing vehicular access as IN only.
Application Number:	F/2002/7126

In response to your consultation dated 24 July 2002 for the above application, the landscape comments are as follows:

The site has been cleared of vegetation leaving the existing poplar at the front of the property and hedge along boundary with Western Avenue.

The size, mass and the built element of the proposed house and garage within the site are significantly larger than the existing dwelling, bringing the proposed property within approximately 1m of Tamarisk and Oak Trees.

The poplar does at present provide some visual amenity within the site, helping to soften the large replacement dwelling. In retaining and widening the existing vehicle entrance, this would require the removal of the tree. As the tree is not protected by a TPO we could not prevent the tree from being removed. However if this proposal is agreed on highway grounds replacement trees will need to be included in a detailed landscape scheme for additional planting at the front of the property to soften the visual impact of the proposed dwelling within the street scene.

I believe that highways did not allow the existing site entrance to be used on a previous application due to visibility problems and this is why a new access was put in further along the road. It is not then clear how we could prevent the owners of the site from going out as well as in at this entrance.

Catherine Brimble

Catherine Brimble
Landscape Architect

L.S Angle. 7126

FROM: Mr F Leo

DELEGATED

DATE: 24 July 2002
7126

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7126

Proposal: Proposed additional rooflights in front elevation of dwelling. Retention of existing vehicular access as IN only..

Site Address: Orchard Cottage, Western Avenue, Woodley, Reading.

Applicant: Mr P Potter C/O Chamberlain Syrad Architecture.

29 AUG 2002

Your observations are required in respect of this application **by 17/08/2002** .

There appeared to be some confusion between the description and the actual plan. As there was no mention of it, Members presumed there was no TPO on the poplar tree.

SIGNED: _____ DATE: 23.8.02

Clerk To Woodley Parish/Town Council.

Application Number : F/2002/7126	Map No : 37
Case Officer : FL	Site Area : 0.08
Valid Date : 15/7/02	Received Date: 15/07/2002

Level : Delegated Application

Description : Proposed additional rooflights in ~~front~~ rear elevation of dwelling.
Retention of existing vehicular access as IN only.

Location : Orchard Cottage, Western Avenue, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Mr P Potter C/O Chamberlain Syrad Architects.

Fee Required: £110 Fee Received: £110 (9)

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	~~Days approach to be highlighted~~		
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 If "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 : Sonning ✓

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

OTHERS

No pre-apps.

NEIGHBOURS

+ S/N + See map.

+ site within redline

+ Mr T. Clark, 23 Milton Road Earley, RG6 1EN ✓

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

Tel: 0118 974 6502

Date: 24 July 2002

My ref: F/2002/7126

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2002/7126
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed additional rooflights in front elevation of dwelling.
Retention of existing vehicular access as IN only.

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 **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/7126**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed additional rooflights in front elevation of dwelling. Retention of existing vehicular access as IN only.
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 Lennard

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

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

Tel: 0118 974 6502

Date: 24 July 2002

My ref: F/2002/7126

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ashman
60 Park View Drive North
Charvil
Berks
RG10 9QY

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 sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Mr F Leo** Application Number: **F/2002/7126**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed additional rooflights in front elevation of dwelling. Retention of existing vehicular access as IN only.
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 Ashman

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

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

Tel: 0118 974 6502

Date: 24 July 2002

My ref: F/2002/7126

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Swaddle
26 Palmerstone Road
Earley
Reading
RG6 1HL

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

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Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed additional rooflights in front elevation of dwelling. Retention of existing vehicular access as IN only.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Mr F Leo** Application Number: **F/2002/7126**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed additional rooflights in front elevation of dwelling. Retention of existing vehicular access as IN only.
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 Swaddle

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

Received by Wokingham District Council

Application No: F/2002/7126

Proposal:
Proposed additional rooflights in ~~front~~ rear elevation of dwelling. Retention of existing vehicular access as IN only.

Location:
Orchard Cottage, Western Avenue, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/7126 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mr F Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/08/2002. 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

24 July 2002

Organisation_Name	Building_Name	address1	Postcode
		9TIVERTON CLOSEREADING	RG5 3BE
		119WESTERN AVENUEREADING	RG5 3BL
		121WESTERN AVENUEREADING	RG5 3BL
		1FRAMPTON CLOSEREADING	RG5 3BS
	OAKTREES	OAKTREESWESTERN AVENUEREADING	RG5 3BN
	ORCHARD COTTAGE	ORCHARD COTTAGEWESTERN AVENUEREADING	RG5 3BN
	ST. GILES	ST. GILESWESTERN AVENUEREADING	RG5 3BN
	TAMARISK	TAMARISKWESTERN AVENUEREADING	RG5 3BN
		10TIVERTON CLOSEREADING	RG5 3BE

23, Hilton Road, Earley.
Neighbour consultation list F/2002/7126

7126

Environmental Services

For office use only.
Application number: 15 JUL 2002 7126

15 JUL 2002

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR P POTTER 7 EAST PARK FARM DRIVE CHARVIL READING RG10 9UG
2	Agent's Name Address and postcode Phone number	CHAMBERLAIN SYRAD ARCHITECTURE 66 TILEHURST ROAD READING RG30 2JH 0118 939 4554
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.	ORCHARD COTTAGE WESTERN AVENUE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO ADDITIONAL ROOFLIGHTS AND RETENTION OF EXISTING ACCESS AS IN ONLY.
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.	VELUX ROOFLIGHTS
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: 4	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 P. POTTER

Date 11 JULY 2002

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

Y "ORCHARD COTTAGE"

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. 37 SU.7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2001/3238	Executors Mrs. O'Gaines	S/St & 2/St side ext conserv. fr porch & det double gar. Relocation of access	19.03.01	C/A
F/2001/4134	Mr P Potter	2/st side ext, rear conservatory ext fr. porch & double gar. (amend to 3238)	27.7.01	Ref
F/2001/4674	Mr Potter	2/st side ext. R conserv. fr. porch & double gar.	11.10.01	C/A
F/2001/5483	Mr P Potter	erect of repl dwell + gar Dem of exist dwell	28.1.02	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933 Orchard Cottage

2/

ADDRESS Western Avenue PARISH Woodley

PLOT No. ORD.SHEET No. 37

SU.7674

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/02/7126		Mr Potter	add rooflights in fr elev Retention of exist ven access as "in" only			

MINISTRY DECISION:

SPECIAL ORDERS: