EX SYSTEMS LTD

4
(see a

APPLICATION NO:
F/2000/1043

LOCATION:
Oaktrees Western Avenue, Woodley Reading

APPLICANT:
Mr & Mrs P G Prince

PROPOSAL:
Proposed first floor front extension to dwellin

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 & Mrs P G Prince
Oaktrees,
Western Avenue
Woodley
Reading
RG5 3BN

Application Number: F/2000/1043

Parish: **WOODLEY**

Location: **Oaktrees, Western Avenue, Woodley, Reading.**

Proposal: **Proposed first floor front 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 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1043	NL
BUILDING CONTROL NUMBER.	FP2000/0457	Nick
APPLICANT/~~AGENT~~	Mr & Mrs Price	
ADDRESS OF SITE	Oak Trees, Western Avenue Woodley	
DESCRIPTION OF PROPOSED WORK	first floor front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	P004	P001
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	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23/5/00.	

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 : Nicola Lake

Application Number : F/2000/1043

Applicant : Mr & Mrs P G Prince .

Location : *Oaktrees, Western Avenue, Woodley, Reading.*
Proposal : Proposed first floor front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27·4·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....27.4.2000.....

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'

Planning Issues :

Site Designation - would be identified settlement

1.) Impact upon the neighbouring dwellings.

2.) Impact upon the surrounding area.

Application Number: F/2000/1043

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for a first floor front extension, above the existing single storey flat-roofed porch. The extension will increase the width and height of the existing projecting front gable section.

The proposed development will not overlook overshadow or overbear. Hence, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2.) Impact upon the street scene.

The proposed development 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 and amenity of the street scene.

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

Application Number F/2000/1043
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SE02 .	
2	SC53	SR12 .	works .

RECORD OF SITE VISIT

SITE ADDRESS: Oaktrees Western Avenue Woodley Reading. APPLICATION NUMBER: F/2000/1043	OFFICER: Nicola Lake DATE OF SITE VISIT: 27.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on tree front of site.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES Site is well screened from the road by a 4-5ft fence to the front and mature trees. Proposal will under the existing 2/s front element and increase the Gable to the ridge height. House is set well back from the road, and the site drops down in height as you progress further from the main road. It will cover an existing flat roofed/veranda style porch view of dwelling from the drive.

large front Double Garage / stone

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **06 April 2000**

My ref: F/2000/1043

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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/2000/1043
Oaktrees, Western Avenue, Woodley, Reading.
Proposed first floor front 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1043**
Oaktrees, Western Avenue, Woodley, Reading.
Proposed first floor front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: (0118) 974 6481

Date: **06 April 2000**

My ref: F/2000/1043

CONFIDENTIAL

Councillor Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

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

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

Tel: (0118) 974 6481

Date: **06 April 2000**

My ref: F/2000/1043

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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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Case officer: **Nicola Lake** Application Number: **F/2000/1043**
Oaktrees, Western Avenue, Woodley, Reading.
Proposed first floor front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

Received by Wokingham District Council

Application No: F/2000/1043

Proposal:
Proposed first floor front extension to dwelling.

Location:
Oaktrees, 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. 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/2000/1043

Proposal: Proposed first floor front extension to dwelling..

Site Address: Oaktrees, Western Avenue, Woodley, Reading.

Applicant: Mr & Mrs P G Prince .

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

The committee agreed to make no comment on this application.

SIGNED: _____ DATE: 27.4.00.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22/6/99
Officer: NL	Application No. F/2000/1043

Map No. 37 Site ...006..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR FRONT EXTENSION TO DWELLING

Location: OAKTREES WESTERN AVENUE

Parish: WOODLEY Ward: Coronation ✓ 6/4

Applicant: MR/MRS PRINCE

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

Enforcement Section to be notified ☐ tick if required (4)

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 : 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 Re-apps

NEIGHBOURS:

S/N + Orchard Cottage, Acorns, 121 Western Ave

N.O. + Chamonix, Tiverton Close

6.6.4

① "OAK TREES ~~COTTAGE~~" E

ADDRESS WESTERN AVENUE PARISH WOODLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
188/54	Cooper Estates Ltd	Outline {Residential Development	11. 5. 54	N/A. C/A
134/58	"	Detached House	8. 7. 58	App App
PD/129/66	Mr. L. Jarrett	Bedroom Extension	14. 4. 66	App. N/A
PD/165/67	"	Additions	13. 4. 67	App. N/A
8/71	Mr P G. Prince	Ground & 1st Floor additions	21. 1. 71	App App
BR 3890	"	GARAGE TO ROOM	19. 4. 76	App N/A
BR 4021	"	Garage & Car Port	28. 4. 76	App N/A
03851	"	GARAGE INTO HABITABLE ROOM	28. 3. 76	N/A C/A
04035	"	GARAGE & CAR-PORT	20. 2. 76	N/A C/A
BR. 6923	Mr. P. G. Prince	2 Storey Extension	26. 8. 77	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O 69 385/88

DRAINAGE

1933

(2) OAK TREES

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 7674 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
06828	MR P PRINCE	2/ST. EXTENSION	25-8-77	C
34567	"	REPOS. & GARAGE	7.11.89	W
38238	"	GARAGE	22.10.91	C
BRA 10727	"	"	16.9.91	APP

MINISTRY DECISION

SPECIAL ORDERS TPO 385/88

Environmental Services

For office use only.
Application number: 22 MAR 2006 1043

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 Address and postcode Phone number	MR + MRS P.G. PRINCE OAKTREES WESTERN AVENUE WOODLEY READING.
2	Agent's Name Address and postcode 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.	OAKTREES WESTERN AVENUE WOODLEY READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION TO EXISTING BEDROOM ABOVE EXISTING PORCH
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RENDERED BLOCKWORK AS BROWN TILES EXISTING WHITE WINDOWS
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

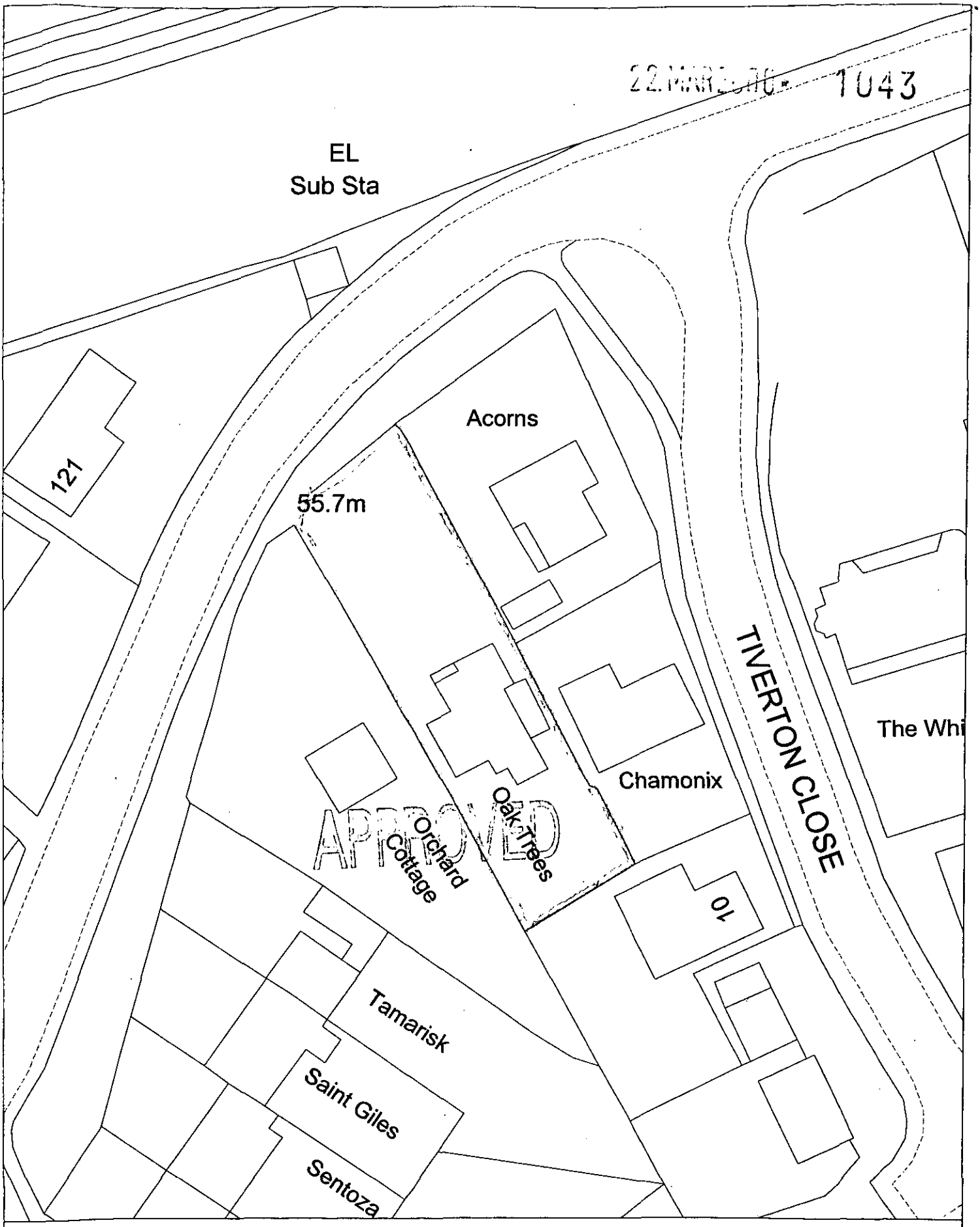
~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of

Date 21/3/00

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



Site Plan, Scale: 1 to 500

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Date: 15 March 2000

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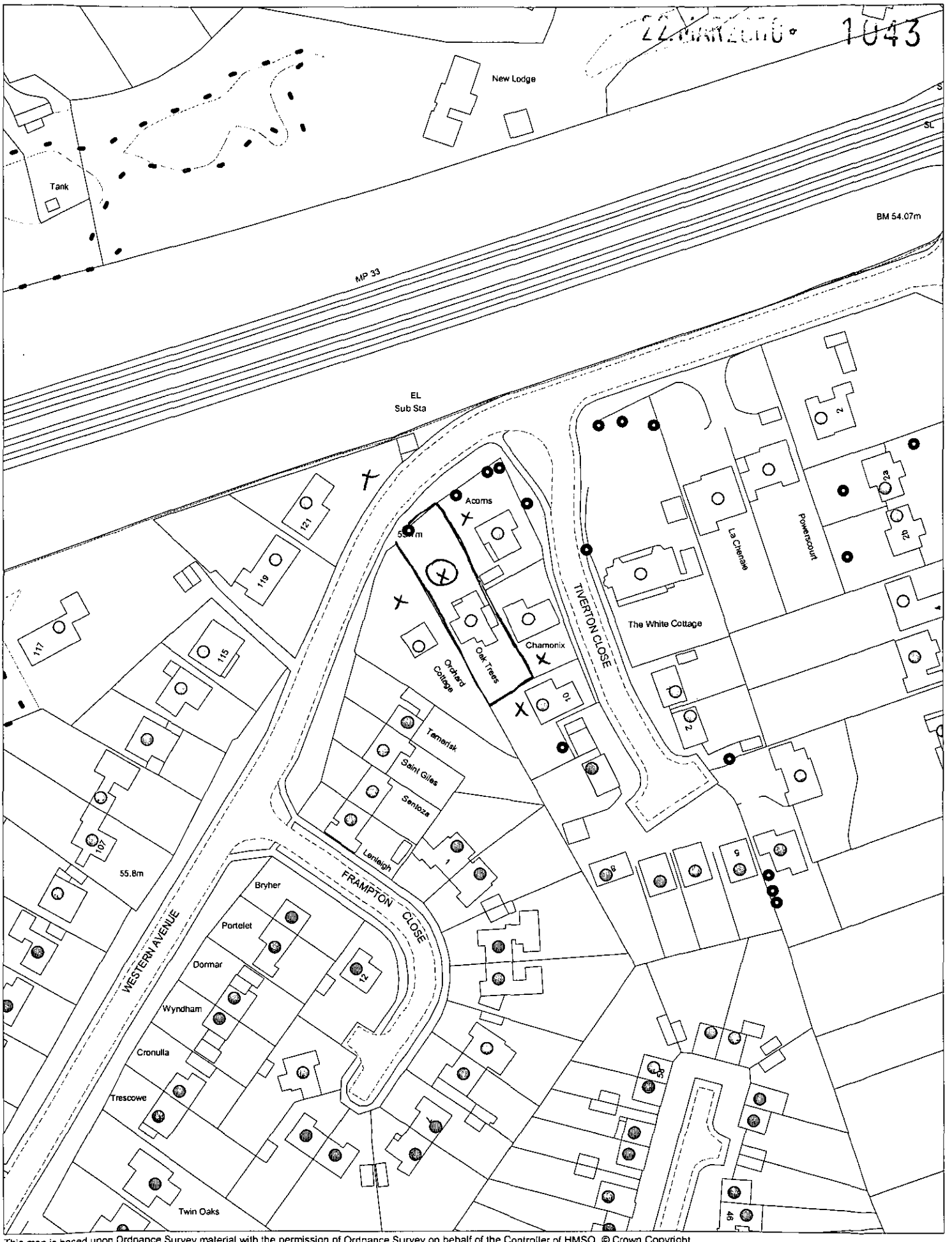

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Development Control Section, Environmental Services, Wokingham District Council.
29 March 2000 Scale: 1 : 1250



Site Plan, Scale: 1 to 2500

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Date: 15 March 2000

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