APPLICATION NO:
F/2000/1546

LOCATION:
34 Woodwaye, Woodley Reading.

APPLICANT:
Mr T Bennett

PROPOSAL:
Proposed erection of 1.8m & 1.5m boundary fence to front and side of dwelling (Retrospective).

EARLIEST DATE FOR DECISION: **26/06/2000**

APPLICATION EXPIRY DATE: **11/07/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Bennett
34, Woodwaye
Woodley
Reading
Berks
RGH5 3HA

Application Number: F/2000/1546

Parish: **WOODLEY**

Location: **34, Woodwaye, Woodley, Reading.**

Proposal: **Proposed erection of 1.8m & 1.5m boundary fence to front and side of dwelling (Retrospective).**

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 fencing fronting Woodwaye (front elevation) shall be reduced in height to 1m above ground level, including the existing retaining wall and the brick piers reduced to within 300mm of the top of the reduced fencing. The reduced fencing shall be continued round the corner for the first 3 panels to a height of 1m. This shall be completed within 1 month of the grant of permission.

Reason
1. In the interests of the visual amenity of the streetscene.

Informative
The applicant is advised that failure to comply with the above condition may result in enforcement action to ensure its removal.

John Mitchell
Development Control Manager
Date: 07/08/2000

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.

34 Woodwaye
Woodley

30668



T. BENNETT

Building & Decorating
Brickwork & Stone Specialist

Telephone: 0118 9692868
Mobile: 0374 797256



PLANNING SERVICES
POL
DC HM
APP
CS
16 JUN 2000
COPIES TO:
FILE:

F/2000/1456

Rep Rad

Dear Miss Morgan.

I have marked on drawings all Sizes requested,

I would also like to mention the length of time my fence has been up approx 2 years. I have been renovating my property which included the removal of a 6'6" hedge behind a 5' fence both of which were fallen in to the pavement the hedge overhanging some 3' in places, therefore going back behind my boundary and giving back some Eighteen inches of pavement in places, all of which I keep weedfree at all times, and if requered am even prepared to make good with tarmac, all immediate neighbours have voiced how happy they are with the fence and my work, but it seem I have just fell foul of the one and only Jealous resident in the road.

Yours Sincerely

[signature]

Original consent for layout plan 817/57/54

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1546

Applicant : Mr T Bennett .

Location : 34, Woodwaye, Woodley, Reading.
Proposal : Proposed erection of 1.8m & 1.5m boundary fence to front and side of dwelling (Retrospective).

Site Notice Displayed ? :

YES	NO	DATE
✓		2/6/00

Date of Neighbour Notifications : 2/6/00.

Date of Site Visit 28/6/00

Date Registered : 16/05/2000

Earliest Date for Decision : 26/06/2000

Latest Consultation Date/Site Notice Expiry Date : 26/06/2000

Application Expiry Date: 11/07/2000

Consultation Responses :

① Woodley TC – No comments.
② Highways – Approval with conditions (SC32 – SR13)
③ Consultations – No response.

Planning History

~~[illegible]~~: There is no relevant history on the site in relation to fencing –

Planning Issues

1, Impact on the visual amenity of the streetscene

No 34 Woodwaye is a bungalow at the corner of Woodwaye (P formation). The road is entirely composed of bungalows and has an open and spacious feel, particularly in respect of the open front gardens. At the entrance to Woodwaye Nos 35 and 37 Beechwood Avenue have 1.8m close boarded fences which

Application Number: F/2000/1546

Appraisal :

run the length of this side gardens. In addition No 36 Woodhaven opposite has a 1.8m fence along its side boundary along with some mature hedging on the corner. These fences provide privacy to their rear gardens. The removal of a hedge on the side boundary and replacement with a 1.8m close boarded fence is deemed to be acceptable in visual amenity terms, so long as does not extend The issue of concern is the 1.5m high wall / fence to the front of the property. For the total length of Woodhaven, to the front gardens are defined by low brick walls which in the main are approx 0.6m high. A couple of properties have fencing of the same height. There is only one hedge (No 33) which has similar to the front 1.5m high. It also has a low wall. In addition, no of the properties have fencing to define their side boundaries, other than perhaps low mesh fencing. As such, the road and the gardens present an open aspect which contributes greatly to the open and spacious nature which these gardens. The introduction of a fence on top of an existing wall, to a height of 1.5m represents a totally intrusive feature in the streetscene which would have a detrimental impact on the open nature of the front gardens. This is compounded by the fact that the fence is located on a corner site. The fence results in the introduction of an alien feature in the streetscene.

Conclusion 1.5m high fence unacceptable in its totality. No Objection if fence element removed 1.8m high fence acceptable up to the front wall of the dwelling / to the corner. Extension right up to and across the corner is visually intrusive and unacceptable.

The applicant has agreed to the removal of the fencing to the front of the dwelling, plus the removal of the piers to 300mm above the existing wall, to be retained.

Recomendation : Approval: ☑ [redacted]: ☐ The proposal to deemed acceptable subject to conditions to ensure its removal.

(tick appropriate box)

NOte

The applicants has stated that the fencing has been in place for 2 years. The erection of the fencing required consent and has not been in place for 4 years and therefore is at risk of enforcement action. A decision will need to be made upon the expediency of taking enforcement action

Application Number F/2000/1546
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1			The fencing fronting Woodwaye (front elevation) shall be reduced in height to 1m above ground level including the existing retaining wall and the brick piers reduced to within 300mm of the top of the reduced fencing. The reduced fencing shall be continued round the corner for the first 3 panels to a height of 1m. This shall be completed within 1 month of the grant of permission.

Reason

In the interests of the visual amenity of the streetscene.

Informative

The applicant is advised that failure to comply with the above condition may result in enforcement action to ensure its removal

John Mitchell
7/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 34 Woodwaye
Woodley Reading.

APPLICATION NUMBER: F/2000/1546

OFFICER: Heather Morgan

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? NO. But neighbours notification done (21 days expired)

2. DESCRIPTION OF SURROUNDINGS Residential. Bungalows low walls to all of the properties. brick walls.

3. DESCRIPTION OF SITE/BUILDING Corner plot side and rear garden
New 1.8m ref on side. To front breeze block and fencing on top.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A

5. SITE CONSTRAINTS

TREES None

ACCESS/PARKING Existing

LEVELS Flat

BOUNDARY TREATMENT Fencing

OTHERS N/A.

30/6

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

Tel: (0118) 974 6446

Date: **02 June 2000**

My ref: F/2000/1546

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2000/1546
34, Woodwaye, Woodley, Reading.
Proposed erection of 1.8m & 1.5m boundary fence to front and side of dwelling (Retrospective).

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1546**
34, Woodwaye, Woodley, Reading.
Proposed erection of 1.8m & 1.5m boundary fence to front and side of dwelling (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

Signed: _____ Date: _____
Councillor Preston

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

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

Tel: (0118) 974 6446

Date: **02 June 2000**

My ref: F/2000/1546

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1546**
34, Woodwaye, Woodley, Reading.
Proposed erection of 1.8m & 1.5m boundary fence to front and side of dwelling (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Samuel

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

Received by Wokingham District Council

Application No: F/2000/1546

Proposal:
Proposed erection of 1.8m & 1.5m boundary fence to front and side of dwelling (Retrospective).

Location:
34, Woodwaye, 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/06/2000. 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

02 June 2000

FILE NOTE 17/7

Meeting with the applicant.

Agreed to reduce fencing on frontage and corner back to 1m plus reducing the height of the piers.

Revised photos (annotated) to come in this week.

1 month to remove.

J Leathes

Note 2/8

Info not received. Will go ahead and write up on the basis of a carefully worded condition.

1327

WOKINGHAM DISTRICT COUNCIL

To Duty

Date 18/7. Time 16.50

WHILE YOU WERE OUT

Name Ms Taylor

Of

Phone No. 01344 305805 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: Holme Grange Craft Village,

Would like to take over the Hairdressing unit + make it into a Chiropodists + homiopathist. Do They need a change of use for this or is it OK?

Signed Helen

FILE NOTE 5/7/00

Left message for Mr. Bennett.

No objection in principle to the 1.8m fence to the side (others in the vicinity).

Object to the 1.5m fence on the frontage. Needs to be removed.

Need to confirm if he's happy to do this. If not → refusal → enforcement.

JPM

Tel. Con 7/7

- Applicant will provide a letter to say fencing & piers on the frontage will be removed, plus 1.8m cbf on the bend.

(Cond re time limit for removal)

NA possible to establish if fence or hedge

NL – recent section of fence. Last yr.



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Development Control Section, Environmental Services, Wokingham District Council.

6 July 2000

Scale: 1 : 500

N W E S

Aerial Photo 1998.

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan

Date: 02 June 2000

Application Number: F/2000/1546

Proposal: Proposed erection of 1.8m & 1.5m boundary fence to front and side of dwelling (Retrospective).

Parish: WOODLEY TOWN

Site Address:
34, Woodwaye, Woodley, Reading.

Applicant:
Mr T Bennett .

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).

SC: 32
SR: 13 .

Signed: _____ **Print name:** Stephanie Yeates

21/06/00 .

FROM: Heather Morgan

DATE: 02 June 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1546

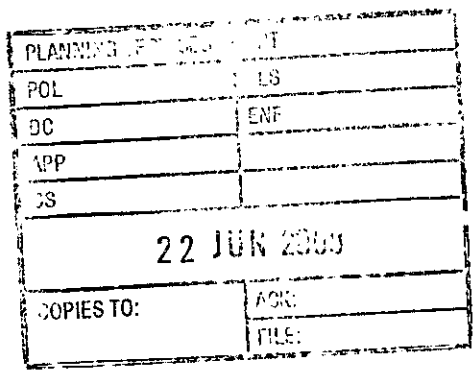
Proposal: Proposed erection of 1.8m & 1.5m boundary fence to front and side of dwelling (Retrospective)..

Site Address: 34, Woodwaye, Woodley, Reading.

Applicant: Mr T Bennett .

Your observations are required in respect of this application **by 26/06/2000** .

The committee had no comment to make on this application.



SIGNED: Anne Keeley DATE: 21.6.00.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 MAY 2000	Map No. ..... Site 0.06
Officer: HM Application No. F/2000/1546	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF 1.8m & 1.5m BOUNDARY FENCE TO FRONT & SIDE OF DWELLING (RETROSPECTIVE)

Location: 34 WOODWAYE

Parish: WOODLEY Ward: Burnaffne ✓ 216

Applicant: MR T BENNETT

Fee (8) 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate		✓	
5	Elevation plans	Require Dimensions adding to photos AT ALL HIGHTS	requested 23/5.	
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 : 26 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 pre-apps .....

.....

.....

NEIGHBOURS:

S/N + 31, 32, 33, 35 & 36 Crossways, Woodlands, Perrymead .....

ADDRESS 34 WOOD WAYE PARISH WOODLEY

PLOT No. Old Property GRD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
818/54	Mr. C. Hanham	Conservatory	13.4.54	App. NIA
817/57	"	Garage	8.10.57	App. NIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 16 MAY 2000* 1546

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.

(0734) 797258 (mobile)

WOKINGHAM DISTRICT COUNCIL

1	Your name Address and postcode Phone number	TREVOR BENNETT 34 WOODWAYE WOODLEY READING BERKSHIRE RG5 3HA 0118 969 2666
2	Agent's Name Address and postcode Phone number	
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.	34 WOODWAYE WOODLEY READING BERKSHIRE RG5 3HA
4	Give brief details of the proposal for example, two storey side extension. About the application	RETROSPECTIVE PLANNING CONSENT FOR 1.8 AND 1.5m BOUNDARY FENCE TO FRONT & SIDE ELEVATIONS
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.	CLOSE BOARDED TIMBER PANEL FENCING WITH CONCRETE POSTS TO SIDES AND BRICK PIERS TO FRONT.
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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.

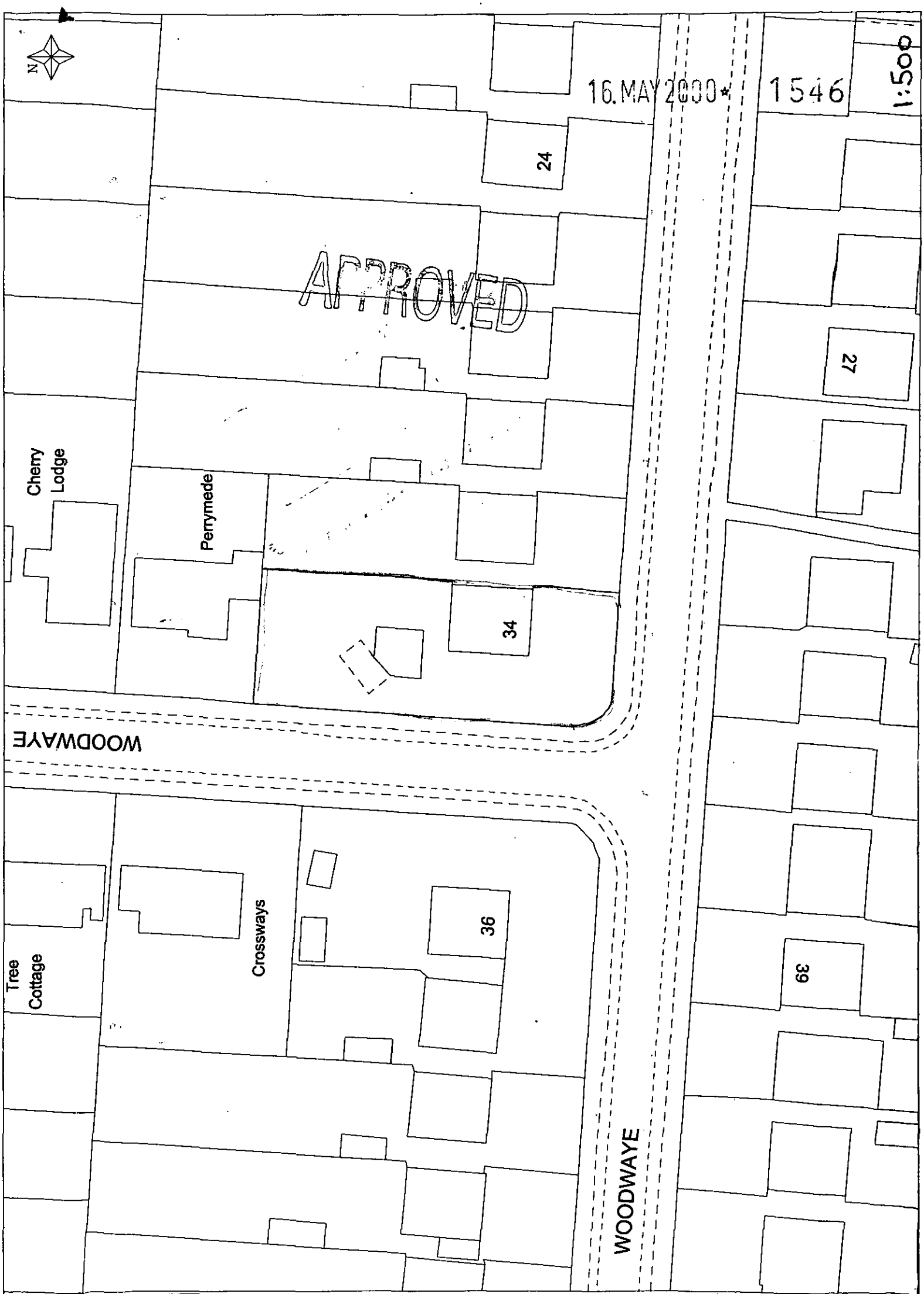
Your signature: [signature]

on behalf of

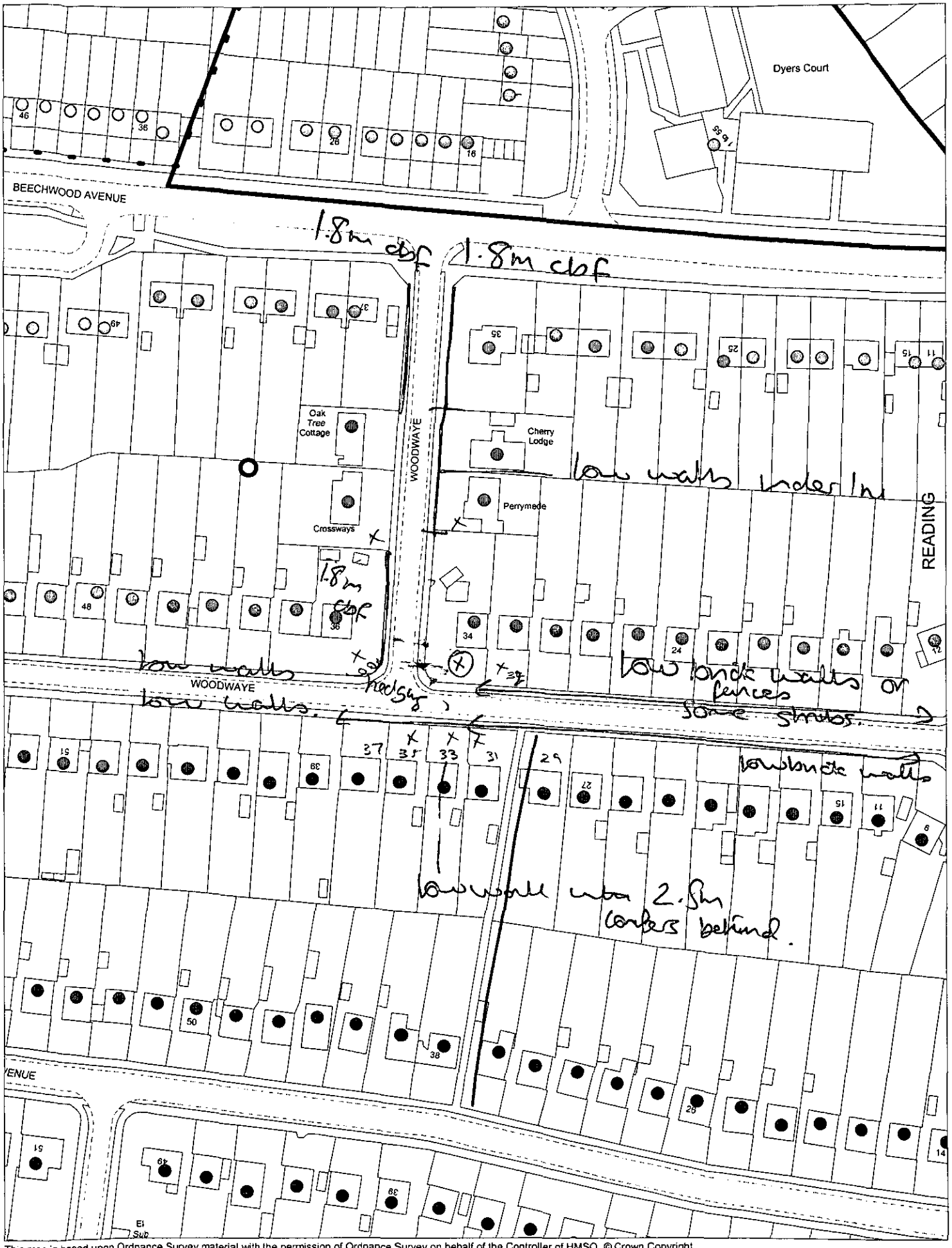
Date 9th MAY 2000

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

16 MAY 2000* 1546
1:1250
APPROVED
BEECHWOOD AVENUE
Car Park
WOODWAYE
Cherry Lodge
Pennyside
Oak Tree Cottage
Crossways
Ward Bay
WOODLANDS AVENUE



N
16.MAY2000*
1546
1:500
APPROVED
24
27
34
36
39
Cherry Lodge
Perrymede
Crossways
Tree Cottage
WOODWAYE
WOODWAYE



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

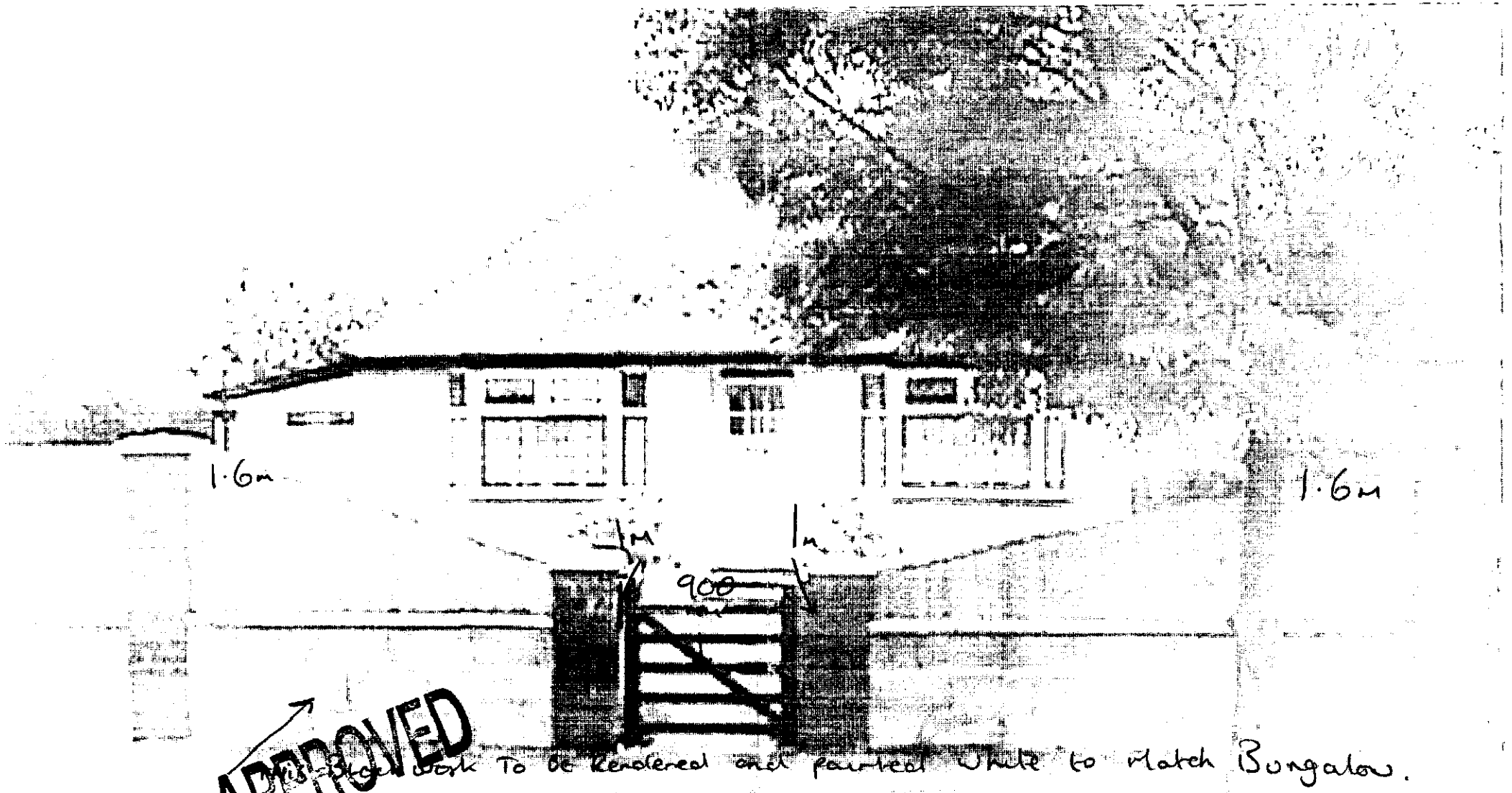
Scale: 1 : 1250

N W E S



SIDE ELEVATION

Drawing No. 6



APPROVED

Brick work To be Rendered and painted White to match Bungalow.

with the exception of the heights of the fence which is to be reduced as per condition 1

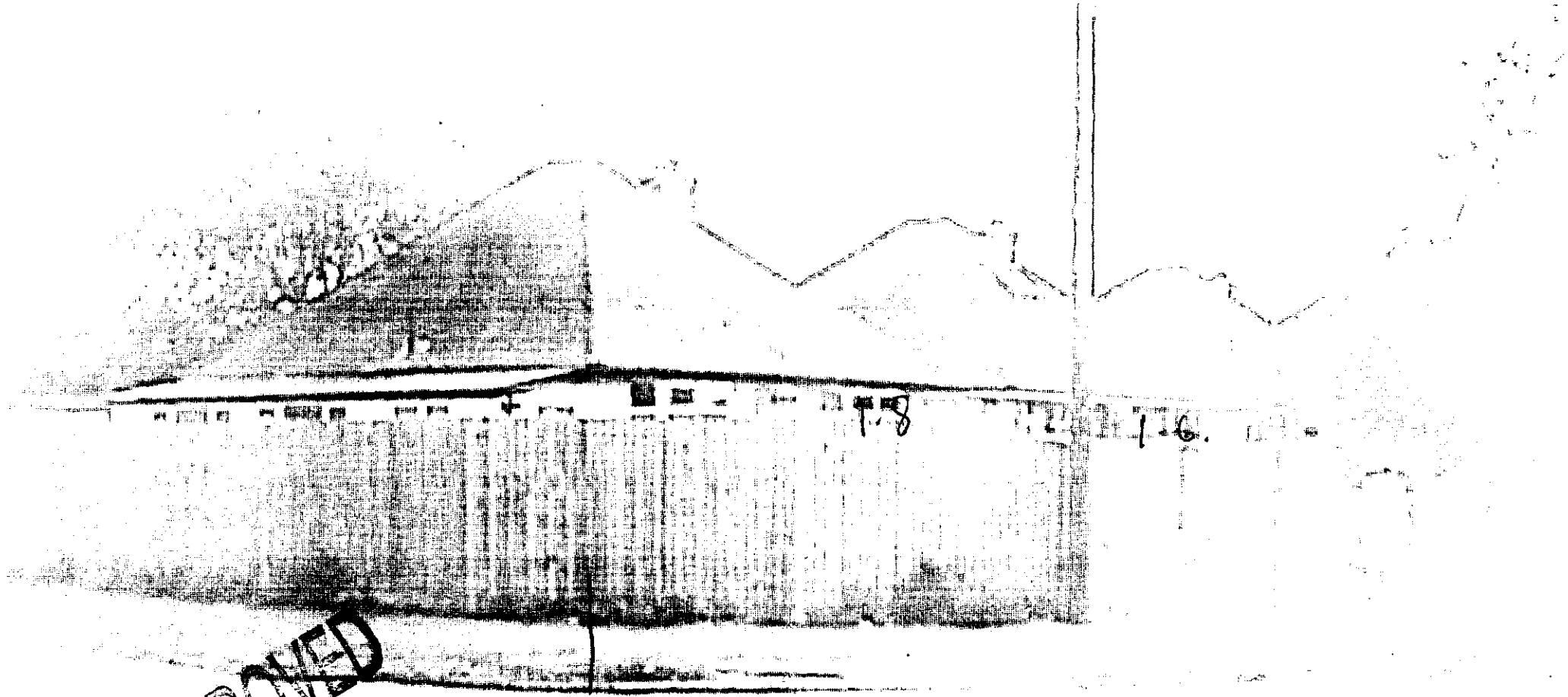
FRONT ELEVATION

Drawing No. 1



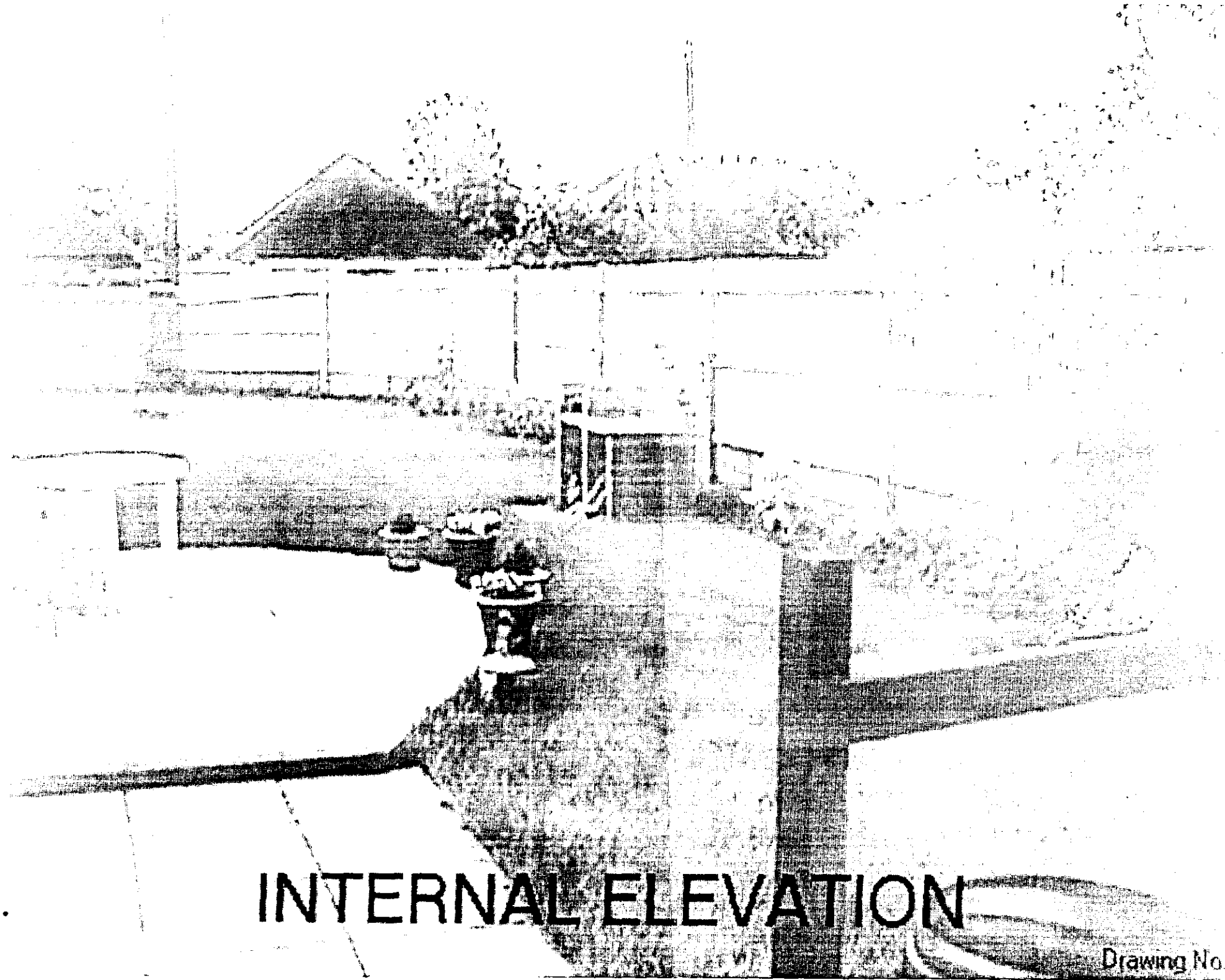
fencing to be reduced as per condition 1

FRONT ELEVATION



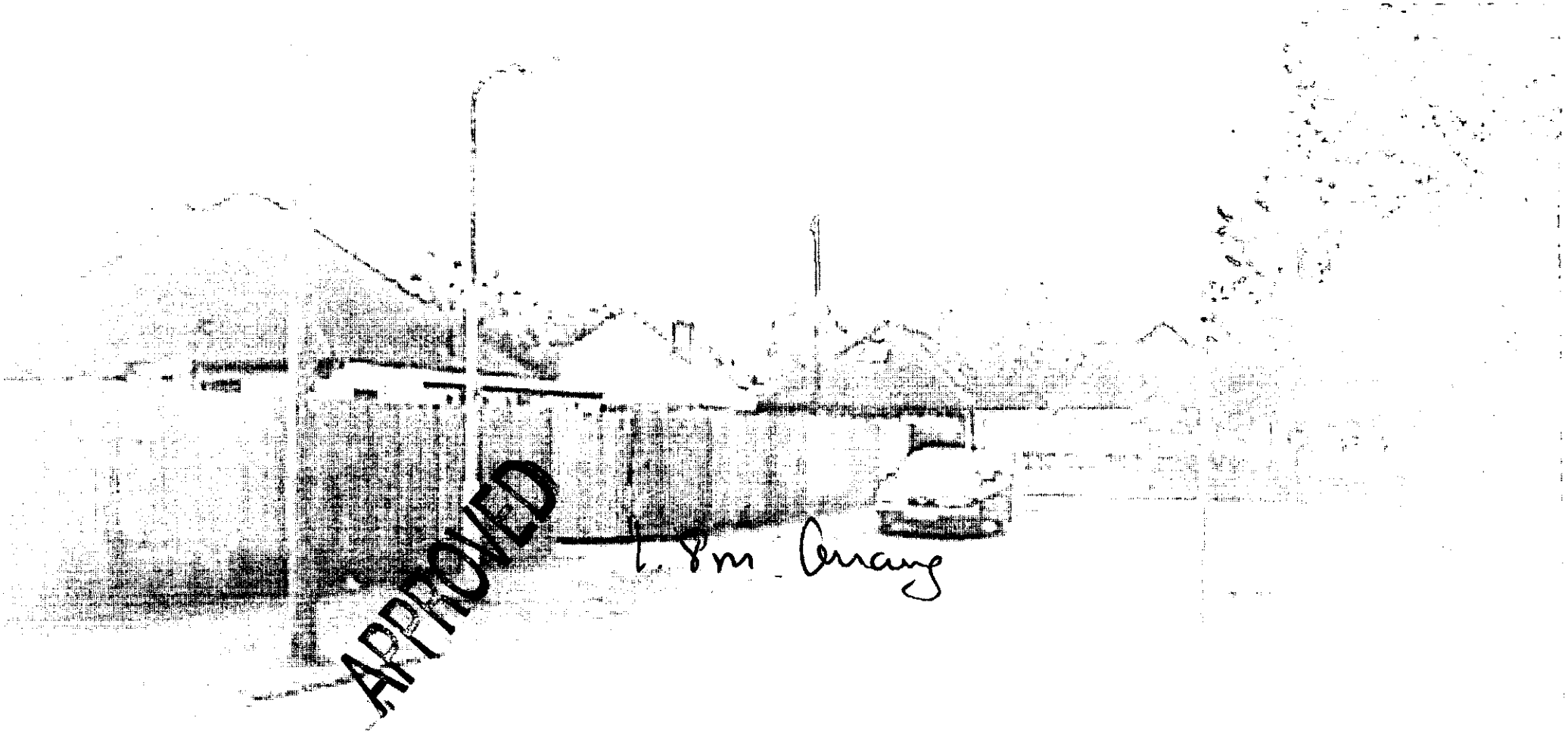
SIDE ELEVATION

Drawing No. 3



INTERNAL ELEVATION

Drawing No. 4



SIDE ELEVATION

Drawing No. 5

PLANNING
POL
DC
AFP
CS
COPIES TO: