APPLICATION NO:
F/2000/1699

LOCATION:
31 Armstrong Way, Woodley Reading.

APPLICANT:
Mr & Mrs Bucknell C/O KPG Design Services

PROPOSAL:
Proposed single storey rear and side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/07/2000

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bucknell
C/O KPG Design Services
8 Owl Close
Woosehill
Wokingham
Berkshire
RG41 3HY

Application Number: F/2000/1699

Parish: **WOODLEY**

Location: **31, Armstrong Way, Woodley, Reading.**

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

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

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

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

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 27/07/2000

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.

Tel. 0118 974 6482 (Direct Line)
E-mail: Farah.Humayun@wokingham.gov.uk
Date. 29 August, 2000
My ref. BC/DC/F/2000/1699

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Bucknall
c/o KPG Design Services
8 Owl Close
Wokingham
Berkshire
RG41 3HY

Dear Sirs

PLANNING PERMISSION F/2000/1699
SITE: 31 ARMSTRONG WAY, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1699 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

p.p.
Farah Humayun
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	K699	PH
BUILDING CONTROL NUMBER	BP 2000/1019	Mick
APPLICANT/AGENT	KPG Design Services.	
ADDRESS OF SITE	31 Armstrong Way WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear +side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	KPG-151/05	KPG-151/05
ELEVATIONS	KPG-151/07,08 +09A +10	KPG-151/07,08 +09 +10
FLOOR PLANS	KPG-151/06A	KPG-151/06

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	23/8/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1699

Applicant : Mr & Mrs Bucknell C/O KPG Design Services.

Location : 31, Armstrong Way, Woodley, Reading.
Proposal : Proposed single storey rear and side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 3/7/00

Date Registered : 02/06/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application will have expired on: 28/07/2000. 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 :

ENVIRONMENT AGENCY - NO OBJECTION

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES.
* IMPACT UPON THE STREET SCENE.

Application Number: F/2000/1699

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is a proposed single storey rear and side extension to dwelling. The extension has a pitched roof with an off-centre gabled end which stands at 3.5 metres to the ridge and 2.4 metres to the eaves.

The proposed extension will extend out by 4 metres from the rear of the property and approx 1.5 metres from the side. It is located approx 1 metre at its closest to the shared boundary with NO 30. This would increase to approx 2 metres at its furthest point to the rear.

The neighbouring property of NO 30 has one window in the facing flank wall to the proposed development which is obscurely glazed. There are no additional proposed side facing windows. It is therefore considered that the proposed extension will not have an adverse negative impact upon the neighbouring properties and their living conditions.

IMPACT UPON THE STREET SCENE

The proposed development would be set back approx 7 metres from the front of the dwelling. It is therefore considered that the proposed development will not have an adverse negative impact upon the character of the existing dwelling or the wider area.

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

Application Number F/2000/1699
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORKS

RECORD OF SITE VISIT

SITE ADDRESS: 31 Armstrong Way
Woodley Reading.

APPLICATION NUMBER: F/2000/1699

OFFICER: Farah Humayun

DATE OF SITE VISIT: 8/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT OF PROPERTY.

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY - SEMI DET.
INTEGRAL GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

29. FLANK WALL - AT ANGLE - WINDOW FACING 31 - OBSC. GLAZED.
ROAD TO BACK.

5. SITE CONSTRAINTS

TREES - NO

ACCESS/PARKING —

LEVELS LEVEL.

BOUNDARY TREATMENT 1.8 m fence on boundary with 29.

OTHERS 1.8m with 33 - trellis. - 1.8 to wall.
1.8m to back - little landscaping.
HEDGING TO BACK OF 29 - SCREENS VIEW.

FROM: Farah Humayun .

DATE: 19 June 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1699

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

Site Address: 31, Armstrong Way, Woodley, Reading.

Applicant: Mr & Mrs Bucknell C/O KPG Design Services.

PLANNING SERVICES
POL
DC
APP
CS

Your observations are required in respect of this application **by 14/07/2000** .

The committee had no comment to make on this plan.

SIGNED: Dawn Kearon DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

Our ref: SP\2000\001935/001
Your ref: F/2000/1699

Date: 27th June 2000

ENVIRONMENT AGENCY

PLAN
PCL
DC
APP
CS 3172
COPIES TO:

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Farah Humayun

Dear Sir/Madam

PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION AT 31 ARMSTRONG WAY, WOODLEY

Thank you for your letter dated 19 June 2000 which was received on 22 June 2000. You are asked to quote the following reference in any correspondence: SU77SE/18/27 .The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

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

Grid reference	*Distance from site*	*Landfill name*
SU 771 733	210m	Woodley Airfield

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

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

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. KPG Design Services, 8 Owl Close, Woosehill, Wokingham, Berks RG41 3HY

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1699

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/2000/1699
31, Armstrong Way, Woodley, Reading.
Proposed single storey rear and side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1699**
31, Armstrong Way, Woodley, Reading.
Proposed single storey rear and side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1699

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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DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1699
31, Armstrong Way, Woodley, Reading.
Proposed single storey rear and side extension to dwelling.

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If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1699**
31, Armstrong Way, Woodley, Reading.
Proposed single storey rear and side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1699

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/2000/1699
31, Armstrong Way, Woodley, Reading.
Proposed single storey rear and side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1699**
31, Armstrong Way, Woodley, Reading.
Proposed single storey rear and side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

Received by Wokingham District Council

Application No: F/2000/1699

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

Location:
31, Armstrong Way, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2000. 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

19 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 JUN 2000	
Officer: FH.	Application No. F/2000/1699

Map No. 42 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION TO DWELLING

Location: 31 ARMSTRONG WAY

Parish: WOODLEY Ward: Loddon.
19.6.2000

Applicant: MR BUCKNELL

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale given as 1:250. Is it actually 1:2500 or 1:1250?	phoned 13/6	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate		✓	received 14/6
5	Elevation plans	Side elevation of kitchen not supplied.	to follow	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Enc. at boundary? May need to serve notice/ change to Cert B		
9	Miscellaneous		No encroachment 13/6	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ← 250m Landfill Site Consultation →
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
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:

.....
.....
No pre-app.

NEIGHBOURS:

S/N + 30, 32 Armstrong Way ✓
20, 22 Herald Way
3 Orville Close

02. JUN. 2000* 1699

KPG DESIGN SERVICES

◆◆◆

8 Owl Close
Woosehill
Wokingham
Berkshire RG41 3HY
◆
Phone 0118 9793067
Fax 0118 9795854

14 JUN 2000

Our Ref:KPG-151

13 June 2000

Mrs Hurst
Planning Services
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs Hurst

PROPOSED SINGLE STOREY EXTENSION AT 31 ARMSTRONG WAY, WOODLEY

Further to our telephone conversation, I can confirm that the scale for the Location Plan as shown on Drawing No. KPG-151/05 should read 1:1250.

I can also advise that the proposed extension does not encroach into the neighbouring property of No. 32 Armstrong Way, above or below ground. The right hand flank wall abuts the boundary line.

As requested, please find enclosed 6 No. copies of Drawing No. KPG-151/10 showing the right hand flank elevation.

I trust that the above are suitable for your requirements, and should you have any queries please do not hesitate to contact me.

Yours Sincerely

Karl Grover BSc (Hons) ACIOB ABEng

ADDRESS 31 ARMSTRONG WAY PARISH WOODLEY

PLOT No. 219 WOODLEY AIRFIELD PH. I ORD. SHEET No. SU.7771 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16670	ADHEST/BRYANT	SUBST. OF HOUSE TYPE	17.12.81	N/A REF
16943	"	"	11.2.82	N/A REF
17453	"	SEMI-DET. HOUSE & GARAGE	3.6.82	N/A C/A
BR19192	"	"	3.9.82	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

02.JUN.2000* 1699

1305 **ENVIRONMENTAL SERVICES**

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR & MRS BUCKHALL
	ADDRESS	31 ARMSTRONG WAY
		WOODLEY
		BERKSHIRE
	POST CODE	RG5 4NW TEL NO
2	AGENT'S NAME	KTG DESIGN SERVICES
	ADDRESS	8 OWL CLOSE
		WOOSEHILL
		WOKINGHAM
		BERKSHIRE
	POST CODE	RG41 3HY TEL NO 0118 9798067
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	31 ARMSTRONG WAY WOODLEY BERKSHIRE RG5 4NW
4	*Give brief details of the proposal* e.g. two storey side extension. ABOUT THE APPLICATION	SINGLE 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. Indicate any which are to be felled.	YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	ROOF TILES TO MATCH EXISTING FACING BRICKS TO MATCH EXISTING JOINERY WHITE TO MATCH EXISTING
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

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 3	Proposed: 3
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans		~~YES~~ / NO
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	/		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red		✓
	(ii) 1:500 scale site layout plan		✓
	(iii) 1:100 or 1:200 scale floor plans and elevations 1:50		✓

12 CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN & COUNTRY PLANNING ACT 1990)
Please delete either certificate A or Certificate B. If neither apply you must complete a full certificate obtainable from Environmental Services

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

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 (a) of any part of the land to which the application relates.

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

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.

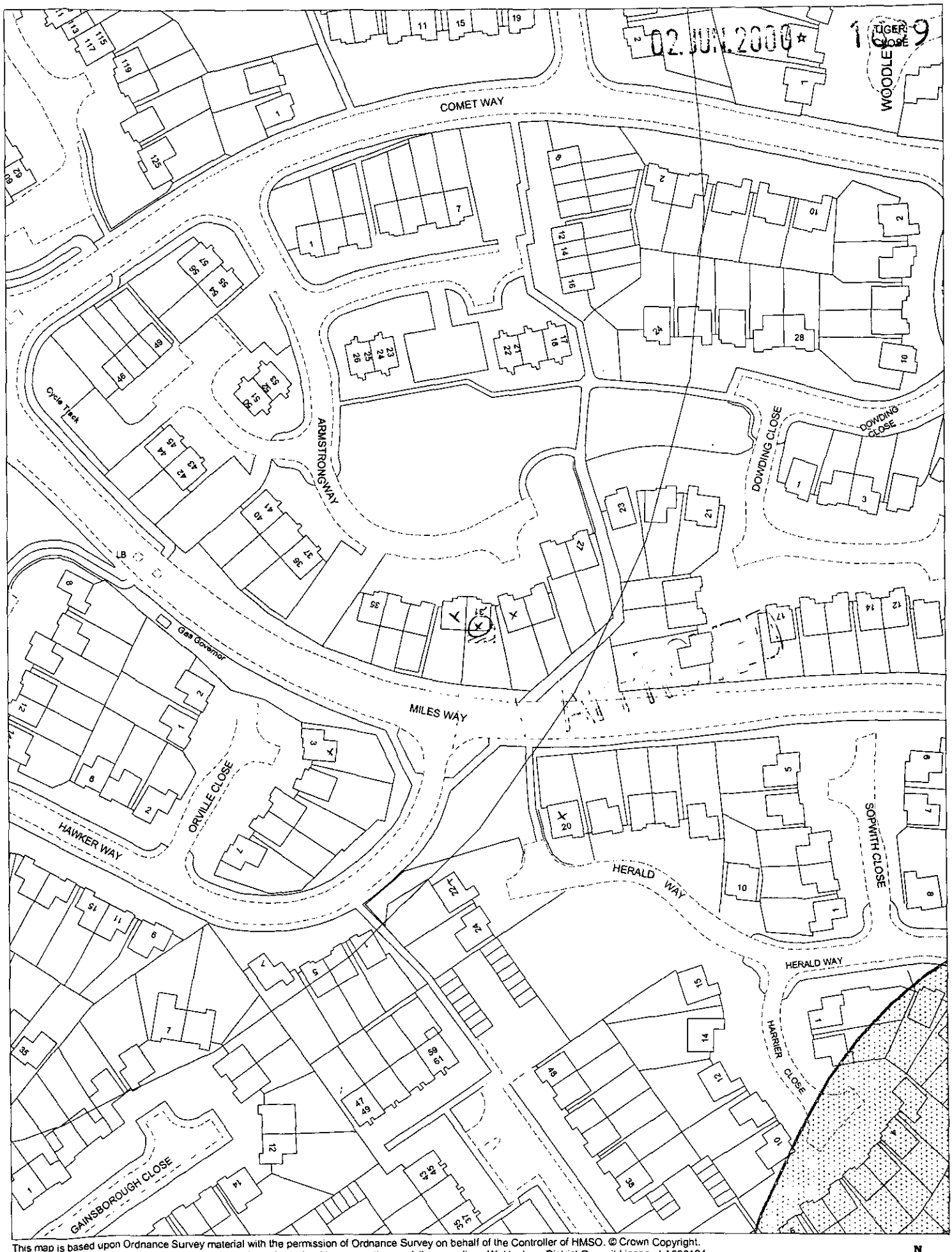
Owner's (a) name	Address at which notice was served	Date on which notice was served

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

SIGNED [signature] ON BEHALF OF MR & MRS BUCKWELL

DATE 1/6/00

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



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Development Control Section, Environmental Services, Wokingham District Council.
8 June 2000

Scale: 1 : 1250

N
W E
S

02.JUN.2000* 1699

PROPOSED EXTENSION
AT
31 ARMSTRONG WAY
WOODLEY
BERKSHIRE
FOR
MR & MRS BUCKNALL

REF: KPG – 151

APPROVED

Prepared by
KPG Design Services
8 Owl Close
Wokingham
Berkshire
RG41 3HY
Tel: 0118 9793067 Fax: 0118 9795854