APPLICATION NO:
F/2000/0874

LOCATION:
10 Harris Close, Woodley Reading.

APPLICANT:
Mr K Leigh

PROPOSAL:
Proposed two storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **09/04/2000**

APPLICATION EXPIRY DATE: **03/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Leigh
10 Harris Close
Woodley
READING
Berkshire
RG5 4XH

Application Number: F/2000/0874

Parish: **WOODLEY**

Location: **10 Harris Close, Woodley, Reading**

Proposal: **Proposed two storey rear extension to dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

CH

Head of Planning and Transportation
Date: 19 April 2000

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

Revised for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous 70854 Refused

SITE DETAILS

		CASE OFFICER
PLANNING APPLICATION NUMBER	0874	NL
BUILDING CONTROL NUMBER	FP99/0028	Nick
~~APPLICANT~~/AGENT	David Corken	
ADDRESS OF SITE	10, Hams Close Woodley.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	Dated Dec 1999 rec'd 22/12/99	Dated March 2000 rec'd 8/3/00
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? seen Nick - Note to Nick	DC - first floor set back 1.6 metres. 1 side window deleted	
DATE	05/4/00.	

rear first floor window 2 seek

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	for BC 14/2/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0874

Applicant : Mr K Leigh .

Location : 10, Harris Close, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		22.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....22.3.2000.....

Date Registered : 08/03/2000

Earliest Date for Decision : 09/04/2000

Latest Consultation Date/Site Notice Expiry Date : 09/04/2000
Members consultation = 13/4/2000 .
Application Expiry Date: 03/05/2000

Consultation Responses :
Woodley T.C – 'No Comment'

Planning Issues :
Site Designation - within the Identified Settlement

1.) Impact upon the neighbouring dwellings

2.) Impact upon the character of the Surrounding Area.

Application Number: F/2000/0874

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for a two storey rear extension and a single storey rear extension on the Garage.

The proposed ground floor extension will project out 3.6m from the rear of the existing dwelling, while the first floor section will project out by 2m for the first 2.7m of the extension and then increases to the full 3.6m. The adjacent dwelling at 27 Marathon Close already stands approx 4.5m further forward at the rear, from No 10 and has a large rear conservatory.

As such, there will be no overlooking, overshadowing or overbearing issue, there will be no detrimental impact upon the neighbouring dwelling.

2.) Impact upon the Surrounding Area.

The Proposed development is in keeping with the character of the existing dwelling and the wider area. As such, there will be no detrimental impact upon the character of the surrounding Area.

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

Application Number F/2000/0874
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 ·	
2	SC53	SR12	works ·
~~3~~	~~SC03~~		

RECORD OF SITE VISIT

SITE ADDRESS: 10 Harris Close Woodley Reading.

APPLICATION NUMBER: F/2000/0874

OFFICER: Nicola Lake

DATE OF SITE VISIT: 22.3.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - front of property.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/S Detached Dwelling end of shared drive

4. RELATIONSHIP TO ADJOINING PROPERTIES No 27 Stands approx 40cm in front of No 10. They have a rear conservatory - approx 4m projection. Good rear distance. No 11 - Stands about 2.5m in front of No 10. No 11 is slightly lower.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Nicola Lake

DATE: 16 March 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES 27940
PCL TLS
DC PNF
APP
CS
31 March 2000
COPIES TO: ALK:
FILE:

Application Number: F/2000/0874

Proposal: Proposed two storey rear extension to dwelling.

Site Address: 10, Harris Close, Woodley, Reading.

Applicant: Mr K Leigh .

Your observations are required in respect of this application **by 09/04/2000** .

The committee expressed no comments but particularly asked that any neighbours' comments be taken into account.

SIGNED: Ann Keeson DATE: 29.3.00

Clerk To Woodley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/0874

Proposal:
Proposed two storey rear extension to dwelling

Location:
10, Harris 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

* PRE-APPS ATTACHED.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 MAR 2000	
Officer: NL	Application No. F/2000/0874

Map No. 42 Site 0.05

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

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

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

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 10 HARRIS CLOSE

Parish: WOODLEY Ward: Loddon

Applicant: MR K LEIGH
Resubmission - refusal

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

PRE-APPS ATTACHED

.....

.....

NEIGHBOURS: S/N + 17+27 MARATHON CLOSE

11+14 HARRIS CLOSE

1764

ADDRESS 10 Harris Close PARISH Woodley

PLOT No. 13 42 Woodley Airfield ORD. SHEET No. SU 7773 6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29802	BRYANT	DET HOUSE & GARAGE	16.3.88	CLH
BRA 4950	"	"	1.6.88	APP
99/708514/F	Mr K. Leigh	2 St. Rear Extension	16.2.00	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

08.MAR2000* 0874

Environmental Services

For office use only.
Application number: [illegible] 0874

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	K. LEIGH
	Address	10 HARRIS CLOSE
	and postcode	WOODLEY
		READING
		RG5 4XH
	Phone number	01189699335
2	Agent's Name	N/A
	Address	
	and postcode	
	Phone number	
3	Site	10 HARRIS CLOSE
	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.	WOODLEY
		READING
		RG5 4XH
	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION

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 BRICKS TO MATCH EXISTING RED TILES TO MATCH EXISTING WHITE FRAMES	
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: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	REVISED APPLICATION OF THE SAME CHARACTER WITHIN 12 MONTHS OF REFUSAL		
	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 6/3/00

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

08.MAR2000* 0874

Play Area

Def Ward Bdy

Def Ward Bdy

7

10

12

14

17

17

30

N

HURRICANE WAY
HURRICANE Way
BLACKWELL CLOSE
BLACKWELL CLOSE
MARSHALL CLOSE
MARSHALL CLOSE
HARRIER DRIVE
Path
Path
Path
Play Area
Gas Governor
Gas
Gas
Gas