APPLICATION NO:
F/2000/1119

LOCATION:
3 Kingfisher Drive, Woodley Reading.

APPLICANT:
Mr R Baggaley C/O Mr S Biddle

PROPOSAL:
Proposed single storey side extension to dwelling plus front porch extension.

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **25/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Baggaley
C/O Mr S Biddle
56 Valentine Crescent
Caversham
Reading
Berkshire
RG4 5JJ

Application Number: F/2000/1119

Parish: **WOODLEY**

Location: **3, Kingfisher Drive, Woodley, Reading.**

Proposal: **Proposed single storey side extension to dwelling plus front porch 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 external work 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: 15 May 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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1119	EXC
BUILDING CONTROL NUMBER.	FP 2000/0496.	Paul
APPLICANT/AGENT	Mr S Biddle	
ADDRESS OF SITE	3 Kingfisher Drive WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S side ext (+ front porch - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	BAGGELEY/0300/04	BAGGELEY/0300/04
ELEVATIONS	02	02
FLOOR PLANS	01	01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	17/5/00.	

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 : Emy Circuit

Application Number : F/2000/1119

Applicant : Mr R Baggaley C/O Mr S Biddle.

Location : 3, Kingfisher Drive, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling plus front porch extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8 May 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 18 April 2000

Date Registered : 30/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 25/05/2000

Consultation Responses :
Woodley TC - "no comment"

Planning Issues :
Identified Settlement
neighbours | streetscene

Application Number: F/2000/1119
3 Kingfisher Drive, Woodley

Appraisal: The proposal is for a single-storey side extension. It would have a width of 3.5 metres, leaving one metre to the back edge of the pavement. The rear elevation of the extension would be flush with that of the original house and it would project 1.1 metres to the front, continuing 2.5 metres across the front of the house to form an enclosed porch. It would have a pitched roof with a ridge height of 4.1 metres. The design of the extension would be in keeping with the existing dwelling and its surroundings.

There is 18 metres between the fronts of 3 and 7 Kingfisher Drive and the extension would be over 25 metres from the backs of 24 - 30 (even) and side of 1 Kingfisher Drive, so there would not be a detrimental impact on any neighbouring property.

Although the front gardens to 3 - 9 Kingfisher Drive (odds) are open plan, the 1.8 metre side boundary fences of Nos 3 and 7 adjoin the back edge of the pavement, as do the rear fences of 24- 30, so the immediate surroundings of the proposed extension do not have a particularly open character. It is not, therefore, considered that the erection of a single-storey extension would be harmful to the character of the area.

Recommendation: conditional approval

Application Number F/2000/1119
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK .

John Mitchell
12/5/02

RECORD OF SITE VISIT

SITE ADDRESS: 3 Kingfisher Drive
Woodley Reading.

APPLICATION NUMBER: F/2000/1119

OFFICER: Emy Circuit

DATE OF SITE VISIT: 18 April 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? fence at side of house

2. DESCRIPTION OF SURROUNDINGS
residential, backs to the south and school playing field to the north
footpath access to the front of dwellings and garages + vehicular access at the rear.

3. DESCRIPTION OF SITE/BUILDING
2 storey semi with a single-storey, flat roof extension to the rear (not whole width). Garage at rear and 3 sheds.
2 pairs of semis opposite each other with open plan front gardens between

4. RELATIONSHIP TO ADJOINING PROPERTIES
No7 - 2 storey side ext^n? close to path or 1st floor
No9 - single-storey side extension?

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING no change

LEVELS /

BOUNDARY TREATMENT 1.8m fences
(No1 has 7m conifers on side boundary)

OTHERS /

Received by Wokingham District Council

Application No: F/2000/1119

Proposal:
Proposed single storey side extension to dwelling plus front porch extension.

Location:
3, Kingfisher Drive, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. 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

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

Tel: (0118) 974 6479

Date: **13 April 2000**

My ref: F/2000/1119

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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/2000/1119
3, Kingfisher Drive, Woodley, Reading.
Proposed single storey side extension to dwelling plus front porch 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1119**
3, Kingfisher Drive, Woodley, Reading.
Proposed single storey side extension to dwelling plus front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: (0118) 974 6479

Date: **13 April 2000**

My ref: F/2000/1119

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

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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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: (0118) 974 6479

Date: **13 April 2000**

My ref: F/2000/1119

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

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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Head of Planning and Transportation

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Case officer: **Emy Circuit** Application Number: **F/2000/1119**
3, Kingfisher Drive, Woodley, Reading.
Proposed single storey side extension to dwelling plus front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 MAR 2000

Officer: ESC | Application No. F/2000/1119

Map No. 46. Site 003

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed Single Storey side extension to dwelling plus front Porch Extension

Location: 3 Kingfisher Drive

Parish: Woodley Ward: South Lake

13.4.2000

Applicant: Mr R. Baggaley

Fee Received 95.00 Required ..... Additional ..... Refund .....

(1)

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	Other Elevation Side ✓		
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 : 13.4.2000 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:

No Re-apps. .....

.....

.....

NEIGHBOURS: S/N + 1, 5, 7, 9, 24, 26, 28 + 30 Kingfisher Drive .....

.....

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.....

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.....

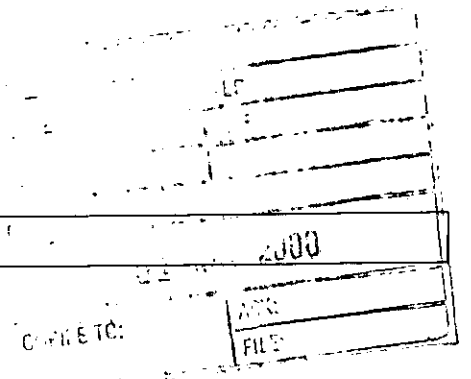
.....

.....

.....

FROM: Emy Circuit

DATE: 13 April 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1119

Proposal: Proposed single storey side extension to dwelling plus front porch extension..

Site Address: 3, Kingfisher Drive, Woodley, Reading.

Applicant: Mr R Baggaley C/O Mr S Biddle.

Your observations are required in respect of this application **by 07/05/2000** .

The committee agreed to make no comment on this application.

SIGNED: _____ DATE: 27.4.00

Clerk To Woodley Parish/Town Council.

(1)

ADDRESS 3 KINGFISHER DRIVE PARISH WOODLEY

PLOT No. 3 (Stage 6) ORD. SHEET No. SU.7572 (46)

BUILDER Cooks of Reading Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/32/61	J.T. Cook & Son Ltd	Out line	Referred to BCPC. No decision	
0/148/62	" "	"	31.1.63	N/A. Min of HLG C/A.
83/66	" "	Layout Plan	4.8.66	N/A. C/A.
PD/538/66	" " 83/66	Refers " "	29.9.66	App. N/A.
92/68	Cooks of Reading Ltd	Layout & Sewer details	3.10.68	App. C/A.
13/69	"	Semi/Det. House	20.2.69	App. C/A.
~~PD/272/71~~	~~Mr B.J. Parsons~~	~~Garage~~	~~17.6.71~~	~~App N/A~~
PD 87/73	Mr R. Rawson	Garage	25.1.73	App N/A
BR 3592	" "	3/storey extension	11 11 75	Ref N/A
BR 3874	" "	CONSERVATORY	1.1.76	REF. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

(2)

ADDRESS 3 KINGFISHER · DRIVE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 7572 46

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 4062	MR. R. RAWSON	SUN LOUNGE	24.2.76	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

By hand 30/3

Environmental Services

For office use only.
Application number:

30.MAR2000* 1119

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	MR. R. BAGGALEY
	Address and postcode	3 KINGFISHER DRIVE WOODLEY BERKS RG5 3LG
	Phone number	
	Agent's Name	MR. S. BIDDLE
	Address and postcode	56 VALENTINE CRESCENT CAVERSHAM READING RG4 5JJ
	Phone number	0370 792 797
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.	3 KINGFISHER DRIVE WOODLEY BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE 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.	'YELLOW' BRICKS 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: 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 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

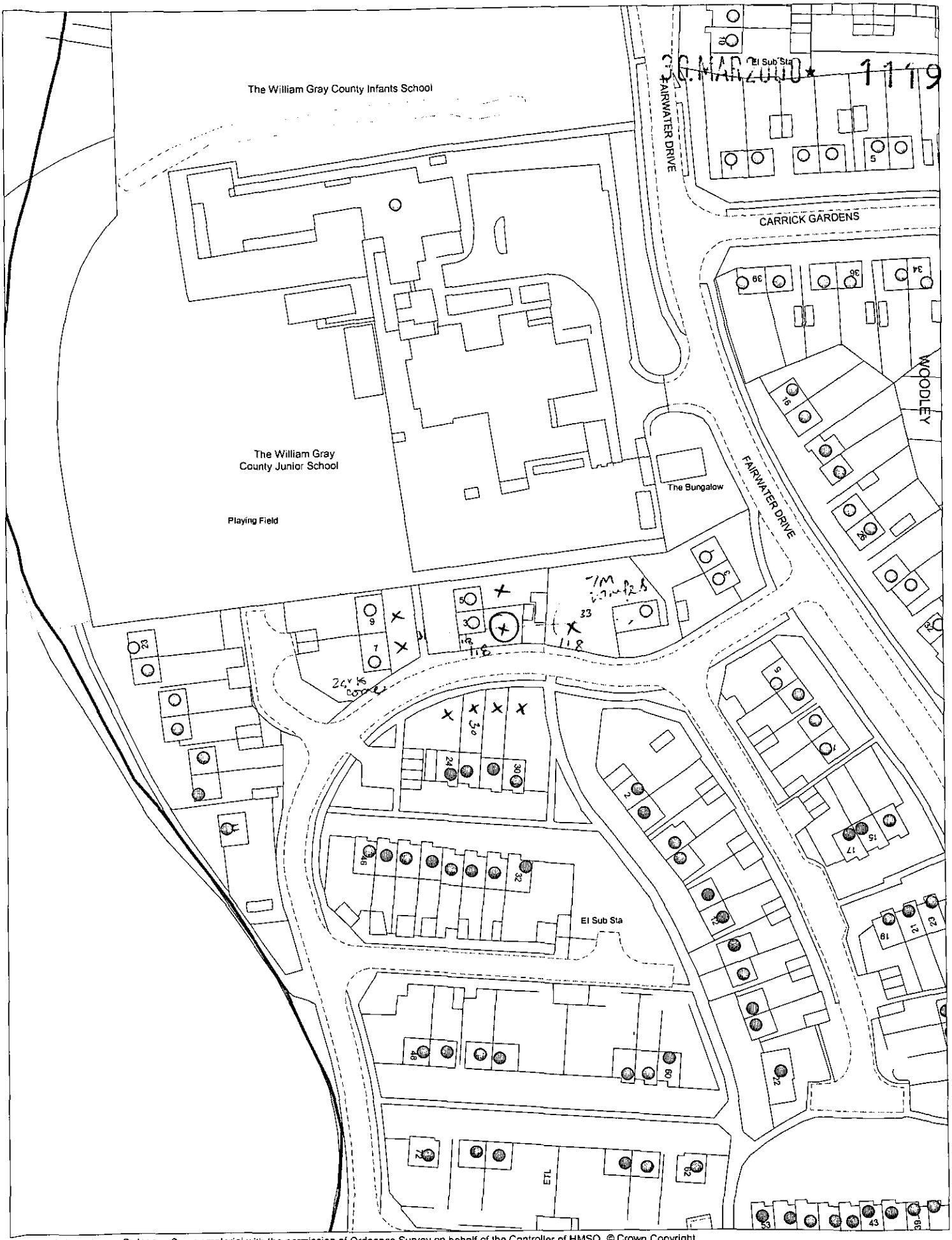
~~None~~ of the land forms part of an agricultural holding.

Your signature: R Baggaley

on behalf of N/A

Date 30-03-00

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



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Development Control Section, Environmental Services, Wokingham District Council.

5 April 2000

Scale: 1 : 1250

N W E S