APPLICATION NO:
F/2002/8212

LOCATION:
61 Malvern Close, Woodley Reading.

APPLICANT:
Mrs E Castle C/O C A Associates

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **16/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
12/02/2003

CASE OFFICER: **Phillip Taylor**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs E Castle
C/O C A Associates
18 Cinnamon Close
Earley
Reading
Berks
RG6 5GP

Application Number: F/2002/8212

Parish: **WOODLEY**

Location: **61, Malvern Close, Woodley, Reading.**

Proposal: **Proposed first floor 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 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 first floor side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Condition
5. The first floor ensuite window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, with the exception of a top hung openable fanlight, 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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Informative
1. This approval is in respect of plan number CA02:444, received by the Local Planning Authority on 18 December 2002.

Informative
2. 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.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/02/2003

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.

Tel: (0118) 974 6463 (Direct Line)
Email: Matthew.Porter@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 20 May 2004
My ref: F/2002/8212

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

Miss E.J.Castle and Miss J.C.Low
61 Malvern Close
Woodley
Reading
RG5 4HL

Dear Miss E.J. Castle and Miss J.C. Low,

RE: REVISED PLANS OF PLANNING APPLICATION NUMBER F/2002/8212

Further to your letter dated 17th May 2004 and amended drawing n°: 19 May2004 regarding the above.

The proposed new roof level of the first floor side extension approved under permission F/2002/8212 would result in an increase in volume so can not be dealt with as a minor amendment and a new planning application is required

I hope this is of assistance.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer
(Team Leader for Householder Team)

MP - Minor amendment?

PLANNING SERVICES	HPT 79309
POL	TLS
DC	ENF
APP	
CS	

19 MAY

61 Malvern Close
Woodley
Reading
RG5 4HL

17 May 2004

Dear Sirs

Ref F/2002/8212 - FP/2003/3869/A

With the agreement of the Senior Building Control Surveyor, Gary Marlow, the front roof of our extension was simplified – drawing enclosed. Mr Marlow asked us to advise you of this change.

Yours faithfully

E.J. Castle Jc Low

(Miss E.J. Castle and Miss J.C. Low)

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8212	PT
BUILDING CONTROL NUMBER	KP 2003/3869	Nick
~~APPLICANT~~/AGENT	CA Associates	
ADDRESS OF SITE	61 Malvern Close WOODLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CA 02 444	CA 02 444
ELEVATIONS	--	--
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC NECESSARY-NOT RECEIVED		
...OVED	24/2/03	
...WINGS	Slight	
...ES ?	BC - smaller front window - roof slightly different internal alterations	
	3/3/03	

I rang & left message. Needs revised plans CD 3/3/03.

Nothing received

CD 16/7/03.

	REQUESTED	RECEIVED	REMINDER

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8212

Applicant : Mrs E Castle C/O C A Associates.

Location : 61, Malvern Close, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/1/03

Date of Neighbour Notifications : .....

Date of Site Visit : 14/1/03

Date Registered : 18/12/2002

Earliest Date for Decision : 16/01/2003

Latest Consultation Date/Site Notice Expiry Date : 16/01/2003

This application will have expired on: 12/02/2003. 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 :

No comment from Nghbrs - 1
Parish Council - objection (see sheet)

Planning Issues :

Impact upon Neighbouring Properties
Impact upon the Character of the Area
Highways

Relevant Policy: LBE1, LBE2
WOS3, WBE1
ENV1

Application Number: F/2002/8212

Appraisal :

This application follows the refusal of a larger scheme (F/2002/6841) in July 2002. The application proposes a two storey side extension set back from the front with a hipped roof and a 1st floor rear extension above a flat roofed extension.

No 46 Foskers lane is set at 90° to No 61 Malvern close and is staggered back almost the full depth of No 61. On the North elevation of No 46 is a ground flow living room window which has right aspect and a 1st floor bedroom window. The 1st floor extension proposed would not block light to the bedroom and because it is set back with a hipped roof, would not be overbearing on the outlook from the bedroom or living room windows.

The extension would be visible from the road but because it is set back would not form an obtrusive feature. No adverse impact on character of the area.

Two parking spaces are available on the site.

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

Application Number F/2002/8212
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	~~C045A~~	~~R45A~~	
~~4~~	~~C045~~	~~R45~~	
3	C044	R044	1st floor s.e. elevations of the extension
~~6~~	~~C45A~~	~~R45A~~	
4	C.22	R.22	delete 'and turning space'
5.	C045	R045 1st	floor ensuite.... rear....
			after 'fixed shut' insert 'with the exception of one top hung openable fanlight'
	INFORMATIVE		
		This approval is in respect of plan CA02.444 rec'd by the LPA on 18.12.02	

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:	ENV1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p. J.S. Andrewartha
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 24/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 61 Malvern Close Woodley Reading. APPLICATION NUMBER: F/2002/8212	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

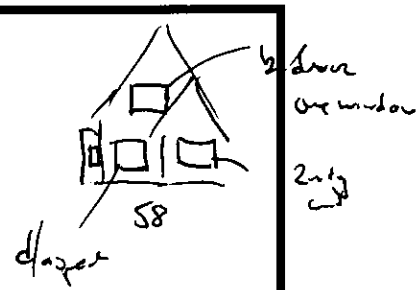
2. DESCRIPTION OF SURROUNDINGS Residential mixed designs

3. DESCRIPTION OF SITE/BUILDING Semi-detached chalet with flat roofed side gage. Flat roof dormer extends across dwelling front.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 46 Foster lane. has 5/5 fath projection large 2.0m bedroom window on 1st floor staggered back from No 61 living room window @ front double aspect

daylight conditions favourable. set back 1st floor should not be overbearing.

5. SITE CONSTRAINTS See previous application



TREES

ACCESS/PARKING 3?

LEVELS flat

BOUNDARY TREATMENT open plan

OTHERS

FROM: Phillip Taylor

DELEGATED

DATE: 24 December 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8212

Proposal: Proposed first floor side extension to dwelling..

Site Address: 61, Malvern Close, Woodley, Reading.

Applicant: Mrs E Castle C/O C A Associates.

POL

09 JAN 2003

Your observations are required in respect of this application **by 16/01/2003**

The Plans Committee agreed:

- this proposal was an overdevelopment
- it would create a massing effect on No. 46 Fosters Lane
- it would be out of character

SIGNED: _____ DATE: 8.1.03

Clerk To Woodley Town Council Parish/Town Council.

Application Number: F/2002/8212

Case Officer : PT

Valid Date : 18-12-02

Map No : 47

Site Area : 0·04

Received Date: 18/12/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 61, Malvern Close, Woodley, Reading.

Parish : WY Ward : Bulmarshe 24.12.02 D.

Applicant : Mrs E Castle C/O C A Associates.

Fee Required: £0 Fee Received: £0 resubmission 6841 refused.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 24.12.02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N. & ...see...map.....

.....

.....

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		46FOSTERS LANEREADING	RG5 4HH
		60MALVERN CLOSEREADING	RG5 4HL
		61MALVERN CLOSEREADING	RG5 4HL
		1MALVERN CLOSEREADING	RG5 4HW
	SPRINGFIELD	SPRINGFIELDFOSTERS LANEREADING	RG5 4HH

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

Tel: (0118) 974 6442

Date: 24 December 2002

My ref: F/2002/8212

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Rahmouni
33 Manners Road
Woodley
Berks
RG5 3EA

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/2002/8212
61, Malvern Close, Woodley, Reading.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/8212**
61, Malvern Close, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rahmouni

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6442

Date: 24 December 2002

My ref: F/2002/8212

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Bland
5 Linden Road
Woodley
Berks
RG5 3QT

Dear Councillor

Application Number: F/2002/8212
61, Malvern Close, Woodley, Reading.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8212**
61, Malvern Close, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bland

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

Received by Wokingham District Council

Application No: F/2002/8212

Proposal:
Proposed first floor side extension to dwelling.

Location:
61, Malvern 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/2002/8212 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2003. 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.

Trevor Watson
Development Control Manager

24 December 2002

Environmental Services

For office use only.
Application number: 18 DEC ... 8212

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.

WOKINGHAM UNITARY
Aiming for Excellence

18 DEC 2002

8212

1	Your name	MRS E CASTLE .
	Address and postcode	61 MALVERN CLOSE WOODLEY .
	Phone number	0118 . 9628952 .
	Agent's Name	C A ASSOCIATES
	Address and postcode	18 CINNAMON CLOSE EARLEY READING RG6 5GP .
	Phone number	0118 . 9869330 .
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.	61 MALVERN CLOSE WOODLEY .
4	Give brief details of the proposal for example, two storey side extension. About the application	1ST FLOOR EXTENSION OVER GARAGE/UTILITY .

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.	BROWN PANTILES . BISCUIT COLOURED BRICK ALL 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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.		
	RESUBMISSION OF F2002/6841.		
	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: Woodings

on behalf of MRS E CASTLE.

Date 16.12.02

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

ADDRESS 61 MALVERN CLOSE PARISH WOODLEY

PLOT No. 25 ORD. SHEET No. SU.7672(47)

BUILDER G. Wimpey & Co. Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/117/61	G. Wimpey & Co Ltd	Outline.	15.6.61	N/A C/A.
225/61	"	Semi/Det. House	22.2.62	App. C/A.
PD/30/65	Mr. J. Keetley	Garage	21.1.65	App. N/A.
SR17181	MR. E. CASTLE	W.C. UTILITY ROOM	16.7.81	APP. N/A
16026	"	"	30.7.81	N/A C/A
F/2002/6841	"	F/FL/S Ext.	31.7.02	Ref
F/2002/8212	Mrs Castle	1st Floor Side ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

→ Building Control ?

cc: to Planning – Minor Amendment MP RR

PLANNING SERVICES	HPT 79904
POL	TLS
DC MP	ENF
APP	
CS	
15 JUN 2004	
COPIES TO:	ACK:
	FILE:

61 Malvern Close
Woodley
Berks
RG5 4HL

12 June 2004

Dear Mr Porter

Ref F/2002/8212 – FP/2003/3869/A

With reference to our recent conversation we enclose a drawing of the front roof of our extension. As we mentioned with the agreement of Mr Gary Marlow, the Senior Building Surveyor it was agreed that the roof could be simplified.

Yours sincerely

E.J. Castle J.C. Low

Miss E.J. Castle and Miss J.C. Low