APPLICATION NO:
F/2002/5673

LOCATION:
54 Fairwater Drive, Woodley Reading.

APPLICANT:
Mr P Clark C/O Mr E Bolton

PROPOSAL:
Proposed single storey rear and side and front extensions to dwelling

EARLIEST DATE FOR DECISION: **15/02/2002**
28 day expiry 7/2/02
APPLICATION WILL HAVE EXPIRED ON:
12/03/2002

CASE OFFICER: **Francis Leo**

APPROVED

789

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Clark
C/O Mr E Bolton
3,Rosehill House
Peppard Road
Reading
Berks
RG4 8XB

Application Number: F/2002/5673

Parish: **WOODLEY**

Location: **54, Fairwater Drive, Woodley, Reading.**

Proposal: **Proposed single storey rear and side and front extensions 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.

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.

Informative
1. 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 EN4.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 25/02/2002

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5673	Francis Lee
BUILDING CONTROL NUMBER	BR2002/2614 North	
~~APPLICANT~~/AGENT	M E. Bolton	
ADDRESS OF SITE	54 Fairwater Drive CROBDEN	
DESCRIPTION OF PROPOSED WORK	S/S rear + side ext. + front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 15/1/02 ✓	✓ Rec'd 15/1/02
ELEVATIONS	— "	— "
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	4/4/02	

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	

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 23 January 2002

Application Number: F/2002/5673

Proposal: Proposed single storey rear and side and front extensions to dwelling

Parish: WOODLEY TOWN

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

Applicant:
Mr P Clark C/O Mr E Bolton.

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).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 2 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** ADM 24/01/02

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

Tel: 0118 974 6502

Date: **23 January 2002**

My ref: F/2002/5673

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5673
54, Fairwater Drive, Woodley, Reading.
Proposed single storey rear and side and front extensions 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5673**
54, Fairwater Drive, Woodley, Reading.
Proposed single storey rear and side and front extensions 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 6502

Date: **23 January 2002**

My ref: F/2002/5673

WOKINGHAM UNITARY
Aiming for Excellence

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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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5673**
54, Fairwater Drive, Woodley, Reading.
Proposed single storey rear and side and front extensions 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 6502

Date: **23 January 2002**

My ref: F/2002/5673

WOKINGHAM UNITARY
Aiming for Excellence

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5673**
54, Fairwater Drive, Woodley, Reading.
Proposed single storey rear and side and front extensions 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**********

Received by Wokingham District Council

Application No: F/2002/5673

Proposal:
Proposed single storey rear and side and front extensions to dwelling

Location:
54, 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 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/2002/5673 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/02/2002. 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.

Head Planning and Transportation

23 January 2002

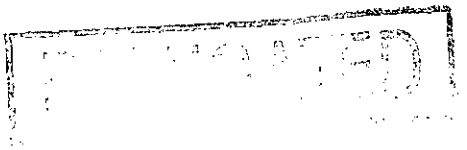
ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5673
CASE OFFICER: Francis Leo

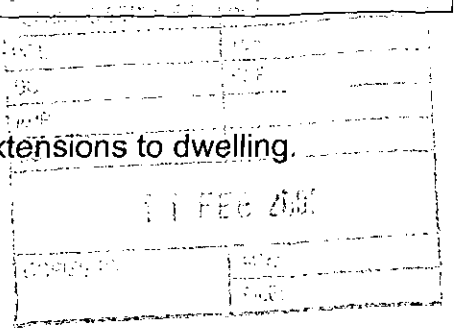
ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

FROM: Francis Leo

DATE: 23 January 2002



WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2002/5673

Proposal: Proposed single storey rear and side and front extensions to dwelling.

Site Address: 54, Fairwater Drive, Woodley, Reading.

Applicant: Mr P Clark C/O Mr E Bolton.

Your observations are required in respect of this application **by 15/02/2002** .

5673

The committee had some concern about possible overdevelopment and particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 6.2.02.

Clerk To Woodley Parish/Town Council.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5673

Applicant : Mr P Clark C/O Mr E Bolton.

Location : 54, Fairwater Drive, Woodley, Reading.
Proposal : Proposed single storey rear and side and front extensions to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		15/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 15/2/02

Date Registered : 15/01/2002

Earliest Date for Decision : 15/02/2002

Latest Consultation Date/Site Notice Expiry Date : 15/02/2002

This application will have expired on: 12/03/2002. 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 :

Woodley Parish Council : no objection.

Highways : Drgs received 30 Jan 02 shows 2 spaces in addition to garage as requested.

Planning Issues : Ild Sett.

LBE1 LBE2
WOS3, WBE1
EN1

Application Number: F/2002/5673 **Officer : Francis Leo**
54 Fairwater Drive, Woodley, Reading

Appraisal :

Development
Proposed single storey rear, side and front extensions to dwelling.

The site is a semi-detached property located in the identified settlement of Woodley within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
No 52 the nearest adjoining property has a car port and store facing application site. They have also submitted an application for a similar extension currently in progress. Along the southern boundary the extension is set back some 390mm. The proposal being a single storey development and in view of above it is felt there would be no adverse impact upon the neighbouring properties.

Impact upon the character of the area
A garage currently exists at application site. This proposal is also a single storey development with a pitched roof and its design incorporating an entrance hall is an improvement to the existing and would have no adverse impact upon the character of the area.

Parking: Two spaces are shown on drawing received 30 January 2002 in addition to the garage as requested by Highway Section.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5673

Appraisal :

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

Application Number F/2002/5673
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 54 Fairwater Drive
Woodley Reading.

APPLICATION NUMBER: F/2002/5673

OFFICER: Francis Leo

DATE OF SITE VISIT: 15/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS 2 storey semi-detached properties with garage to the side. Open plan. A few have dormer windows.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-detached property with a 15m deep garage to the side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 52 has a car port facing application site

5. SITE CONSTRAINTS

TREES Many trees at rear of garden not affected by dev.

ACCESS/PARKING Parking to the front.

LEVELS

BOUNDARY TREATMENT 1-8m high timber fence.

OTHERS

Application Number : F/2002/5673	Map No : 46
Case Officer : FL	Site Area : 0.02
Valid Date : 15/01/02	Received Date: 15/01/2002

Level : Delegated Application

Description : Proposed single storey rear and side and front extensions to dwelling

Location : 54, Fairwater Drive, Woodley, Reading.

Parish : WY Ward : SOU

Applicant : Mr P Clark C/O Mr E Bolton.

Fee Required: £95 Fee Received: £95 (1)

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	Show parking layout. (looks as if this blocks access to existing garage)	23/01	
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 I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

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

.....

(Area TPO)

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See HOP.

.....

.....

No pre-apps.

5673

Environmental Services

For office use only.
Application number: 15.JAN.2002* 5673

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. P. CLARK.
	Address and postcode	54 FAIRWATER DRIVE READING RG5 3JB
	Phone number	9268473.
2	Agent's Name	MR. E. BOLTON
	Address and postcode	3 ROSEHILL HOUSE PEPPARD RD. READING RG4 8XB
	Phone number	9473250.
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 (1)
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY 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.	BRICKS & TILES TO MATCH EXT'S
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: 0
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 MR. P. CLARK.

Date 13/1/2002.

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

P 3236200005400
23 620 054

ADDRESS 54 FAIRWATER DRIVE PARISH WOODLEY

PLOT No. 835 ORD. SHEET No. 46 SU.7572

BUILDER Cooks of Reading Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12.4.55	N/A - C/A
A66/57	Messrs. Wells Estates Ltd	"	9.7.57	N/A Refuse
0/32/61	J. T. Cook & Son Ltd	"	Referred to BCPC. No decision	
0/148/62	"	"	31.1.63	N/A Min of HLG C/A
17/68	Cooks of Reading Ltd	Semi/Det. House	14.3.67	App. App
PD 80/72	Mr Taylor	Garage	17.2.72	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

15 JAN 2002 * 5673



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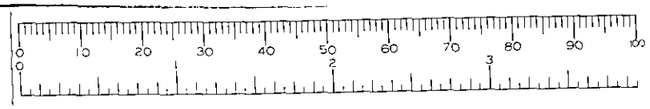
Development Control Section, Environmental Services, Wokingham District Council.

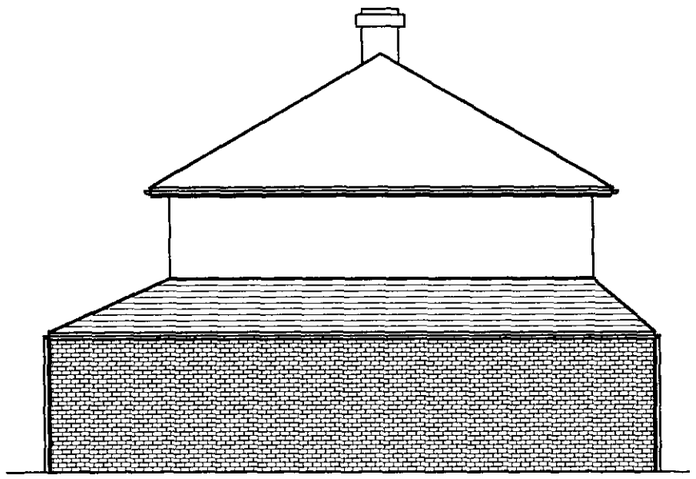
18 January 2002

Scale: 1 : 1250

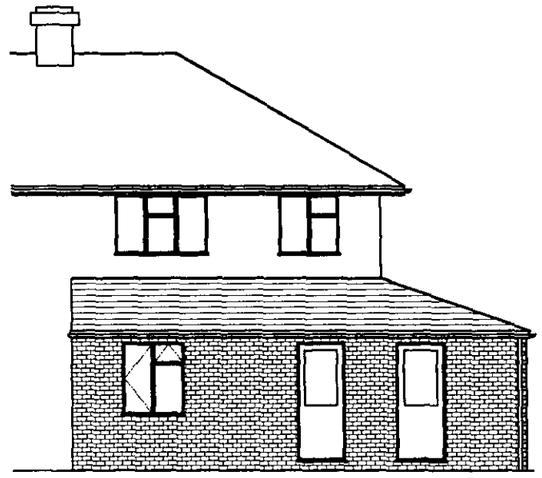
N
W E
S

15 JAN 2002 3073

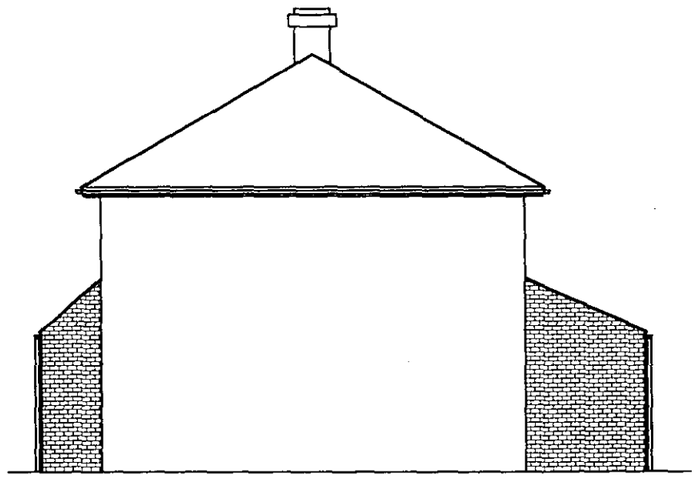




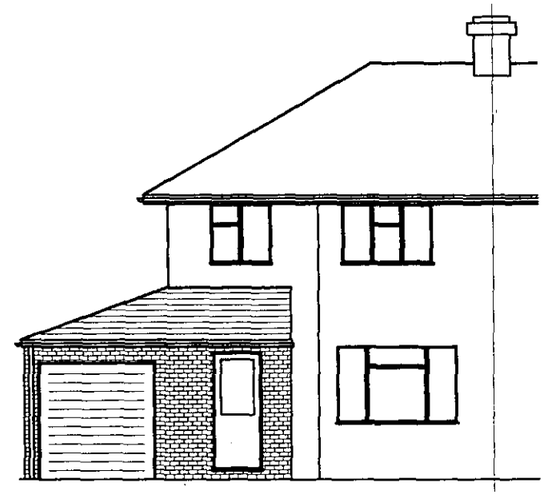
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

APPROVED

APPROVED

D 4/4/02

CEDARMART Plans Service

For House Plans, Extensions, Conversions and Planning Applications

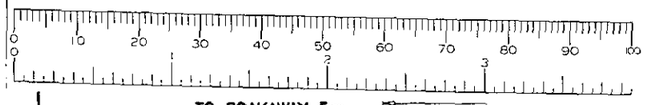
3 Rosehill House, Peppard Road, Reading, RG4 8XB
Tel/Fax 0118 947 3250 email ebolton@clara.net

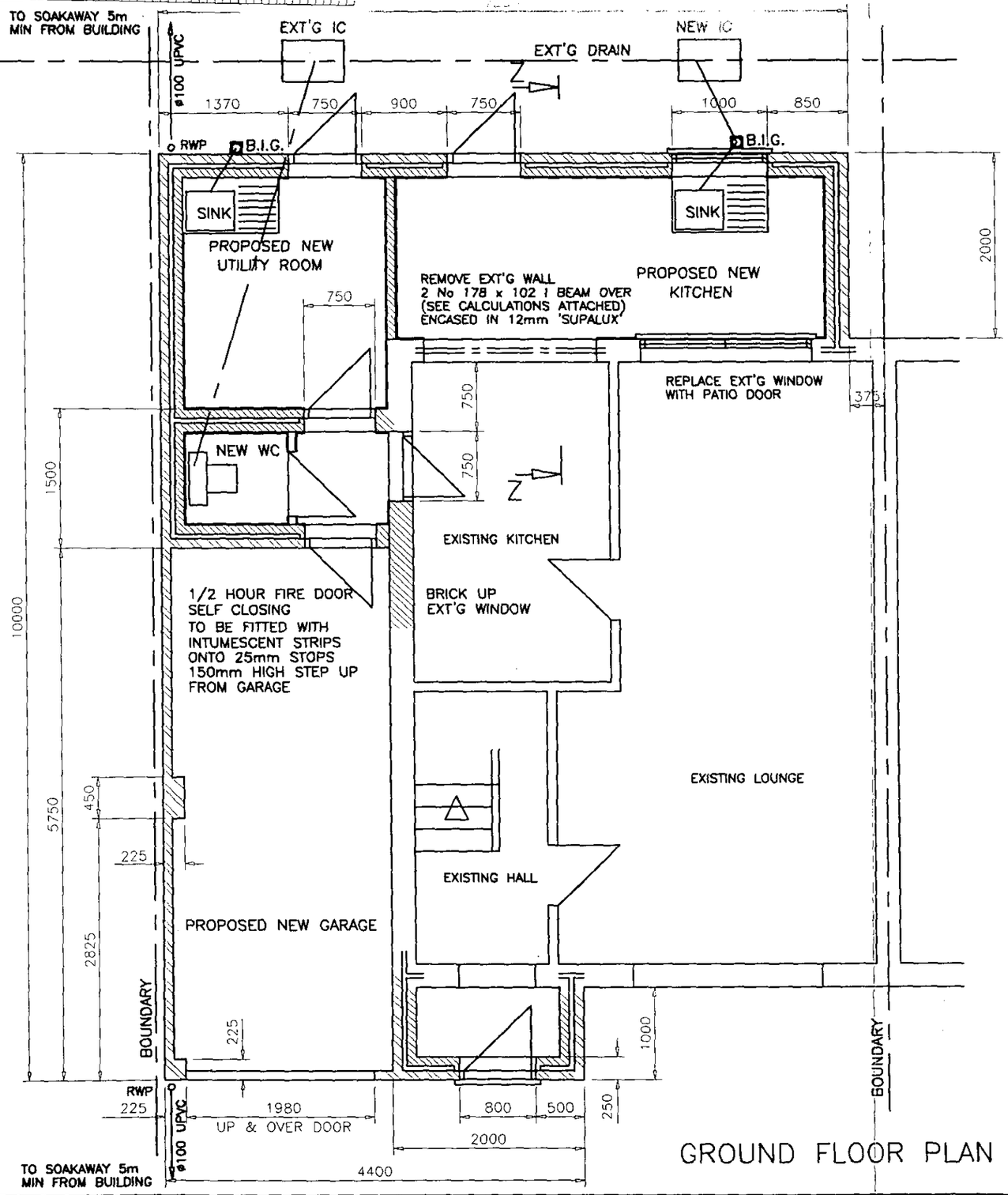
DATE
DECEMBER 2001

SCALE
1:100

TITLE
PROPOSED EXTENSION AT:
54 FAIRWATER DRIVE
WOODLEY
BERKSHIRE

15.JAN.2002* 5675





GROUND FLOOR PLAN

NOTES:

EXISTING GARAGE
TO BE DEMOLISHED &
REPLACED WITH NEW
PROPOSED GARAGE

SURFACE WATER:
102mm HALF ROUND GUTTER
TO MATCH EXT'G CONNECTING
TO RWP ø63mm UPVC
NEW SW DRAINS ø100 UPVC
PIPING LAID & SURROUNDED
IN 150mm PEA SHINGLE

NEW WINDOW & DOORS
DOUBLE GLAZED UPVC
TO MATCH EXT'G
ALL GLAZING TO COMPLY
WITH BS6206
i.e.SAFETY/LAMINATED GLASS

CATNIC CN7 AT ALL OPENINGS
ALL LINTOLS,JAMBS & SILLS
TO BE INSULATED BY DRY THERM
CAVITY WALL BATS.
VERTICAL DPC TO ALL
DOOR & WINDOW JAMBS

WINDOW AREA TO BE MIN 1/10
FLOOR AREA WITH MIN 1/20
FLOOR AREA AS OPENABLE LIGHTS
BACKGROUND VENTILATION TO BE
PROVIDED BY TRICKLE VENTILATORS
IN WINDOW FRAMES TO GIVE
8000mm2 VENTILATION AREA

NEW AREAS TO BE HEATED BY RADIATORS
FROM EXT'G CENTRAL HEATING SYSTEM

MAINS WIRED SMOKE ALARMS
WITH BATTERY BACK-UP
TO BE FITTED

KITCHEN & WC TO BE PROVIDED
WITH AN EXTRACTOR FAN
RATED AT 60 litre/sec
WITH A 15 MINUTE OVERRIDE

APPROVED
24/4/02

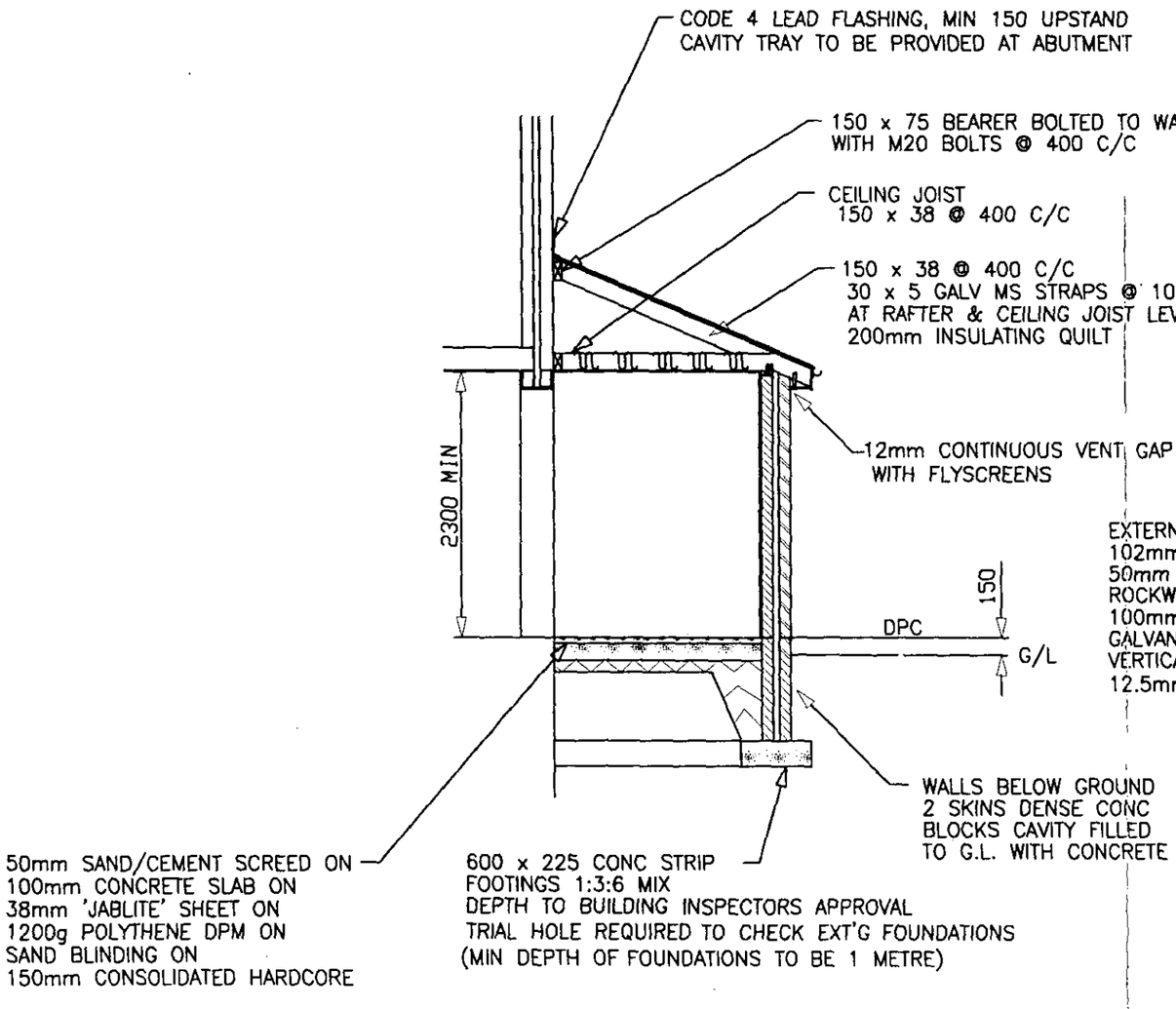
CEDARMART Plans Service
For House Plans, Extensions, Conversions and Planning Applications
3 Rosehill House, Peppard Road, Reading, RG4 8XB
Tel/Fax 0118 947 3250 email ebolton@clara.net

DATE
DECEMBER 2001

SCALE
1:50

TITLE
PROPOSED EXTENSION AT:
54 FAIRWATER DRIVE
EARLEY
BERKSHIRE

15 JAN 2002 5673



SECTION Z–Z

ROOF DETAILS

ROOF TILES TO MATCH EXT'G
i.e. 'MODERN' INTERLOCKING TILE
ROOF PITCH 24°
ON 38 x 25 TREATED SW BATTENS
ON UNTEARABLE SARKING FELT

HIGH LEVEL ROOF VENTILATION
TO BE PROVIDED BY
ROOF TILE UNIVERSAL VENTILATORS
POSITIONED 3 METERS APART
TO GIVE AN EQUIVALENT 5mm CONTINUOUS GAP

CROSS VENTILATION TO PITCHED ROOF
ON TWO OPPOSING SIDES
TO BE PROVIDED BY
2 VENT TILES AT HIGH LEVEL

AIR BRICKS TO BE PROVIDED BY
ON END WALLS AT HIGH LEVEL

APPROVED

CEDARMART Plans Service
For House Plans, Extensions, Conversions and Planning Applications
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Tel/Fax 0118 947 3250 email ebolton@clara.net

DATE
DECEMBER 2001

SCALE
1:50

TITLE
PROPOSED EXTENSION AT:
54 FAIRWATER DRIVE
EARLEY
BERKSHIRE