EX SYSTEMS LTD

APPLICATION NO:
F/2000/1042

LOCATION:
69 Woodlands Avenue, Woodley Reading.

APPLICANT:
Mr T R Willson

PROPOSAL:
Proposed single storey rear extension to dwelling with room in roof.

EARLIEST DATE FOR DECISION: **30/04/2000**

APPLICATION EXPIRY DATE: **17/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T R Willson
69, Woodlands Avenue
Woodley
Reading
RG5 3HF

Application Number: F/2000/1042

Parish: **WOODLEY**

Location: **69, Woodlands Avenue, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling with room in roof.**

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.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 18 May 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.

PLANNING SERVICES	HPT 25372
POL	TLS
DC	ENF
APP	
CS	
01 [illegible] 2000	
COPIES TO:	ACK:
	FILE:

T.R.Willson
69,Woodlands Ave,
Woodley,
RG5 3HF

Phone 01189694868 or 0956241193

C/o N. Lake
The Planning Dept
Wokingham District Council

31st Jan. 2000

Dear Madam,

Please find enclosed proposed revised plans for extension to 69,Woodlands Ave, Woodley.
Red lines depicting extent of cavity walls etc.

Please note the proposed building line has been reduced and posistioned so as not to project forward of adjacent pro perties 67 and 71.

In positioning the extension offset from the original building line I feel the effect is not of one long continuous building, resulting in a reduced view from the front of the property of the longer flank.

I also enclose a site plan in relation to adjacent properties.

I would be grateful if we could arrange a meeting to discuss the acceptibility of the proposals.

Yours sincerely,

T.R. Will

Mr T.R.Willson

finalised for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous Refusal 70840.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1042	NC
BUILDING CONTROL NUMBER.	FP99/0030	
~~APPLICANT~~/AGENT	Peter H. Watkins	
ADDRESS OF SITE	69 Woodlands Avenue WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext with room in roof.	

DRAWING NUMBERS	BC dated.	DC dated
BLOCK PLAN	PW 99/64 20/10/99	PW 99/64 13/3/00
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? DC +	Proposal reduced in size	
DATE	3/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	3/7/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Mr and Mrs T.R.Willson
69,Woodlands Ave,
Woodley,
RG5 3HF.

C/o Nicola Lake
Wokingham district council
Planning Department
Wokingham

20/4/2000

Dear Madam,

As a result of previous meetings and subsequent site visits, I have pleasure in enclosing drawings and application forms for reapplication of planning permission. I hope you find these in order.

Yours sincerely

T.R.Willson.

Planning Services
Wokingham District Council

Mr & Mrs T.R. Willson
69 Woodlands Ave.
Woodley
RG5 3HF

PLANNING SERVICES	HPT
POL	TLS 28321
DC	ENF
APP	
CS	NC
13 APR 2000	
COPIES TO:	ACK:
	FILE:

F/2000/1042

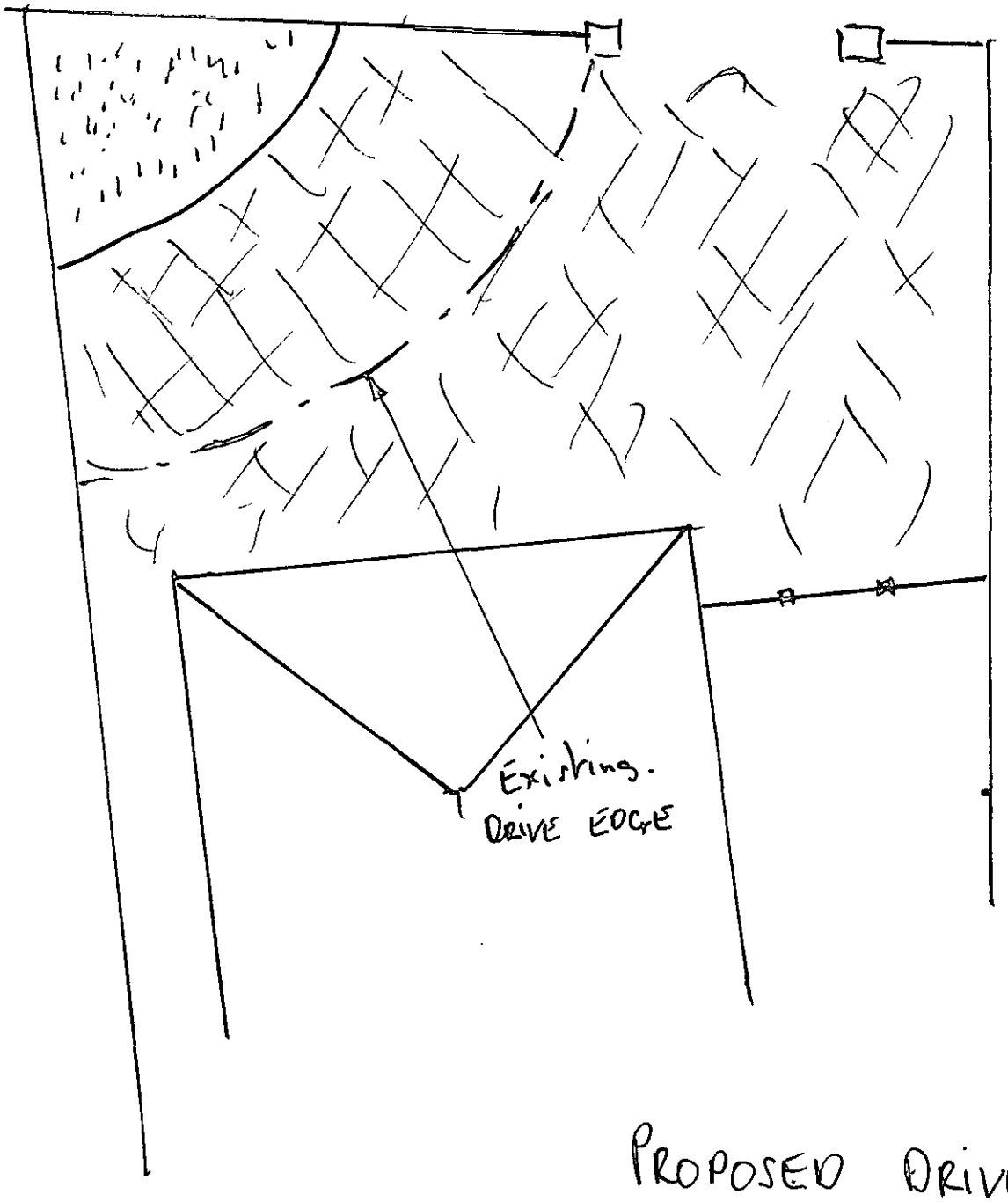
Dear Sir or Madam

Please find enclosed 4 Copies of drive lay out and confirmation of displaying site notice.

Yours faithfully,

T.R. Willson

69, Woodlands Ave. T.R. Willson
Woodley
Ref. F/2000/1042



PROPOSED DRIVE

Key

Driveway

Grass.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1042

Applicant : Mr T R Willson .

Location : 69, Woodlands Avenue, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling with room in roof.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13·4·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/03/2000

Earliest Date for Decision : 30/04/2000

Latest Consultation Date/Site Notice Expiry Date : 30/04/2000

Application Expiry Date: 17/05/2000

Consultation Responses :

Woodley T.C - 'No comment'

Highways - No objection .

Planning Issues :

Site designation - within the identified settlement .

1.) Impact upon the neighbouring dwellings .

2.) Impact upon the street scene.

Application Number: F/2000/1042

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed extension is a s/s rear extension with accommodation within the roof space of the extension. Providing the first floor. The extension will project out by 4.6m at the nearest shared boundary of the adjacent neighbouring properties having existing single storey rear extensions.

Therefore, there will be no overlooking, overshadowing, or overbearing, there there will be no detrimental impact upon the residential amenity of the neighbouring property.

2.) Impact upon the Street Scene.

The proposed extension is largely located to the rear of the property. A number of similar such extensions have been built within the surrounding area. The proposed extension is in keeping with the character of the existing dwelling and the wider area. As such, there will be no detrimental impact upon the character of the neighbouring dwellings of the street scene.

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

Application Number F/2000/1042
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 ·	
2	SC53	SR12 ·	
3	~~SC53~~	SR12	

18/5/02

RECORD OF SITE VISIT

SITE ADDRESS: 69 Woodlands Avenue Woodley Reading.

APPLICATION NUMBER: F/2000/1042

OFFICER: Nicola Lake

DATE OF SITE VISIT: 13.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on front Boundary

2. DESCRIPTION OF SURROUNDINGS

residential

3. DESCRIPTION OF SITE/BUILDING

2/s detached Bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES See previous notes of Pre-ap advice given.
Both adjacent properties have had extensions

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **06 April 2000**

My ref: F/2000/1042

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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

Dear Councillor

Application Number: F/2000/1042
69, Woodlands Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling with room in roof.

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

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1042**
69, Woodlands Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling with room in roof.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: (0118) 974 6481

Date: **06 April 2000**

My ref: F/2000/1042

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1042**
69, Woodlands Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling with room in roof.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: (0118) 974 6481

Date: **06 April 2000**

My ref: F/2000/1042

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1042**
69, Woodlands Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling with room in roof.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

Received by Wokingham District Council

Application No: F/2000/1042

Proposal:
Proposed single storey rear extension to dwelling with room in roof.

Location:
69, Woodlands 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. 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 letter for delivery of plans.

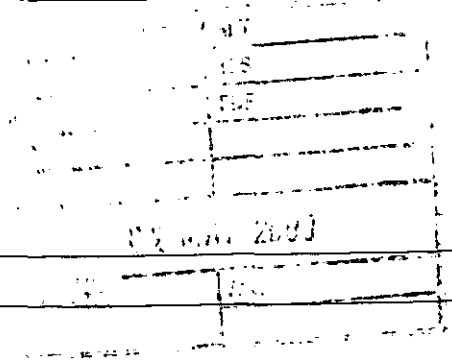
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/04/2000. Written comments submitted will become available for public inspection.

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

FROM: Nicola Lake

DATE: 06 April 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1042

Proposal: Proposed single storey rear extension to dwelling with room in roof..

Site Address: 69, Woodlands Avenue, Woodley, Reading.

Applicant: Mr T R Willson .

Your observations are required in respect of this application **by 30/04/2000** .

The committee had no comment to make on this application but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 27.4.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 06 April 2000

Application Number: F/2000/1042

Proposal: Proposed single storey rear extension to dwelling with room in roof.

Site Address:
69, Woodlands Avenue, Woodley, Reading.

Applicant:
Mr T R Willson .

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).

Signed: N.S. Trotter 13-4-00 **Print name:** N TROTTER

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAR 2020	
Officer: NR	Application No. F/2000/1042.

Map No. 44. Site ...007....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING WITH ROOM IN ROOF

Location: 69 WOODLANDS AVENUE

Parish: WOODLEY Ward: South Lake ✓ 614

Applicant: MR T WILLSON
RE-SUBMISSION

Fee Received 00-00 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	PARKING?	614	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.6.4... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

No Pre-apps.

NEIGHBOURS:

S/N + 67, 71, 73 + 74 Woodlands Ave
14, 16 + 18 Fawcett Cresent

bdl

ADDRESS 69 WOODLANDS AVENUE PARISH WOODLEY

PLOT No. Old property ORD. SHEET No. SU.7573 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
374/50	Mr. F. Green	Garage.	10 10 52	App / N/A
795/54	Mr. G L Cracknell	— —	12 10 54	App / N/A
99/70840/F	Mr T. Wilson	2 Storey Rear Ext.	12.1.00	Ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
22.MAR2006 1042

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 T. R WILLSON
	Address and postcode	69 WOODLANDS Ave. WOODLEY, BERKS RG5 3HF
	Phone number	0118-9696868
	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.	69, WOODLANDS Ave. AS ABOVE (1)
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION WITH ROOM IN ROOF.
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 ☐ 160FT DOWN GARDEN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	EXTERNAL PAINTED RENDER. PAN TILES FOR 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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.		
	Re applying for planning		
	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

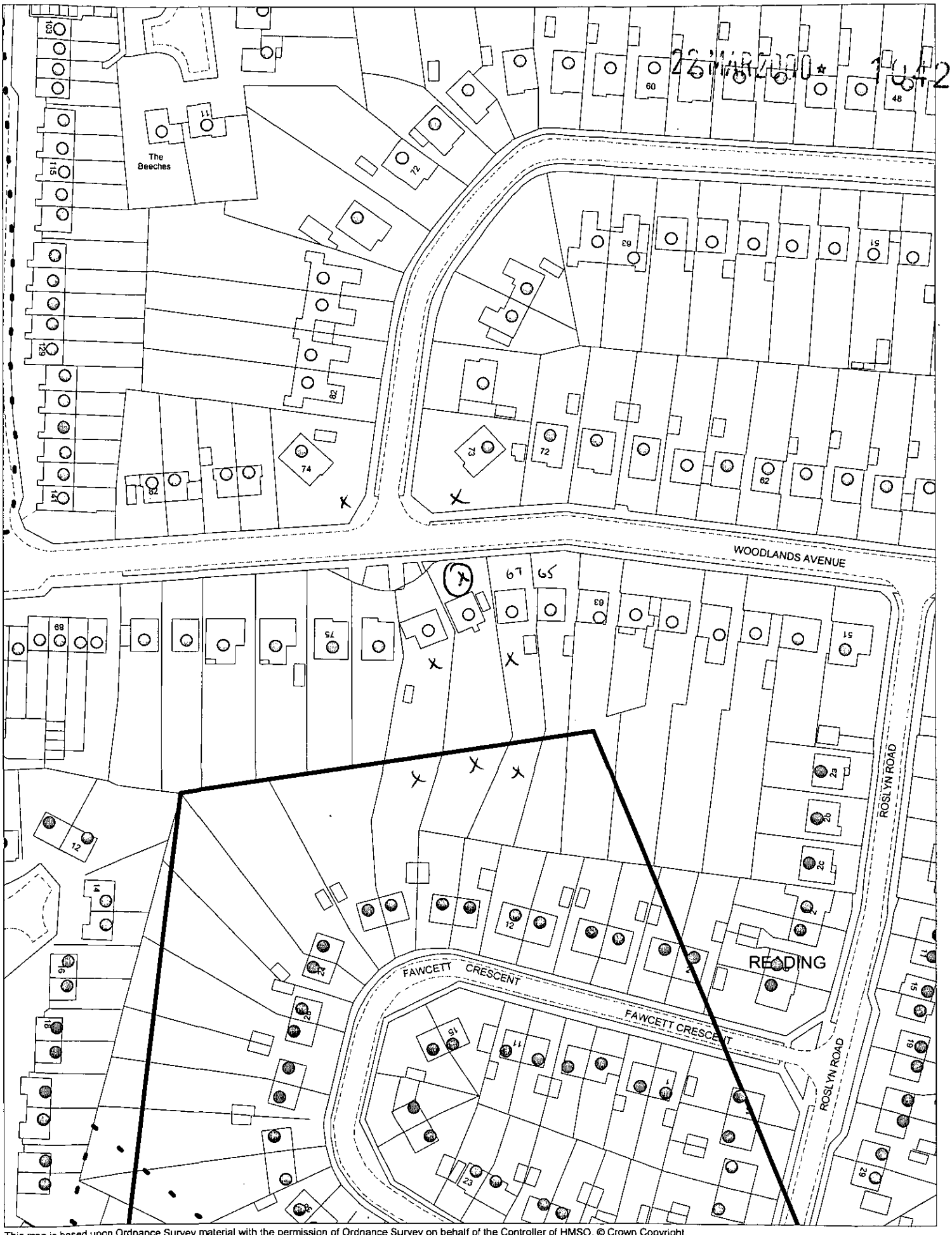
None of the land forms part of an agricultural holding.

Your signature: T.R. Wilson

on behalf of —

Date 15/3/00

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



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

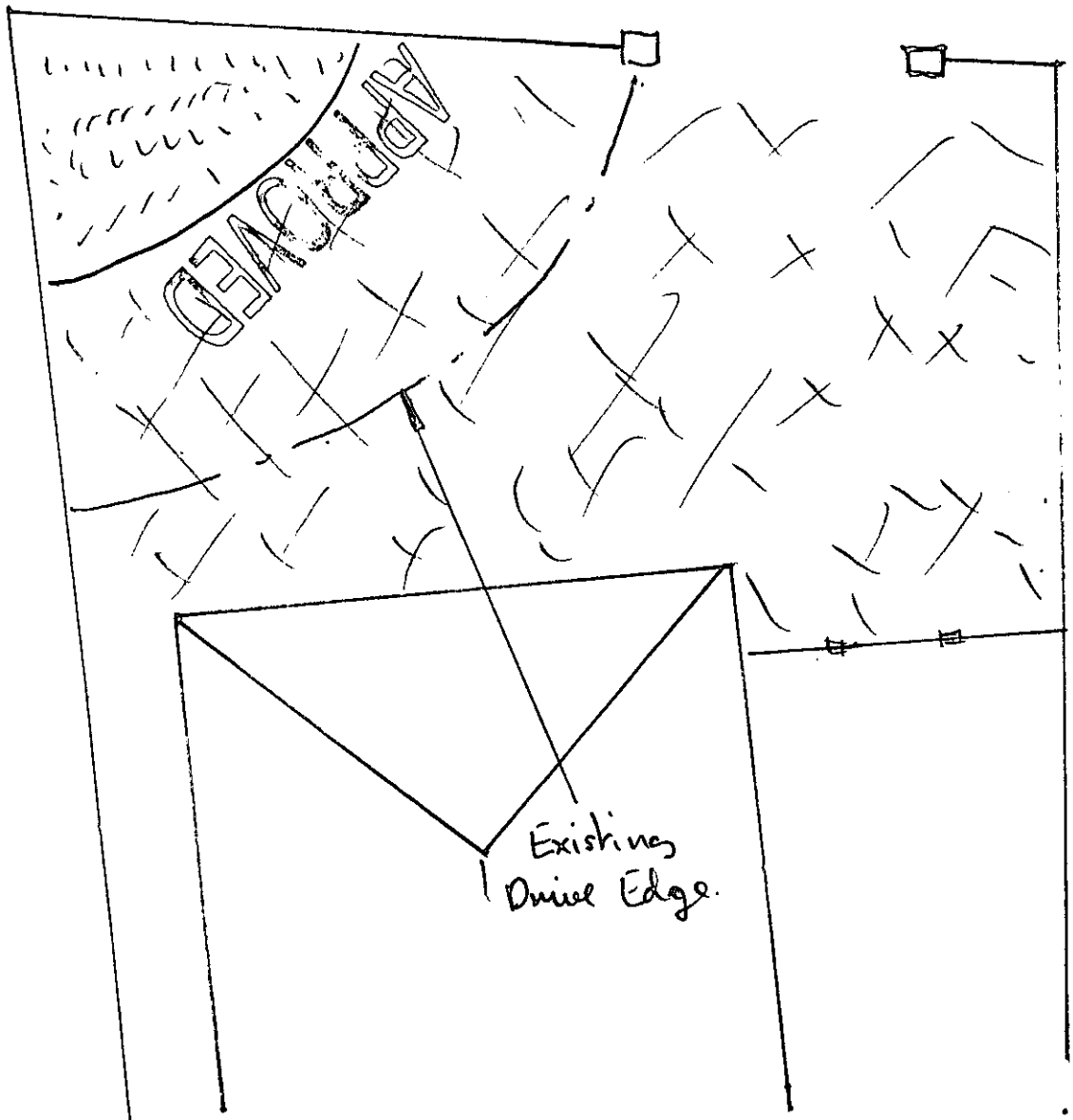
29 March 2000

Scale: 1 : 1250

N
W E
S

69, WOODLANDS AVE
WOODLEY

Ref. F/2000/1042



PROPOSED DRIVE

Key

DRIVEWAY

GRASS.

T.R. WILLSON.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 APR 2000	
COPIES TO:	ACS:
	FILE: