[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/1762

LOCATION:
114 Fairwater Drive, Woodley Reading.

APPLICANT:
Mr Mrs Vijayan C/O Andesign

PROPOSAL:
Proposed single storey rear/side extension to dwelling

EARLIEST DATE FOR DECISION: **17/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
11/08/2000

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Vijayan
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/1762

Parish: **WOODLEY**

Location: **114, Fairwater Drive, Woodley, Reading.**

Proposal: **Proposed single storey rear/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.

Condition
3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. The ground floor bathroom window in the north west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 17/07/2000

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.

finalised for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1762	N/L
BUILDING CONTROL NUMBER	FP 2000/0348	Paul
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	114 Fairwater Drive Woodley	
DESCRIPTION OF PROPOSED WORK	S/S rear/side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2942	AH/E/2942A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES? DC - rear projection reduced to 3.5 metres. Note to Paul		
DATE	12/9/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED For BC	12/9/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Nicola Lake

DATE: 23 June 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1762

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

Site Address: 114, Fairwater Drive, Woodley, Reading.

Applicant: Mr Mrs Vijayan C/O Andesign.

COPIES TO: | ACK: | FILE:

Your observations are required in respect of this application **by 17/07/2000** .

The committee had no comment to make on this plan.

SIGNED: _____ DATE: 19.7.00

Clerk To Woodley Parish/Town Council.

Application Number F/2000/1762
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Works.
3	SC23	SR06	Parking
~~4~~	~~SC[illegible]~~	~~SR[illegible]~~	
4	SC20	SR24	~~[illegible]~~ Ground floor, Bathroom
			window in the north west elevation

John [illegible]

17/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 114 Fairwater Drive
Woodley Reading.

APPLICATION NUMBER: F/2000/1762

OFFICER: Nicola Lake

DATE OF SITE VISIT: 14.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Front of site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/3 semi detached chalet style dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES rear projects out 3.5m with partial flat roof
No 110 has had similar style of rear extension

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1762

Applicant : Mr Mrs Vijayan C/O Andesign.

Location : 114, Fairwater Drive, Woodley, Reading.
Proposal : Proposed single storey rear/side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.7.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....14.7.2000.....

Date Registered : 16/06/2000

Earliest Date for Decision : 17/07/2000

Latest Consultation Date/Site Notice Expiry Date : 17/07/2000

This application <u>will have expired on</u>: <u>11/08/2000.</u> 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 :

Planning Issues :

Site Designation - within the identified Settlement.

1.) Impact upon the Neighbouring dwellings.

2.) Impact upon the Street Scene.

Application Number: F/2000/1762

Appraisal :

1) Impact upon the neighbouring dwellings

The proposed development is for a single storey rear extension, which would project out by 3.5m from the existing rear of the dwelling.

There will be only one side facing window Form No 112. The window is for a shower room and would be obscure glazed.

There will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the Neighbouring dwellings

2) Impact upon the character and appearance of the Streetscene

Only a small section of the proposed extension, which will project out on the side will be visible from the front of the dwelling. The proposal will be set back from the front of the site. The proposed development is in keeping with the character and appearance of the 4.1m existing dwelling and the wider area

As Such, there will be no detrimental impact upon the character of the Streetscene.

Recomendation : Approval: ☑ **~~Refusal:~~** ☐

(tick appropriate box)

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 23 June 2000

Application Number: F/2000/1762

Proposal: Proposed single storey rear/side extension to dwelling

Parish: WOODLEY TOWN

Site Address:
114, Fairwater Drive, Woodley, Reading.

Applicant:
Mr Mrs Vijayan C/O Andesign.

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:23 (INSERT Parking).

SR:06.

Signed: _____ **Print name:** Stephanie Kaloss

10/07/00.

Received by Wokingham District Council

Application No: F/2000/1762

Proposal:
Proposed single storey rear/side extension to dwelling

Location:
114, Fairwater 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 notice 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 17/07/2000. 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

23 June 2000

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

Tel: (0118) 974 6481

Date: **23 June 2000**

My ref: F/2000/1762

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/2000/1762
114, Fairwater Drive, Woodley, Reading.
Proposed single storey rear/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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1762**
114, Fairwater Drive, Woodley, Reading.
Proposed single storey rear/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 Rowland

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

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

Tel: (0118) 974 6481

Date: **23 June 2000**

My ref: F/2000/1762

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
Minicom No: (0118) 974 6991
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John Mitchell

John Mitchell
Development Control Manager

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114, Fairwater Drive, Woodley, Reading.
Proposed single storey rear/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 Lawley

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

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

Tel: (0118) 974 6481

Date: **23 June 2000**

My ref: F/2000/1762

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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John Mitchell

John Mitchell
Development Control Manager

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114, Fairwater Drive, Woodley, Reading.
Proposed single storey rear/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 Gilder

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

30738

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
APP	
CS	
19 JUN 2000	
COPIES TO:	ACK:

114 Fairwater Drive
Woodley
Reading, RG5 3JB.

16th June ,00

Mr.John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
Shute end
Wokingham RG40 1WR

cc: Ms. N Lake, Mr. A Hester

Sub: Planning application -114 Fairwater Drive

Dear Mr Mitchell,

Further to our telephone conversation of yesterday in which you have agreed to increase the rear depth of the single storey extension from 3.3 m to 3.5m. Accordingly, I have asked my architect Mr. Andrew Hester to resubmit the planning to the Council.
Today I received a letter from Mr. Hester stating that he has submitted the revised planning to Ms Lake, Planning Officer.

Thank you very much

Yours sincerely

Krishnan Vijayan

PLANNING SERVICES | HPT
POL | TLS
DC NL | ENF 30714
APP |
CS |
19 JUN 2000
COPIES TO: | ACK:
FILE:

114 Fairwater Drive
Woodley
Reading, RG5 3JB.

16th June ,00

Mr.John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
Shute end
Wokingham RG40 1WR

cc: Ms. N Lake, Mr. A Hester

Sub: Planning application -114 Fairwater Drive

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Thank you very much

Yours sincerely

Krishnan Vijayan

WOKINGHAM D.C. DEVELOPMENT CONTROL

~~F/0747~~

Start date: 16 JUN 2000	Map No. 46 Site 0.02
Officer: NL | Application No. F/2000/1762	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 114 FAIRWATER DRIVE

Parish: WOODLEY Ward: South Lake
23.6.2000

Applicant: MR/MR VIJAYAN

re-submission 2000/0635

Fee Received £0-00 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 : 23.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
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-apps.

NEIGHBOURS: S/N + 112, 116, 163, 165 + 167 FAIRWATER DRIVE
9, 11 + 11A - QUENTIN RD ✓

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Miss N. Lake

Planning Officer

Wokingham District Council

P.O. Box 157

Shute end

Wokingham

Berks RG40 1WR

ref:3778

15th June 2000

Dear Miss Lake,

re: **Application No.F2000/0635 - 114.Fairwater Woodley**

Following your formal Planning Refusal dated 4th May 2000, I understand you have been having further discussions with my clients Mr & Mrs Vijayan as to what maximum projection you would be prepared to accept on the single storey rear extension. Whilst I think my clients have been extremely badly treated in respect of the previous Planning decision they are not prepared to go through the delay that would result in an appeal, and have instructed me to accept your offer of a 3.5 metre maximum projection. I am therefore enclosing a new application with the amended dimension, and I trust you will feel able to add your full support to this scheme.

Yours faithfully,

A.Hester

16.JUN.2000* 1762

Environmental Services

For office use only.
Application number: 16.JUN.2000* 1762

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 & MRS K. VIJAYAN
	Address	114 FAIRWATER DRIVE
	and postcode	WOODLEY
		BERKS
		RG5 3JB
	Phone number	9617506
	Agent's Name	ANDESIGN
	Address	9 PERKINS WAY
	and postcode	WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR/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.	TO MATCH EXISTING BRICK TILE TO MATCH COLOUR ONLY
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.		4
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		NIL REPEAT APPLICATION F/2000/ 0635
	c Six copies of each set of plans and drawings listed below.		
	◦ 1:2500 scale location plan with the site outlined in red.		6
	◦ 1:500 scale site layout plan.		6
	◦ 1:100 or 1:200 scale floor plans and elevations.		6

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: (ANDESIGN)

on behalf of MR & MRS K. VIJAYAN

Date 15/6/2000

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

Pc 23 626 114
323622 611400.

ADDRESS 114 FAIRWATER DRIVE PARISH WOODLEY

PLOT No. 806A ORD. SHEET No. SU 46 7542

BUILDER Cooks of Reading Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr Ben. S. Clark	Dwelling	12.4.55	N/A C/
466/57	Messrs Wells Estates Ltd	"	9.7.57	N/A. Refu
0/247/58	Mr & Mrs Ben. S. Clark	"	17.4.59	N/A. C/
164/64	J. T. Cook & Son Ltd.	Semi/Det House	29.10.59	App C/
185/64	"	Semi/Det. House	21.12.64	App. C/A
PD/564/70	Betterley & Mitcheson	Car Port	26.11.70	App - N/A
BR 11786	MR. S THOMAS	KITCHEN EXTENSION	31.8.79	App. N/A
11669	" "	C/S ext	22.11.79	N/A C/A
F/2000/0635	Mr & Mrs Vijayan	S/St Sde & R. Ext	04.05.00	B
F/2000/0348	"	S/St/R/S Ext.	18.4.00	C/A

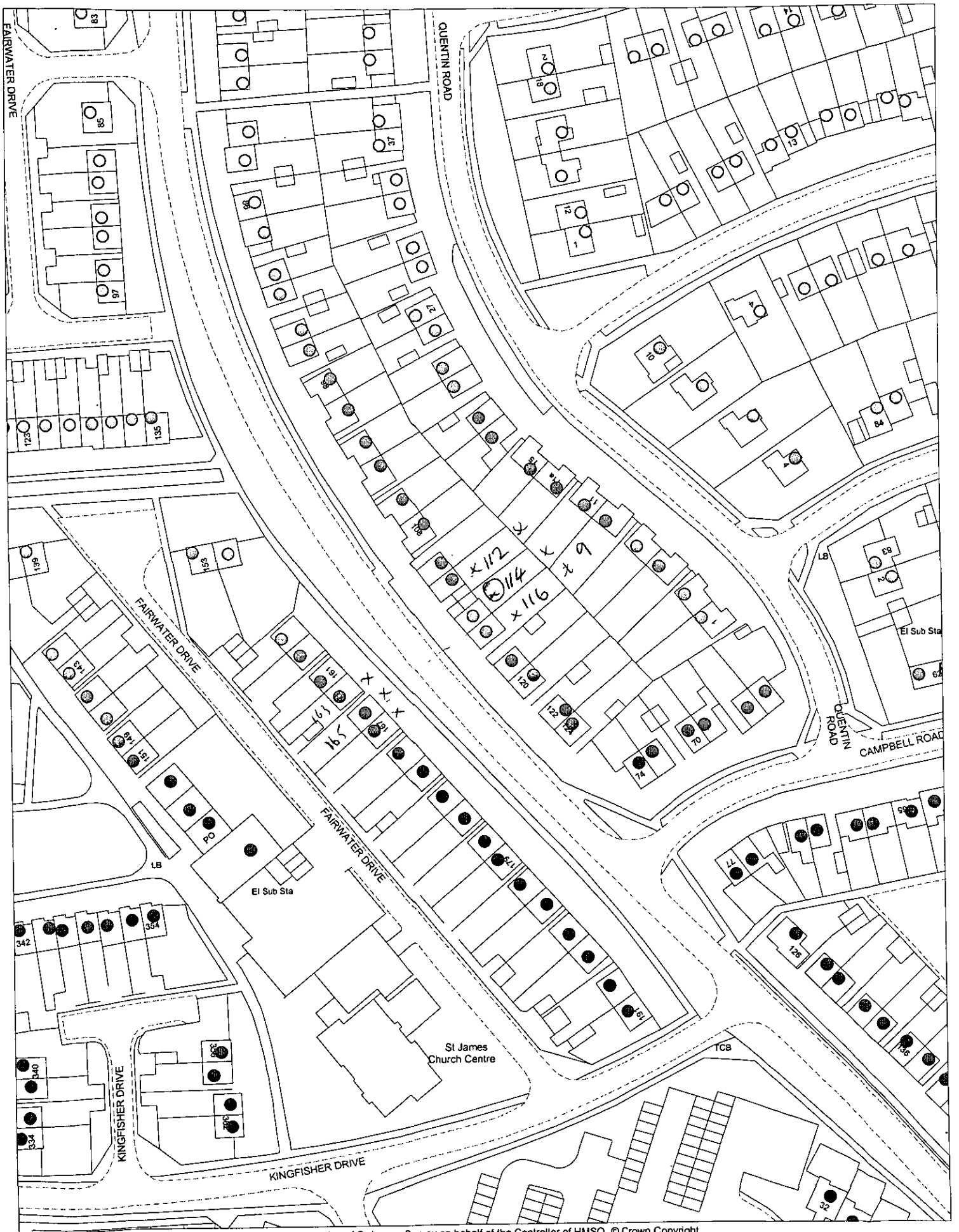
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD 3/51 PD Enq - S/St-S+R - Vijayan - 7/2/00

DRAINAGE

16. JUN. 2000* 1762



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Development Control Section, Environmental Services, Wokingham District Council.

19 June 2000

Scale: 1 : 1250

16.JUN.2000* 1762