APPLICATION NO:
F/2002/5621

LOCATION:
14 Buckden Close, Woodley Read

APPLICANT:
Mrs Razwana Sharma

PROPOSAL:
Proposed first floor side extensior and single storey rear extension.

EARLIEST DATE FOR DECISION: **01/02/**
28 day expiry 4/2
APPLICATION WILL HAVE EXPIRE
18/02/2002

CASE OFFICER: ~~Heidi Lynch~~ Rav

FL

APPROVED

733

D3

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Razwana Sharma
14, Buckden Close
Woodley
Reading
RG5 4HB

Application Number: F/2002/5621

Parish: **WOODLEY**

Location: **14, Buckden Close, Woodley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and single storey rear extension.**

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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. The entire area to the front of the building shall be converted to hardstanding and the associated crossing extended to 7.2 metres (minimum).

Condition
5. The first floor window in the south facing elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Reason
4. In the interests of highway safety and convenience.

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

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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 25/02/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

To be booked in

5621

Plans With Francis

PLANNING SERVICES	HPT 53255
POL	TLS
DC	ENF
APP	
CS	
18 FEB 2002	
COPIES TO	ACK:
	FILE:

MRS R. SHARMA
14 BUCKDOWN CLOSE
WOODLEY, READING
BERKS
15/2/02

To,

MR HEGG ..... (PLANNING OFFICER)
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM BERKS

Dear Sir,

Re APPLICATION NO 5621
14 BUCKDOWN CLOSE, WOODLEY, READING BERKS.

I am writing to confirm that the decorative ~~columns~~ as stated in the drawings and at the front of the property will not be implemented. Furthermore the boundary fences at the rear encompassing the garden will be retained and building line will not encroach or remove these fences. Lastly there are no mature trees being removed at all during the course of this matter. Thanking You

Yours Sincerely

R. SHARMA

Rs.

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

Tel: (0118) 974 6442

Date: **08 January 2002**

My ref: F/2002/5621

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5621
14, Buckden Close, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/5621**
14, Buckden Close, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.
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 6442

Date: **08 January 2002**

My ref: F/2002/5621

WOKINGHAM UNITARY
Aiming for Excellence

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

***Application Number*: F/2002/5621**
14, Buckden Close, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/5621**
14, Buckden Close, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.
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 6442

Date: **08 January 2002**

My ref: F/2002/5621

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5621
14, Buckden Close, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/5621**
14, Buckden Close, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

Received by Wokingham District Council

Application No: F/2002/5621

Proposal:
Proposed first floor side extension to dwelling and single storey rear extension.

Location:
14, Buckden Close, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5621 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/02/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

08 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5621
CASE OFFICER: Heidi Lynch

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



WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2002/5621	Mr I Choules 8 Buckden Close WOODLEY RG5 4HB
F/2002/5621	Mr M Haworth 9 Buckden Close WOODLEY RG5 4HB
F/2002/5621	B G Jones 11 Buckden Close WOODLEY RG5 4HB
F/2002/5621	Mr R Godfrey 15 Buckden Close WOODLEY RG5 4HB
F/2002/5621	Dawn Aldham 10 Buckden Close WOODLEY RG5 4HB
F/2002/5621	Mr D C Skelton 4 Buckden Close WOODLEY RG5 4HB
Application Approved	Letters sent 07.03.02

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/5621

Applicant : Mrs Razwana Sharma .

Location : 14, Buckden Close, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		29 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 29 Jan 02

Date Registered : 24/12/2001

Earliest Date for Decision : 01/02/2002

Latest Consultation Date/Site Notice Expiry Date : 01/02/2002

This application will have expired on: 18/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Consultations : 5 letters of objection.
Highways : approve with conditions.
Woodley Parish : raised a number of comments

Planning Issues :

LBE1, LBE2
WOS3, WBE1
EN1.

Application Number: F/2002/5621 **Officer : Francis Leo**
14 Buckden Close, Woodley, Reading

Development
Proposed first floor side extension to dwelling and single storey rear extension. The proposed extension at first floor is a continuation of the existing first floor in alignment with the front and rear building lines. The main roof is extended over with a gable wall. A first floor bathroom window is included to the flank wall with obscured glazing. The single storey rear extension measures 5m in width x 2.7m in depth with a mono pitch to a height of 4m at its highest part.

The site is a terraced property located within the identified settlement of Woodley.

Impact upon neighbouring properties
The single storey rear extension is set back from the northern boundary similar to the rear extension at no 15 adjoining property. The height of the extension is also similar to no 15, hence there would be no adverse impact to no15. The front windows to adjoining properties to the south, nos 10-11, facing the two storey extension, are outside the front and rear building lines of the proposed extension, hence their visibility from their windows would not be affected. In addition there exists a space of some 12m between application site and those properties and despite a slight difference in levels the proposal would not appear overbearing. In view of the above it is felt the proposal would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposed front elevation is a continuation of the existing building and would appear part and parcel of the street scene. A similar extension has been built at no5 Buckden Close. In view of the above it is felt that the proposal would have no adverse impact upon the character of the area.

Consultation: 5 letters of objections have been received from neighbouring properties nos 4, 8, 9, 10 and 15 commenting on parking problems in the street, window to the flank wall would affect nos 9, 10 and 11 and concerns about pillars to the front not in-keeping with the character of the street. The other comments are not related to planning.

Nos 4 and 8 are on the opposite side of the road some 30m-34m away from the application site, they would not be affected, similarly no 15 adjoining property to the north as they have a single storey rear extension as well. Highways Section is not opposed to the proposal (see their comments below). Regarding the pillars at the front the applicant has omitted them from the application as shown on revised drawings received 18 February 2002. As for the bathroom window to flank wall a condition is imposed for obscured glazing.

Comment from Woodley Parish Council:
Parking: Highways has no objection
No 14 was higher than nos 9-12: This is hardly noticeable because there is a 12m gap between the adjoining properties and site. Also the length of the flank wall is inside of the window position at nos 10 and 11 hence any loss of visibility and over bearing effect would be minimised.
Extension right up to boundary: The extension would be set back from the boundary similar to the rear extension at no 15 as shown on revised drawings received 18 February 2001.
Loss of mature trees: There are a few trees along the rear boundary of the site and bushes. There are also 3 conifer trees approximately 5m high at the front of the site. Applicant has confirmed in writing that no trees would be felled.
Recommendation: approve ☑

Application Number F/2002/5621
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.	C122	R122	
4			The entire area to the front of the building
			shall be converted to hardstanding and
			the associated crossing extended to
			7.2 m (min).
			Reason
			In the interests of highway safety
			and convenience.
5	C045	R045	
			"first floor" "south facing"

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1.

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R. T. Gwatson
(Development Control Manager)

Date: 25/2/02.

RECORD OF SITE VISIT

Francis/00

SITE ADDRESS: 14 Buckden Close Woodley Reading.

APPLICATION NUMBER: F/2002/5621

OFFICER: ~~Heidi Lynch~~

DATE OF SITE VISIT: 29 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS
2 storey, integral garage dwelling in the close.

3. DESCRIPTION OF SITE/BUILDING 2 storey with single storey side extn..

4. RELATIONSHIP TO ADJOINING PROPERTIES
9, 10, 11 are. about 1m away..
No 15 has a single storey rear extn.

5. SITE CONSTRAINTS

TREES	— at the rear & garden and sides many bushes to sides.
ACCESS/PARKING	—
LEVELS	—
BOUNDARY TREATMENT	1.8m high fence on both sides. 4m hedge
OTHERS	

* Similar 2 storey extn at No 5. with a front porch.

To be booked in.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 FEB 2002	
COPIES TO	ACK:
	FILE:

MRS R. SHARMA
14 BUCKDOWN CLOSE
WOODLEY, READING
BERKS

15/2/02

To,

MR HEO (PLANNING Officer)
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM BERKS

Dear Sir,

Re APPLICATION No 5621
14 BUCKDOWN CLOSE, WOODLEY, READING BERKS

I am willing to confirm that the decorative features as stated in the drawings and at the front of the property will not be implemented. Furthermore the boundary fences at the rear encompassing the garden will be retained and building line will not encroach on removed those fences. Lastly there are no mature trees being removed at all during the course of the matter. Thanking You

Yours Sincerely

R. SHARMA

Rs.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 08 January 2002

Application Number: F/2002/5621

Proposal: Proposed first floor side extension to dwelling and single storey rear extension.

Parish: WOODLEY TOWN

Site Address:
14, Buckden Close, Woodley, Reading.

Applicant:
Mrs Razwana Sharma .

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).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** AC 10/01/02

In this instance and without prejudice to our standards we will accept a reduced level of car parking. However;

1/ The entire area to the front of the dwelling should be converted to hardstanding and the associated crossing extended to 7.2 metres (min)

2, C12, R12.

NOT.

AC.

HIGHWAYS CONSULTATION SHEET

From: ~~Heidi Lynch~~ Francis Leo **Date:** 14 January 2002

Application Number: F/2002/5611

Proposal: Proposed two storey side extension to dwelling with single storey front and rear extensions.

Parish: EARLEY TOWN

Site Address:
24, Marefield, Lower Earley, Reading.

Applicant:
Mr/Mrs W Heskins .

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).

Comment.

(1) The proposed garage shall have minimum internal dimensions of 2.5m by 5.0m. A revised plan is required showing this.

(2) Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** ADAM 17/01/02

Revised plans received 28/01/02.

CONDITIONAL APPROVAL:

1, C04F, R04F
2, C12Z, R12Z.
3, Parking area to be surfaced with a hard bound material. R: 1145

AC 28/01/02.

FROM: ~~Heidi Lynch~~ FL

DATE: 08 January 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5621

Proposal: Proposed first floor side extension to dwelling and single storey rear extension..

Site Address: 14, Buckden Close, Woodley, Reading.

Applicant: Mrs Razwana Sharma .

Your observations are required in respect of this application ***by 01/02/2002*** .

PLANNING SERVICES	HPT
DC	ENF
APP	
CS	
	ACK:
	FILE:

5621

3 letters of objection had been received and as 2 residents were present the meeting was adjourned to allow them to put their views to the committee.

Their particular concerns related to:

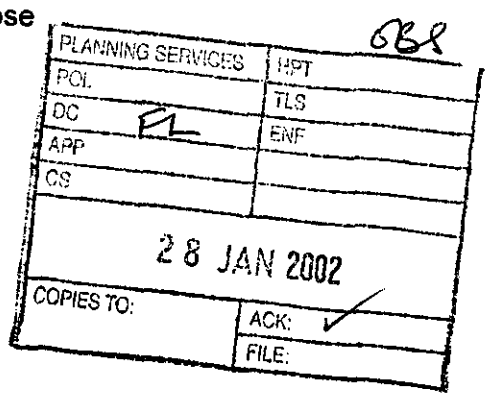
- On-street parking – this was already limited and would be exacerbated by the proposed extension. (It was brought to Members' attention that covenants on the houses did not allow for parking on the front of the property)
- No 14 was higher than Nos. 9 – 12 and a massing effect would result from the side elevation of the extension
- The proposal to build the single storey extension right to the boundary would be unacceptable
- The loss of mature trees (not shown on the plan) would be unacceptable – it was understood that one tree was at least 18 years old.

After the meeting was reconvened, the committee gave full support to the neighbours' concerns.

SIGNED: _____ DATE: 6.2.02.

Clerk To Woodley Parish/Town Council.

11 Buckden Close
Woodley,
Reading
Berks
RG5 4HB



January 23, 2002

Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks.
RG40 1WR

Dear Sir or Madam:

Ref: Planning Application No F/2001/5621

After carefully studying the proposed plans for 14 Buckden Close, Woodley, I would like to make the following comments and questions:

Questions:

- Why is the application in the name of Mrs R Sharma and the drawing plans in the name of Mr R Sharma?
- The applicaion states no trees – in fact there are 4. 1 in the rear garden, 1 on the front lawn and 2 on the side of the driveway.
- "Car Parking at site will not be changed" – Site Plan 1 (Part 1 register) appears to show 3 parking bays on the front lawn, these do not exist at present. Also, if this goes ahead , they will have to drop the kerb on the path as it is currently only dropped directly in front of the driveway.

Comments:

- The style of the proposed building would not be in keeping with the rest of the properties in the close particularly the "decorative columns"
- Our property overlooks the side of the building. Thre has already been a single storey extension behind the garage (which originally had a flat roof) it now has a pitched roof. Our view and light would be evenmore restricted and I do not wish to look out at a tall brick wall.

- The driveway between the properties, giving access to Nos. 9,10, 11 and 12, is privatley owned. Each property owns the section directly in front, threfore in order to build the proposed extension surley they will need to use our driveway. I am not happy about this as access is already difficult at times.

- The increase in bedrooms will probably mean increase in population of the property which, in turn, will probably result in increase in vehicles. The close is already congested with only on road parking spaces for 16 houses around No. 14. This often causes difficulty for access to houses Nos.9 —12 and 5 – 8. The dustcart and delivery vehicles are unable to turn in the close. At weekends and evenings it is impossible to park and fire engine and ambulance access may prove difficult.

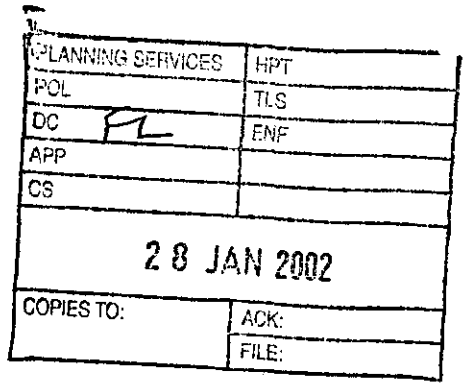
A copy of this letter will be sent to Woodley Town Council and Heidi Lynch as suggested.

I hope you you will find my comments constructive and and consider them accordingly.

Yours faithfully

B.G. JONES

11 Buckden Close
Woodley,
Reading
Berks
RG5 4HB



January 23, 2002

Wokingham District Council
P.O. Box 157
Shute End,
Wokingham
Berks.
RG401WR

Dear Sir or Madam:

Ref: Planning Application No F/2001/5621

After carefully studying the proposed plans for 14 Buckden Close, Woodley, I would like to make the following comments and questions:

Questions:

- Why is the application in the name of Mrs R Sharma and the drawing plans in the name of Mr R Sharma?
- The applicaion states no trees – in fact there are 4. 1 in the rear garden, 1 on the front lawn and 2 on the side of the driveway.
- "Car Parking at site will not be changed" – Site Plan 1 (Part 1 register) appears to show 3 parking bays on the front lawn, these do not exist at present. Also, if this goes ahead , they will have to drop the kerb on the path as it is currently only dropped directly in front of the driveway.

Comments:

- The style of the proposed building would not be in keeping with the rest of the properties in the close particularly the "decorative columns"
- Our property overlooks the side of the building. Thre has already been a single storey extension behind the garage (which originally had a flat roof) it now has a pitched roof. Our view and light would be evenmore restricted and I do not wish to look out at a tall brick wall.

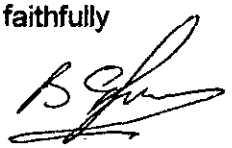
- The driveway between the properties, giving access to Nos. 9,10, 11 and 12, is privatley owned. Each property owns the section directly in front, threfore in order to build the proposed extension surley they will need to use our driveway. I am not happy about this as access is already difficult at times.

- The increase in bedrooms will probably mean increase in population of the property which, in turn, will probably result in increase in vehicles. The close is already congested with only on road parking spaces for 16 houses around No. 14. This often causes difficulty for access to houses Nos.9 —12 and 5 – 8. The dustcart and delivery vehicles are unable to turn in the close. At weekends and evenings it is impossible to park and fire engine and ambulance access may prove difficult.

A copy of this letter will be sent to Woodley Town Council and the planning offices as suggested.

I hope you you will find my comments constructive and and consider them accordingly.

Yours faithfully



B.G. JONES

MR. I. C HOULES

805 8 BUCKDEN CLOSE

PLANNING SERVICES	HPT WOODLEY
HOL	TLS
LC	ENF BERKS
APP	RG5 4HB
5621	

30 JAN 2002

COPIES TO:	ACK: ✓
	FILE:

APPLICATION Nº F/2002/5621
14 BUCKDEN CLOSE
WOODLEY.

27.1.02

TO HEIDI LYNCH

I AM CONCERN AS THEY ARE GOING TO USE THE GARAGE FOR A LOUNGE FIVE BEDROOMS COULD MEAN FIVE CARS AS THERE ARE ONLY NINE ON ROAD PARKING PLACES FOR SIXTEEN HOUSES WHICH ARE FULL EVERY NIGHT AS IT IS.

ARE THEY TAKING THE TREES OUT ?

I WOULD NOT LIKE THE SIDE OF A HOUSE COMEING NEARER TO ME MAKING ROOMS DARKER WITH A WINDOW OVER LOOKING AS IT WILL FOR Nº 9, 10, 11.

P.T.O

IT IS NOT AS IF THE OWNER IS GOING TO LIVE THERE.

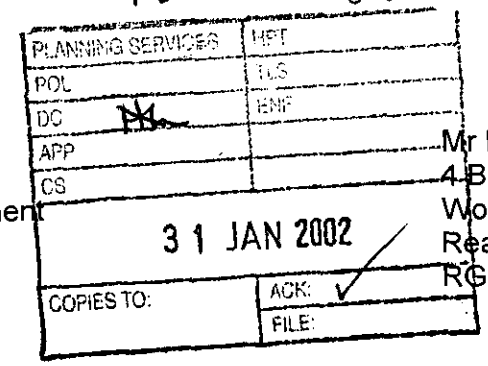
WE HAVE LIVED IN THIS HOUSE FOR OVER ELEVEN YEARS

YOURS

P Charles L

I CHOULES.

FL OBS



Heida Lynch
Wokingham District Council
Environmental Services Department
Planning Services
Shute End
Wokingham
Berkshire
RG40 1WR

Mr D C Skelton
4 Buckden Close
Woodley
Reading
RG5 4HB

28th January 2002

Your Ref: Heidi Lynch
F/2002/5621

Dear Madam

Application Number: **F/2002/5621**
Site Address: **14 Buckden Close, Woodley, Reading**
Proposal: **Proposed first floor side extension to dwelling and single storey rear extension**

With reference to your letter dated 8th January 2002 regarding the above proposed application, I have viewed the above plans and I am concerned about the following points:

As the property is currently rented out, is the owner looking to have it extended so that it can increase the income by having more tenants (how many adults would be living there if rented out), treating the property as a business rather than a family home (please see attached sheet from Laflins estate agents website, I confirm that these details are for 14 Buckden Close). This will cause additional problems with car parking as the property only has one car-space at this present time – the road is already congested with parked cars (9 on road spaces available for 16 houses) and it wouldn't even be of benefit for the person applying for planning as it seems to be for financial gain only.

I also have concerns about the pillars at the front of the property – not in keeping with the rest of the cul-de-sac making it stand out and look odd.

I hope the points above will be taken into consideration.

Yours faithfully

D. Skelton

Mr D Skelton

cc: Mrs Ann Keenan
Community & Members' Services Officer
Woodley Town Council
Woodford Park
Haddon Drive
Woodley

LAFLINS
The Estate Agents

3 1 JAN 2002

0118 • 944 • 1155 | Contact Us By Email



Price £165,000 Freehold Sold

Our reference: 247

An opportunity for an **investment purchaser only** to acquire this semi detached family property lo on the sought after 'Airfield' in Woodley.

The property is a Bryant built Regal offers Lounge / Diner, Kitchen, 3 good-sized Bedrooms ar Bathroom.

Externally there is an attached Garage, frontal lawn on a corner plot.

The rear offers pavia patio, mainly laid to lawn being enclosed by panel fencing

Please note this property is currently rented out on an assured short hold tenancy agreement, at a m rental of £900.00 pcm.

The tenants are both professional people requiring the property for a further 3 years

The vendor advises us that he is currently seeking planning consent to extend over the garage to cr additional Bedrooms

Whether it's sales, lettings or financial services call us

Laflins Property Services
The Old Chapel - Loddon Bridge Road - Woodley
Reading - Berkshire - RG5 4BH

0118 • 944 •1155
Fax: 0118 969 5075

Email: sales@laflins.com



6188

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CS	

22 JAN 2002

COPIES TO:	ACK: V
	FILE:

To. HEIDI LYNCH. REF F/2002/5621 16-1-2002.

FROM. MR. R. GODFREY. 15 BUCKDEN CLOSE, WOODLEY, READING, BERKS, RG5 4HB. 00189 694928

HAVING CORRECTED DETAILED PLANS OF APPLICATION Nº F/2002/5621 FROM YOUR ENVIROMENTAL SERVICES DEPARTMENT AND STUDIED THESE CAREFULLY I HAVE THE FOLLOWING:- COMMENTS & QUESTIONS. AND POINTS OF DISCREPANCY.

APPLICATION FORM DATED 24DEC 2001 /5621

1) WHY MRS RAZWANA SHARMA ON APPLICATION FORM AND MR. R. SHARMA ON DRAWING PLANS ?

2) ⑤ NO TREES? NOTE: 1 ON FRONT LAWN - 1 REAR GARDEN - 2 FRONT & SIDE OF DRIVEWAY (POSSIBLY ON BOARDER LINE)

3) ⑧ WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? NO. PLEASE REFER TO SITE PLAN (PART 1 REGISTER) DOES THIS SHOW A FUTHER 2 PARKING BAYS ON FRONT LAWN? IF SO THE ANSWERE TO QUESTION ⑧ SHOULD BE YES AS THESE DO NOT EXIST AT PRESENT ALSO NOTE THAT THE ANSWERE TO QUESTION ⑦ IS INCORRECT AS THERE IS ONLY A DROPPED KERB DIRECTLY IN FRONT OF THE DRIVEWAY ONLY.

PLAN DRAWINGS

1) THE SINGLE STOREY EXTENSION SHOWS THAT THE END WALL ADJACENT TO MY PROPERTY (Nº15) IS TO BE BUILT EXACTLY ON THE BOARDER LINE OF THE PROPERTIES. IS THIS CORRECT? AS WHEN I BUILT MY SINGLE STOREY EXTENSION TO THE REAR BACK IN 1988 I WAS INFORMED THAT THIS WAS NOT ALLOWED AND I HAD TO STEP BACK THE WALL 6" FROM THE BOARDER LINE, AS PER THE APPROVED PLANS.

2) I HAVE CONCERNS ABOUT THE SHARED GUTTERING/DOWN PIPE TO THE REAR OF THE BUILDING (NOT SHOWN ON PLANS) WHICH WILL, IN PRESENT POSITION, GO THROUGH THE ROOF OF PROPOSED REAR SINGLE STOREY EXTENSION, OR IS THIS GOING TO BE RE-ROUTED? SUFFICIENT FOR EXTRA ROOF?

3) I HAVE CONCERNS ABOUT THE INCREASE FROM 3 BEDROOMS TO 5 BEDROOMS. (PREVIOUSLY 4 ADULTS & 2 CHILDREN SHARED 3 BEDROOMS) FROM A NOISE POINT OF VIEW I WOULD QUESTION HOW MANY PERSONS INTEND ON LIVING IN THE PROPOSED 5 BEDROOM HOUSE.? AND HOW MANY MORE CARS WOULD APPEAR CAUSING MORE CONGESTION WITHIN THE ROAD, AS THERE IS ONLY 9 ON ROAD SPACES AVAILABLE FOR THE 16 HOUSES ADJACENT TO Nº 14. (HOUSE Nº 1–17 (13)) (PLEASE NOTE THE DUSTCART CANNOT TURN IN THIS ROAD) ALTHOUGH MOST CARS ARE NOT HERE DURING THE DAY ACCESS FOR A FIRE ENGINE MAY PROVE DIFFICULT.

4) PLEASE NOTE:- ON THE END WALL OF THE PRESENT BUILDING Nº 14 THERE IS AN AIR BRICK (NOT SHOWN ON PLANS) FOR VENTILATION FOR THE BOILER (WARM AIR UNIT ON LANDING 1ST FLOOR) AS SHOWN ON PLANS IS THE BOILER OF A TYPE THAT NEED VENTILATION OR NOT? WILL THIS BE A SAFETY HAZZARD? ARE GAS HEATER SAFE IN A LOUNGE?

5) THE PLAN SHOWS "DECORATIVE COLUMNS TO THE FRONT OF BUILDING, SHOULD A MORE SOLID PORCH BE MORE IN KEEPING TO OTHERS IN THE ROAD?

6) A COPY OF THIS LETTER WILL BE SENT TO WOODLEY TOWN COUNCIL AS SUGGESTED.

I HOPE YOU FIND MY COMMENTS CONSTRUCTIVE AND CONSIDER THEM ACCORDINGLY.

Yours Sincerely

R Godfrey

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
30 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Mr. M. Haworth & Ms. T. Fletcher
9 Buckden Close
Woodley
Reading
RG5 4HB
28th January 2002

Your Reference: Planning Application Number F/2001/5621

Dear Heidi Lynch,

I am writing to oppose the planning application submitted by Mr. R. Sharma for 14 Buckden Close.
Having studied the plans in detail I feel the following points must be drawn to your attention when considering the application:

- The site plan details three spaces to the front of the property. Assuming that these spaces are for additional off road car parking then the dropped kerb will need to be extended across the front of the property and the majority of the front lawn removed. This is not detailed on the plan – will the dropped kerb need extending and what type of materials will be used in the construction of the hard standing area?

  No other property in Buckden Close has off road parking over the front garden and I do not believe this to be in keeping with the rest of the properties in the Close. The situation is only made worse by the proposed change in use of the garage to the main living area.

  Currently (at night, not during the day) there are not enough car parking spaces at this end of the close and concerns have to be raised over accessibility for both homeowners, municipal and emergency services if additional spaces are required for a five bedroom property of this type.

- Ref. Drawing number 1892000/03 decorative columns are indicated to the front of the porch although no detail exists. Whatever the type of material used will not be in keeping with the rest of the Close.

- While I appreciate that the proposed first floor extension above the existing garage will not deprive my property of light the view from my property will effectively be a large brick wall. I do not feel this is acceptable.

- It is my understanding that the drive to the front of my property and the grassed area adjacent incorporating two trees belong to 10 Buckden Close. If the first floor extension was to proceed then scaffolding may have to be placed on this area which would undoubted restrict access to property numbers 10, 11 & 12.

A copy of this letter will be forwarded to Woodley Town Council and I hope the above points will be considered.

Yours sincerely,

M. Hancock

OBJ

PLANNING SERVICES	HPI
POI	TLS
DC HL	ENF
APP	
CS	
18 JAN 2002	
COPIES TO.	ACK: ✓
	FILE:

BY FAX : 01189 74 6484

Heidi Lynch
Wokingham District Council
Environmental Services Dept.,
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

10 Buckden Close
Woodley
RG5 4HB

17 January 2002

Dear Ms Lynch,

Ref: F/2002/5621F – proposed extension at 14 Buckden Close Woodley

With reference to the above, I have had the opportunity of studying the planning application for the above property, in detail. I have a number of concerns:

- The application is in the name of Mrs Razwana Sharma yet the drawing plans are in the name of Mr Sharma. Why? Does this usually happen?
- The application states that there are no trees on the site. This is technically correct, however there are two trees currently on the border of the property and mine (marked on the attached plan), but which I can see suddenly disappearing during building work. What protection do these trees have?
- Question 7 has been answered 'no'. This is incorrect. According to the site plan there are three parking spaces where the front lawn is currently. This would mean that they would have to drive across the pavement to access the property – so access to the site would have to be changed, as there is only a dropped curve in front of the current drive.
- Question 8 is incorrect – as again the site plan shows the front lawn changed to 3 car parking spaces – so how can the parking provision not be changed?
- Parking is a concern. It is a small close, with an average of two cars per household . There are only 7 on road spaces at this end of the close and access is already difficult. With a 5 bedroom property there is a potential for another 3 / 4 or more vehicles. Access for emergency services would be difficult.
- Access to my property would be affected. When the applicant lived at the property there were two vehicles on the drive (only suitable for one) the second of which protruded onto the road, blocking access to my driveway. Another vehicle wa parked on the roadway. With a front lawn converted to a car park, I can only see the situation deteriorating.

- The property proposed would be a 5 bed double fronted semi – this is totally out of keeping with the rest of the Close.
- I would be concerned at the number of people living in the property – would it be used for commercial benefit i.e letting out – with 5 beds this could create a further 5 vehicles in an already congested area.
- The plans show decorative columns protruding at the front of the property. Again this is not in keeping with the rest of the Close.
- I would be concerned at restricted access to my property whilst building work is going on. Scaffolding would need to be erected along the side of the property, which would encroach onto my property (grass and driveway).
- The general aesthetics would be affected. My outlook would be affected, I would be looking out at a much larger structure and car park..

These are my initial concerns and trust that these are constructive comments.

Yours sincerely,

Dawn Aldham

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~25 OCT 2001~~ 24/12/01

Officer: HL | Application No. F/2002/5621

Map No. 074 Site 0:03

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 14 BUCKDEN CLOSE

Parish: WOODLEY Ward: LODDON

Applicant: MRS R SHARMA

Fee (11) Received 95-00 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	red line to road	7/11 ✓	24/12
2	1:500 block plan showing existing & proposed dev. + adj. Properties	parking layout	7/11 ✓	24/12
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation'	7/11	✓ 24/12
6	Floor plans			
7	Metric scale disclaimer			
(8)	Encroachment letter	? NONE	7/11	✓ 24/12
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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 : .....

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

Site Notice & See Map .....
.....
.....
.....
.....
.....
.....
.....
.....

24.DEC.2001 5621

HA

Hives Architects

Principal Nigel Garrett Dip Arch (Portsmouth) RIBA
Associate Andrew J Docherty Dip TP FRTPI

48 Queens Road, Reading, RG1 4BD

Tel: 0118 958 7331
Fax: 0118 939 4119

Our Ref: 2234/NG/cb
21st December 2001

PLANNING SERVICES	
POL	
DC	ENF
APP	
CS	
24 DEC 2001	
COPIES TO:	ACK:
	FILE:

Mrs C Hurst
Development Control Admin.
Environmental Services/Planning Services Dept.
Wokingham District Council
Council Offices, Shute End
Wokingham
Berks., RG40 1WR

Dear Mrs Hurst

Re: No. 14, Buckden Close, Woodley

We are writing on behalf of Mrs R. Sharma in response to your letter dated 7th November 2001 enclosing the following information:

a) The red line to the application site has been amended to include the access and parking area.

b) The parking layout has been added to the block plan.

c) There is no intention to encroach onto the adjoining property (No. 15). The adjoining property has already constructed a single storey extension which this proposal will abut.

d) 6 copies of the remaining side elevation are attached.

I trust this re-submission will allow the application to be registered.

Yours sincerely
HIVES ARCHITECTS

Nigel Garrett
e-mail: nigel@hivesarchitects.co.uk

cc. Mrs R. Sharma

Consultants Colin V Hives Dip Arch (Oxford) RIBA
John G Hives Dip Arch (Oxford) RIBA

Environmental Services

For office use only.
Application number 24. DEC. 2001 * 5621

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	MRS RAZWANA SHARMA 14 BUCKDEN CLOSE WOODLEY, READING BERKS RG5 4HB M: 07944 272727. 01189 699821
2	Agent's Name Address and postcode Phone number	07944 272727
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.	14 BUCKDEN CLOSE, WOODLEY READING BERKS RG5 4HB ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION ABOVE GARAGE + SINGLE STOREY EXTENSION TO THE REAR of DWELLING
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.	RED BRICK / TILES 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 5
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 16/10/2001

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

①

ADDRESS 14, BUCKDEN CLOSE PARISH WOODLEY.

PLOT No. 13 Phase II ORD. SHEET No. SU 7772 (4

BUILDER P.H. Smith (Reading) LTD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/14/62	B.C.C.	Proposed Playing Field W.C.M. School		
M/1/63	Oldwest Properties Ltd	mineral working Sand & gravel	13.11.63	N/A C/A
M/1/64	"	amendment M/1/63	11.3.64	N/A C/A
O/119/64	Woodley Devel° Ltd	Outline Resi° Devel°	28.2.66	N/A Refus
1371/71	Crest Homes Ltd	Semi Det House	30-12-71	APP Refus
401/72	Crest Homes Ltd	" "	13.4.72	N/A C/A
1159/73	P.H. Smith (Reading) Ltd	Detach House & garage	2.5.73	— C/A
BR 1179	" "	REVISION OF LAYOUT ~~TERRACED HOUSE & GAR.~~	19.8.74	REFUSE N/A
01228	" "	" "	5.9.74	N/A REFU
BR 1342	" "	" "	19.9.74	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

②

ADDRESS 14, BUCKDEN CLOSE PARISH WOODLEY

PLOT No. 13 PHASE II ORD. SHEET No. SU.7772 (

BUILDER P.H. SMITH (READING) LTD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01641	P.H. SMITH (READING) LTD	REVISION OF LAYOUT	31.10.74	N/A REF
03239	Bryant Homes Ltd	Semi Det house	4 9 75	N/A C/A
BR 3700	" " "	" " "	9 12 75	App N/A
BRA8487	MRS A. OZBEK	UTILITY / GARAGE ROOM.	1.3.90	APP

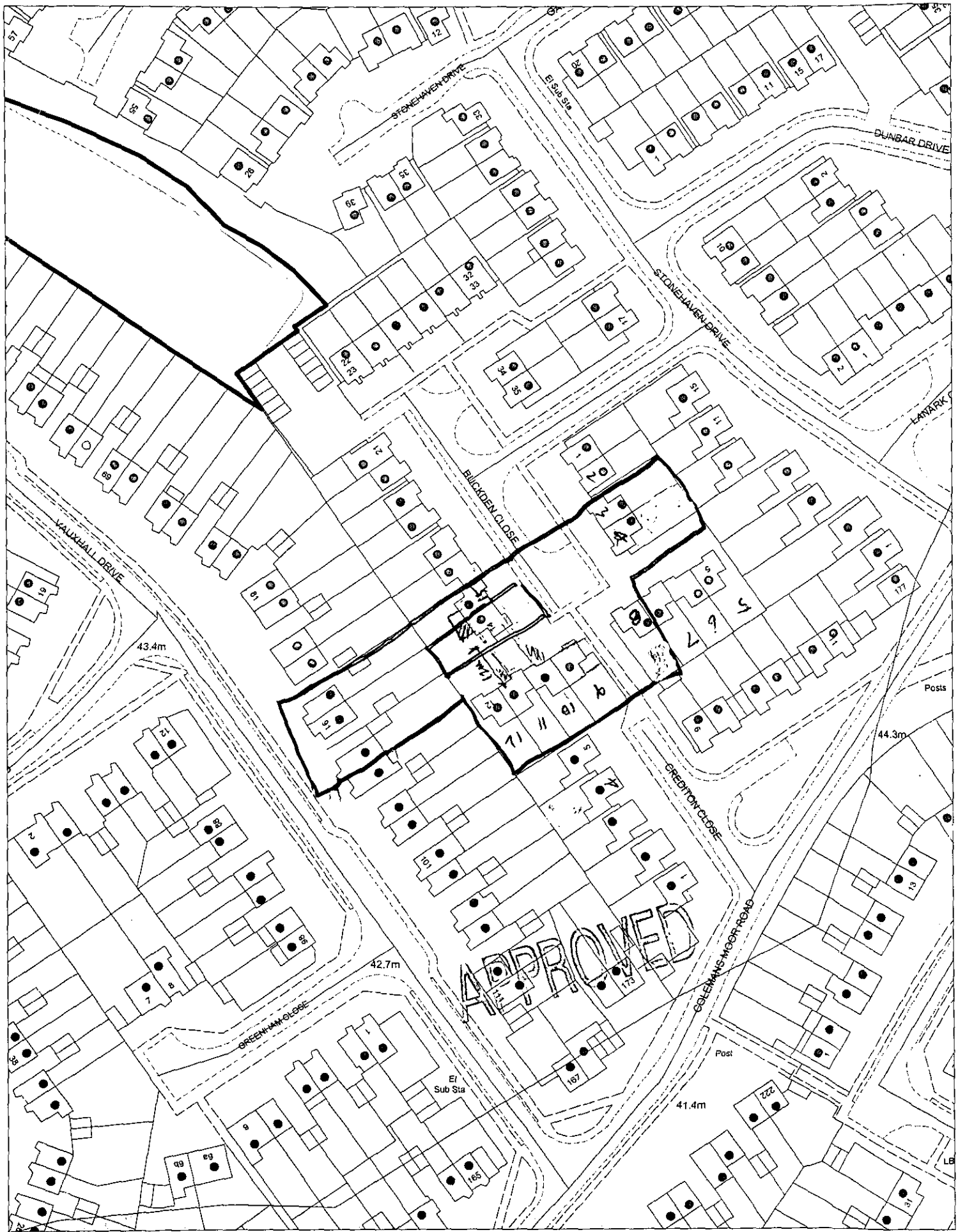
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

24.DEC.2001 5621



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Central Support Section, Environmental Services, Wokingham District Council.

7 November 2001

Scale: 1 : 1250

N W E S