APPLICATION NO:
F/2000/2809

LOCATION:
43 Colemans Moor Road, Woodley Reading.

APPLICANT:
Mr & Mrs R S Bharj C/O Kalsi Associates Ltd

PROPOSAL:
Proposed dormer extension to dwelling and roof re-alignment.

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
12/01/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

SOUTHPORT U.K
LONDON OFFICE
EX SYSTEMS LTD

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R S Bharj
C/O Kalsi Associates Ltd
6 Devonshire Park
Shinfield Road
Berkshire
RG2 7DX

Application Number: F/2000/2809

Parish: **WOODLEY**

Location: **43, Colemans Moor Road, Woodley, Reading.**

Proposal: **Proposed dormer extension to dwelling and roof re-alignment.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the roof slope on the north elevation of the extension facing No. 45 Colemansmoor Road and in the first floor and above on the south elevation of the extension facing No. 41 Colemansmoor Road hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The study window in the south elevation and the shower room and bathroom windows on the north elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. No part of any extension hereby permitted shall be occupied or used until a plan showing 3 vehicle parking spaces has been provided and approved in writing by the Local Planning Authority. The 3 vehicle parking spaces shall be permanently maintained and used for no other purposes.

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.

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

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

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

3. 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 and LTV1/LTV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/01/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2809.	AT
BUILDING CONTROL NUMBER.	BP2001/1830	Nick
~~APPLICANT~~/AGENT	Mr N.M. Mann.	
ADDRESS OF SITE	43. Coleraine Moor Rd. Woodley	
DESCRIPTION OF PROPOSED WORK	loft conversion - first floor rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	NM 7935/1	Rec'd 17/11/00
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/1/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - N+S elevations roof looks slightly different but no increased volume shown on E+W elevations	
DATE	10/5/01.	

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 : Andrew Thorley

Application Number : F/2000/2809

Applicant : Mr & Mrs R S Bharj C/O Kalsi Associates Ltd.

Location : 43, Colemans Moor Road, Woodley, Reading.
Proposal : Proposed dormer extension to dwelling and roof re-alignment.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 20/12/2000

Date Registered : 17/11/2000

Earliest Date for Decision : 16/12/2000

Latest Consultation Date/Site Notice Expiry Date : 16/12/2000

This application will have expired on: 12/01/2001. 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 :

Highways : Approval with conditions.

Woodley Town Council : No Comment.

Neighbours : No comments received

Planning Issues : (Identified settlement)

1) Neighbours

2) Streetscene

3) Highways.

11/01/01

Application Number: F/2000/2809
Appraisal:

1) Impact on neighbouring properties

The proposal is for side dormer extensions and roof alignment to an existing extended detached dormer bungalow to form extra living accommodation.

The proposed accommodation at first floor level will be "L" shaped in design. It will remain the same width (at 8.5 metres), but the volume of the accommodation is to be extended in a westerly direction by approximately 9 metres giving an overall length of 14.1 metres. Extra accommodation includes an extra bedroom, a study and an en-suite shower room. The existing main pitched roof will be raised /realigned so to accommodate the extra accommodation at first floor level. Part of the pitched roof height will therefore increase from 6 metres to 7.8 metres at the front (east) elevation and the pitched roof over the kitchen area will increase (with a mono styled roof), from 4.4 metres to 6.6 metres at the rear (west) elevation. The width of the box dormers located on the south and northern elevations will be extended by between 4 metres and 4.6 metres giving an overall width of 8 metres and 8.6 metres respectively. Both box dormers will be converted to a swept style of dormer window thereby reducing the overall height of the face of the box dormer.

No.41, to the south, extended detached dormer bungalow, main windows on ground face front and rear gardens, no windows on flank elevation. Footprint set slightly back from road than No.43. At first floor level, there are two dormer windows in roof slope facing the proposed south elevation. One consists of an obscured glazed bedroom window and the other an obscured glazed bathroom window. Due to the distance away 3.3 metres, it is considered that the proposed study window should be obscured glazed so to prevent overlooking of the neighbours bathroom.

No. 45, to the north, extended detached dormer bungalow, 0.6 metres higher, main windows on ground floor face front and rear gardens. Footprint set further back from road than No.43. Windows on ground floor consist of a secondary lounge window, a dining room window and a secondary rear sitting room window. Due to the orientation and distance away 3.5 metres, from the proposal it is considered that there will be minimal loss of light to the dining room window. At first floor level, there are two dormer windows in the roof slope, diagonally facing the proposed north elevation, one consists of an obscured glazed bathroom window and the other a high level clear glazed bedroom window. Due to the orientation and distance away 5 metres, the proposal will not cause any overlooking for the occupants of this property

Properties to the rear (west elevation) will not be affected by overshadowing or overlooking.

2) Impact on street scene /visual impact.

The proposed pitch roof height would match the neighbouring properties to the north and south of the property. The new dormers would be visible from the Colemans Road. However the proposed materials would match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] ~~Refusal~~ [ ]
(tick appropriate box)

Application Number F/2000/2809
Conditions/~~Reasons for Refusal~~

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

1. COO1 ROO1 Full Permission – 5 Years
2. CO14 RO14 External Finishes to Match
3. CO44 RO44 No windows to be inserted

In the 'roof slope' on the 'north elevation' of the extension facing No.45, Colemansmoor Road.
&
In the 'first floor and above' on the 'south elevation' of the extension facing No. 41,Colemansmoor Road.

4. CO45 RO45 Obscure Glazing

The ' study window' in the 'south elevation' (delete shall be fixed shut, and be permanently so retained thereafter)
&
'The shower room' and the 'bathroom' on the 'north elevation'

5. C122 R122 'the 3 no. vehicle parking spaces' ? no parking plan provided, this needs amending.

INFORMATIVES

NO4 Planning Permission Only (Not BR Approval)

NO6 Within Curtilage

NO16 Relevant Policies

LALP: LBE1/LBE2 & LTV1/LTV6,
WDLP: WBE1, WOS2/3
BSP: EN1

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

11/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 43 Colemans Moor Road Woodley Reading.

APPLICATION NUMBER: F/2000/2809

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 22/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post

2. DESCRIPTION OF SURROUNDINGS "Residential"

No 41 ~~detached~~ dormer bungalow, detached, with 2No single box dormers in roof /bedrooms with obscured glazed windows, no windows on ground floor on flank elevation.

No. 45 ~~detached~~ detached dormer bungalow, with 3 windows in ground floor and box dormer in roof - bathroom + bedroom.

3. DESCRIPTION OF SITE/BUILDING

Greatly extended dormer bungalow, with single garage + conservatory at side + rear. Extended into roof space with 2No box dormers. Red brick, part painted with cream paint, red concrete tiled roof, red clay hung tiles, brown stained windows + door frames

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site location plan, No 41 adjacent to and No 45, ~~both~~ individually designed bungalows greatly extended.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — garage single at side, + 3 parking spaces on drive.

LEVELS — No 45, 0.6m higher

BOUNDARY TREATMENT — Rear boundary 1m higher approx / 1.8m fence.
— No 43, 0.3m lower approx.

OTHERS
— No 45, 1.8m fence stepped up towards rear garden
— No 43, part of No 43 bungalow wall and tall shrubs on boundary

Front boundary — 6-8m Laurel trees + mature chestnut tree / shrubs (marginal impact on street scene) 1m high picket fence

Nb No 45 ground floor windows consist of a sec, lounge window (main effect) dining room (marginally be affected) and secondary back room window.

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

Tel: 0118 974 6441

Date: **22 November 2000**

My ref: F/2000/2809

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

Application Number: F/2000/2809
43, Colemans Moor Road, Woodley, Reading.
Proposed dormer extension to dwelling and roof re-alignment.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2809**
43, Colemans Moor Road, Woodley, Reading.
Proposed dormer extension to dwelling and roof re-alignment.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

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

Tel: 0118 974 6441

Date: **22 November 2000**

My ref: F/2000/2809

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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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/2809**
43, Colemans Moor Road, Woodley, Reading.
Proposed dormer extension to dwelling and roof re-alignment.
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 6441

Date: **22 November 2000**

My ref: F/2000/2809

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/2000/2809
43, Colemans Moor Road, Woodley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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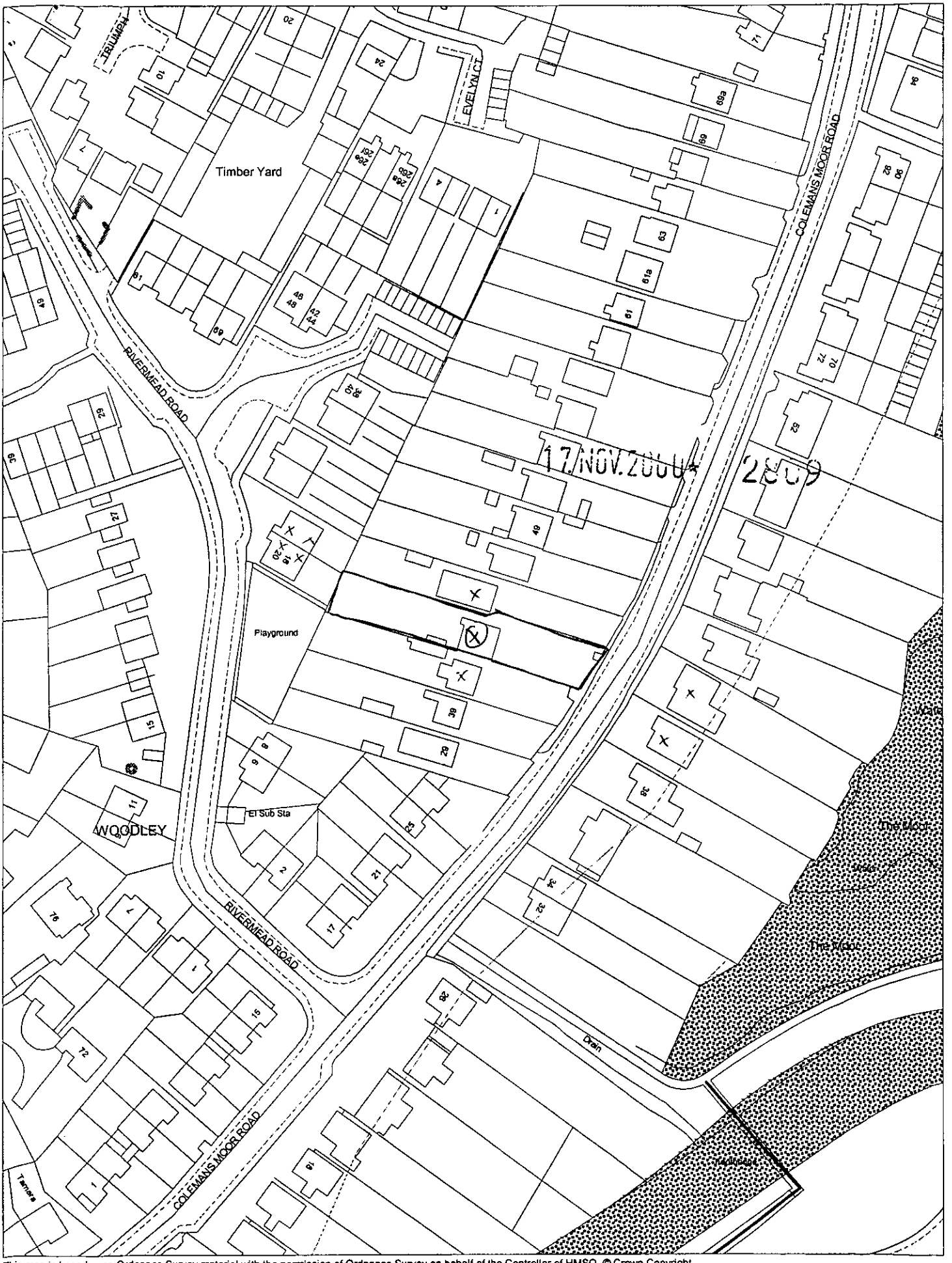
43, Colemans Moor Road, Woodley, Reading.
Proposed dormer extension to dwelling and roof re-alignment.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

D



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Development Control Section, Environmental Services, Wokingham District Council.

21 November 2000

Scale: 1 : 1250

N
W E
S

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2809
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2000/2809

Proposal:
Proposed dormer extension to dwelling and roof re-alignment.

Location:
43, Colemans Moor Road, 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2000. 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

22 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS ATTACHED (AC)

Start date: 17 NOV 2000	
Officer: AT	Application No. F/2000/2809

Map No. 47 Site 0.08
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DORMER EXTENSION TO DWELLING AND ROOF RE-ALIGNMENT

Location: 43 COLEMANS MOOR ROAD

Parish: WOODLEY Ward: LODDON
22.11.00

Applicant: MR/MRS BHARJ

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

Enforcement Section to be notified (6) ☐ 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	Proposed N. side shows upstairs bathroom window, not shown in	Floor plan.	
6	Floor plans		22.11.00	
7	Metric scale disclaimer			
8	Encroachment letter	Letter required to confirm no encroachment at 1st floor level (No 41)	22.11.00	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22.11.00 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 [illegible]

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

HERITAGE BODIES

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

OTHERS:

.....

.....

2x pre-apps attached

NEIGHBOURS:

S/N+ 18, 20, 22, 24 Rivermead Road
41, 45, 40, 42 Colemansmoor Road ✓

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 22 November 2000

Application Number: F/2000/2809

Proposal: Proposed dormer extension to dwelling and roof re-alignment.

Parish: WOODLEY TOWN

Site Address:
43, Colemans Moor Road, Woodley, Reading.

Applicant:
Mr & Mrs R S Bharj C/O Kalsi Associates Ltd.

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).

C12Z (INSERT '... the 3 no. vehicle parking spaces...') R12Z.

?

Signed: _____ **Print name:** Adam Coggins 01/12/00

1327

WOKINGHAM DISTRICT COUNCIL

F/ 2809

To Andrew 43, Colemansmoor.

Date 24/11 Time 13.10

WHILE YOU WERE OUT

Name Mrs Scott

Of

Phone No. 0118 969 75 75 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: 42 Colemansmoor Rd Woodley

phoned her back to tell her that she has been advised as a neighbour notification

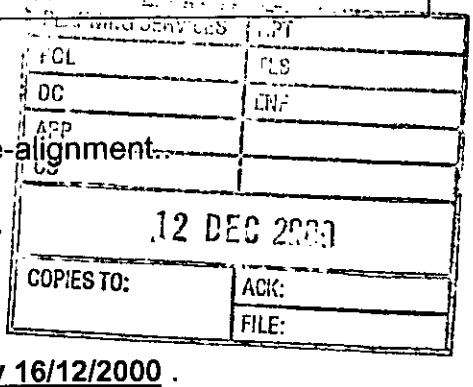
✓ 24/11/08

Signed Jan

FROM: Andrew Thorley

DATE: 22 November 2000

WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2000/2809

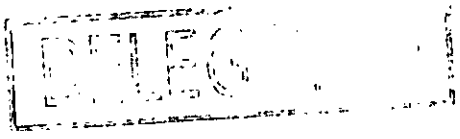
Proposal: Proposed dormer extension to dwelling and roof re-alignment.

Site Address: 43, Colemans Moor Road, Woodley, Reading.

Applicant: Mr & Mrs R S Bharj C/O Kalsi Associates Ltd.

Your observations are required in respect of this application **by 16/12/2000** .

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



SIGNED: _____ DATE: 7.12.00

Clerk To Woodley Parish/Town Council.

KALSI ASSOCIATES

Building Consultants

6 Devonshire Park, off Shinfield Road,
Reading, Berks., RG2 7DX,
United Kingdom.
Tel: (0118) 975 7988
Fax: (0118) 975 7966
Country Code (++) 44
New E-mail: KA Ltd@CS.com

File ref.: C:\MD\11\446-0015\43-COLEMAN\DORMERS\plg-sup2.sta.doc / RSK / JKK

Date: 5 November, 2000.

17.NOV.2000* 2809

PROPOSED DORMER EXTENSION & ROOF RE-ALIGNMENT

43 COLEMANSMOOR ROAD WOODLEY READING

PLANNING SUPPORT STATEMENT NUMBER PLG. -S446.01

The premises are a chalet bungalow residential property on the west side of the Colemansmoor Road Woodley area. The applicants' parents who cannot live independently occupy nearly half of the main ground floor accommodation. The Applicants' father is registered for Incapacity Benefit payments and has no independent means of living. This leaves only two bedrooms for the applicants themselves and their three children - two daughters and a son. The children are now all adolescent attend local schools and require separate and private bedroom accommodation.

The applicants are employed locally and have resolutely searched to move into a more suitably sized home within the area for some eighteen months now. However, both the recent and long-term house price escalation as well as the general lack of suitable size of property, within their budget, on the market has made the move impossible. It is thus the applicants have opted for a more affordable solution to their need.

It is therefore proposed to extend the existing first floor dormer constructions and also add a chalet roof extension at the rear. This will provide a bedroom and study for the children and a relocated bathroom. At the same time, the roofs pitches are to be improved to be much more in keeping with the adjacent properties and to eliminate flat roofs at the second storey level in line with design trends currently promoted by Wokingham District Council.

A number of precedents for similar long side dormers occur locally including evens numbers 4,-26 inclusive, 32, 34, 37, 39, 45, and 51 Colemansmoor Road. The adjoining two properties to Number 43 are at higher ground levels and have already have much steeper roof pitches. All the new construction will be, both horizontally and vertically, outside the 45-degree light "shaft" limits and these are indicated on the drawings. Conservatively, the lowest window cill levels are taken as references for these shaft zones. Contrary to this, the Building Research Establishment Guidance for daylight factor calculations requires window top levels for these reference points.

The rear extension roof is designed in a chalet mono-pitch style and the ridge level line is lowered by a good 1200 millimetres compared to the front part thus further minimising any impact to the sides. The dormer faces are also set back from the side planes

The Applicants have openly consulted both proprietors at Numbers 41 and 45, the immediate neighbours, over the proposal designs.

17.NOV.2000* 2809

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

17.NOV.2000* 2809

1.	APPLICANT'S NAME	MR & MRS R.S. BHART
	ADDRESS	43 COLEMANSMOOR ROAD
		WOODLEY READING
	POST CODE	RG5-4DG PHONE 0118-962-8809
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	KALSI ASSOCIATES LTD,
	ADDRESS	6 DEVONSHIRE PARK
		SHINFIELD ROAD READING
	POST CODE	RG2-7DX PHONE 0118-975-7988
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	43 COLEMANSMOOR ROAD
		WOODLEY READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DORMER EXTENSION & ROOF RE- -ALIGNMENT - AS PER DRAWING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.078 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLDERS.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 Nº COPIES OF 1 NR A2 DRAWING FOR EXTG. & PROP. PLANS, ELEVATIONS BLOCK & SITE LOCATION PLAN, 1 Nº A4 SHEET SUPPORT (DOUBLE SIDED) STATEMENT,

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO NONE KNOWN — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ NO. — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TILE DORMER SIDES, BWK TO MATCH EXTG. PLAIN TILED ROOF AS EXTG.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXTG. FENCES, HEDGES & THE LIKE UNAFFECTED.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXTG. SYSTEMS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details N/A

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

As extg unaffected.
None new.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

See Drawings. Invalidity accom. on ground floor.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — * STATE No. OF HABITABLE ROOMS — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£ 95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF THE APPLICANTS. DATE 5th Nov. 2000.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION — PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No. 17.NOV.2000 2809

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

17.NOV.2000* 2809

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

Date of publication (which ...st be not earlier than the ...nning of the period of ...ys ending with the ...he application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . [signature] . . . . . .

On behalf of . . The applicants . . . . . .

Date . . . . 5th November 2000

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

PC 323 330000430

ADDRESS 43 COLEMANS MOOR ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU 7672

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34022				TP
PRA7778	MR. D. KNOTT	ROOMS IN ROOF	7.9.84	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE