APPLICATION NO:
F/2001/3550

LOCATION:
27 Hawker Way, Woodley Reading.

APPLICANT:
Mr & Mrs Jackman C/O Peter H Watkins

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **14/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/05/2001

CASE OFFICER: **Helen Pollock**

APPROVED

D1

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Jackman
C/O Peter H Watkins
48 Broomfield Road
TILEHURST
Berkshire
RG30 6AL

Application Number: F/2001/3550

Parish: **WOODLEY**

Location: **27 Hawker Way, Woodley, Reading**

Proposal: **Proposed single storey 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 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. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 30/04/2001

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.

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3550	HP
BUILDING CONTROL NUMBER	BR 2001/1905	Nick
~~APPLICANT~~/AGENT	Peter H. Watkins	
ADDRESS OF SITE	27 Hawker Way WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 21031	PW 21031
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/6/01	

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 : Helen Pollock

Application Number : F/2001/3550

Applicant : Mr & Mrs Jackman C/O Peter H Watkins.

Location : 27, Hawker Way, Woodley, Reading.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/04/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 10/04/01.....

Date Registered : 12/03/2001

Earliest Date for Decision : 14/04/2001

Latest Consultation Date/Site Notice Expiry Date : 14/04/2001

This application will have expired on: 07/05/2001. 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: No Comment

G.A: No objection.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene

Application Number F/2001/3550
Conditions/Reasons for Refusal

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

Application Number: F/2001/3550

Appraisal:

The proposed development is for a single storey front extension to the lounge and infilling of the existing open porch. The extension would be 5m long and would bring the main house forward level with the existing front building line of the garage, with a bay window protruding a further 744mm forward. It would have a single pitched roof continuing that of the existing porch, standing 2.3m to the eves and 3.3m to the ridge.

The property is detached with an integral garage and has an open plan frontage.

1. Impact upon neighbouring properties

The houses in Hawker Way are staggered with No. 27 sitting forward of No.29. There are no new openings proposed as part of this development so there would be no overlooking and the minor single storey nature of the proposal would not be overbearing. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the character of the street scene

The proposed extension would be visible from Hawker Way, but would be constructed of matching materials to the existing, and has a pitched roof which continues the line of the existing, and would have little impact upon the street scene. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ **~~Refusal:~~**

RECORD OF SITE VISIT

SITE ADDRESS: 27 Hawker Way
Woodley Reading.

APPLICATION NUMBER: F/2001/3550

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on lamp post to front.

2. DESCRIPTION OF SURROUNDINGS Residential - late 70's/early 80's

3. DESCRIPTION OF SITE/BUILDING Detached 2 storey family house with integral garage. (Corner plot.)

4. RELATIONSHIP TO ADJOINING PROPERTIES
N° 29 Set back of 27 by = 3m
All HSE'S in cul-de-sac have integral garages + pitched roofs over that + porch - Some have enclosed porches, Some open.

5. SITE CONSTRAINTS

TREES N/A apart plan to front, Some bushes, none to be affected.

ACCESS/PARKING garage + 2 driveway.

LEVELS N/A.

BOUNDARY TREATMENT N/A.

OTHERS

Hos 2 Satellite dishes !!

Received by Wokingham District Council

Application No: F/2001/3550

Proposal:
Proposed single storey front extension to dwelling.

Location:
27, Hawker Way, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2001. 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

21 March 2001

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

Tel: 0118 974 6480

Date: **21 March 2001**

My ref: F/2001/3550

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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

Dear Councillor

Application Number: F/2001/3550
27, Hawker Way, Woodley, Reading.
Proposed single storey 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 **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3550**
27, Hawker Way, Woodley, Reading.
Proposed single storey 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 Thair

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

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

Tel: 0118 974 6480

Date: **21 March 2001**

My ref: F/2001/3550

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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

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27, Hawker Way, Woodley, Reading.
Proposed single storey 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 Clifford

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

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

Tel: 0118 974 6480

Date: **21 March 2001**

My ref: F/2001/3550

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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

Dear Councillor

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27, Hawker Way, Woodley, Reading.
Proposed single storey front extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3550**
27, Hawker Way, Woodley, Reading.
Proposed single storey 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 Clacey

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

FROM: Helen Pollock

DATE: 21 March 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3550

Proposal: Proposed single storey front extension to dwelling..

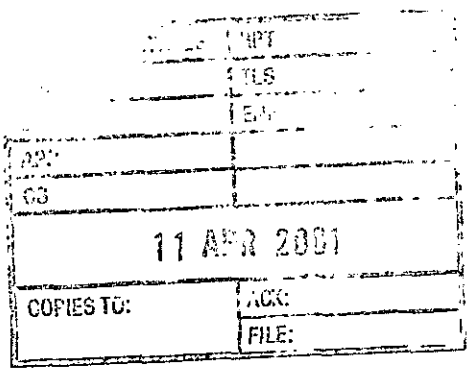
Site Address: 27, Hawker Way, Woodley, Reading.

Applicant: Mr & Mrs Jackman C/O Peter H Watkins.

Your observations are required in respect of this application **by 14/04/2001** .

COMMENTS:

Members had no comment to make on this application but asked that any neighbours' comments on the proposal should be taken into account.



SIGNED: D A Rowsell DATE: 9/4/01

pp Clerk To Woodley Parish/Town Council.

Our ref: SP\2001\003436\001
Your ref: F/2001/3550
Date: 3rd April 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 42047
POL	TLS
DC	ENF
APP	
CS	
05 APR 2001	
COPIES TO:	ACK:
	FILE:

FAO: Helen Pollock
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Madam

PROPOSAL: Single Storey Front Extension
LOCATION: 27 Hawker Way, Woodley

Thank you for your letter dated 21 March 2001, which was received on 23 March 2001. You are asked to quote the following reference in any correspondence: **SU77SE/13/8**. The Environment Agency has no objection to the proposed development.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 771 733	185m	Woodley Airfield	Inert Waste

In view of distance and the nature of the material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage: Contact Amanda Reed On 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

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

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.

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

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose.

Matt Rose
Development Planning Team

CC: Peter H Watkins, 48 Broomfield Rd, Tilehurst, RG30 6AL

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 MAR 2001
Officer: HP	Application No. F/2001/3550

Map No. LD Site 004

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING

Location: 27 HAWKER WAY

Parish: WOODLEY Ward: Loddon

21.3.01 TJ

Applicant: MR / MRS JACKMAN

Fee Received 95-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

..... No pre-apps .....
.....
.....

NEIGHBOURS: Site notice & see map for neighbour notices

.....
.....
.....
.....
.....
.....
.....
.....
.....

①

ADDRESS 27 HAWKER WAY PARISH WOODLEY

PLOT No. 70 (WOODLEY AIRFIELD - PHASE I) ORD. SHEET No. SU. 7772 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11/1/62				
M/1/63	ADNEST	MINERAL EXTRACTION	13.11.63	N/A C/A
M/1/64	"	"	11.2.64	N/A C/A
0/119/64	WOODLEY DEVS.	O/APP. RES. DEV. 240 ACRES	28.2.66	N/A REF
SD/73,141/73	ADNEST	" AREA 1: ROAD ENTRANCES		
01201	"	" 20 ACRES	5.9.74	N/A REF
04538	"	" W/DRAWING: 264.3 ACRES		
08308	ADNEST / WIMPEY	" : 138.3 "	30.10.78	N/A C/A
07209,10	"	AGRICULTURAL ROAD	W/DRAWN	
09497	"	LINKS ARDW "	15.2.79	N/A C/A
12133	BRYANT	DETACHED HOUSE & GARAGE	13.12.79	N/A C/A
AR12151	"	"	29.11.79	APP N/A
AR 23803	MR A GROVE	CONSERVATORY	6.12.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO

DRAINAGE

091074

②

ADDRESS 27 HAWKER WAY PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 7772 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR25391	MEARS GROUP	2/ST. EXTENSION	29.10.85	APP N/A
26374	"	"	4.11.85	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 12.MAR2001* 3550

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. JACKMAN 27 HAWKER WAY WOOLEY 9699669
	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TICEHURST RG30 6AC 9423696
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	27 HAWKER WAY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT EXTN
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	ROOF TILES & BRICK TO MATCH
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 ☑

12 MAR 2001

3544 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.	£95.00	
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. JACKMAN

Date 8-3-2001

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

12 MAR 2001



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Development Control Section, Environmental Services, Wokingham District Council.

13 March 2001

Scale: 1 : 1250

N
W E
S