APPLICATION NO:
F/2002/5901

LOCATION:
9 Haddon Drive, Woodley Reading.

APPLICANT:
Mr P Dutfield & Ms S Nieto C/O KDC

PROPOSAL:
Proposed two storey and single stc extensions to dwelling.

EARLIEST DATE FOR DECISION: **16/03/2**

APPLICATION WILL HAVE EXPIRE
10/04/2002

CASE OFFICER: **Francis Leo**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr P Dutfield & Ms S Nieto
C/O KDC Associates
2 Brandon Avenue
Woodley
Reading
Berks
RG5 4PU

Application Number: F/2002/5901

Parish: **WOODLEY**

Location: **9, Haddon Drive, Woodley, Reading.**

Proposal: **Proposed two storey and single storey rear extensions to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development because of its size, height and proximity would create an enclosed effect detrimental to the amenities of the adjoining properties. As such the proposal would be contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan, policy EN1 of the Berkshire Structure Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 EN1.
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: 09/04/2002

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 finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5901 FL
BUILDING CONTROL NUMBER	RL 2002/2955 North
~~APPLICANT~~/AGENT	KDC Associates
ADDRESS OF SITE	9. Haddon Drive Wood Col
DESCRIPTION OF PROPOSED WORK	2 storey rear ext - s/s rear ext -

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	9/4/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	15/5/02	

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	

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5901

Applicant : Mr P Dutfield & Ms S Nieto C/O KDC Associates.

Location : 9, Haddon Drive, Woodley, Reading.
Proposal : Proposed two storey and single storey rear extensions to dwelling.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 20/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3/02

Date Registered : 13/02/2002

Earliest Date for Decision : 16/03/2002

Latest Consultation Date/Site Notice Expiry Date : 16/03/2002

This application will have expired on: 10/04/2002. 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 :

Highways : approval with conditions.

Woodley Parish : 2 storey extension would be unneighbourly and would affect amenity of No7. left flank elevation would be overpowering / design is poor.

Environment Agency : no objections but to follow conditions

Adjoining occupier : object to double storey extension because of hemmed in feeling

Planning Issues : I'd set

H8E1, H8E2

WOS3, WBE1

EN1.

Application Number: F/2002/5901 **Officer : Francis Leo**
9 Haddon Drive, Woodley, Reading

Appraisal :

Development
Proposed two storey and single storey rear extensions to dwelling

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

Impact upon neighbouring properties
On 17th December 2001 the applicant was informed in writing, as part of a pre-application enquiry, that there would be no objections to the removal of the existing conservatory, but that the single storey rear extension would likely reduce the amount of light entering the neighbouring property no 11 Haddon Drive and as such the scheme would be unacceptable. Despite Councils response applicant has decided to submit the same scheme which is the subject of this application.

The proposed single storey rear extension would be set in 200mm from the boundary fence between application site and adjoining property no 11 Haddon Drive. However, the proposed extension would have a lean-to roof, its height at the highest part would be approximately 3.7m reducing down to 2.6m at the gutter end. The proposed height is considered excessive ~~and would obstruct light to the ground floor window to no 11 which is located 600mm from the boundary fence.~~ and considered to be overbearing to the neighbouring occupiers

The proposed two storey extension, 6.5m high to the highest part of the ridge, although set-in approximately 2.45m from the boundary fence ~~would also obstruct light to the ground and first floor windows to adjoining property. In addition it~~ would create an overbearing effect detrimental to the amenities of the adjoining property and contrary to policy LBE2 of the Loddon Area Local Plan which aims to resist development that is inappropriate in terms of its relationships with adjoining sites and buildings.

The impact of the two storey extension towards the adjoining property no 7 would be of a lesser extent, nevertheless because of its closeness and height it would create an overbearing effect on the adjoining property detrimental to their amenities.

Impact upon the character of the area
Because the extension is at the rear and although a small part would be seen from the front, the design of the extension is such with a pitched roof following the main building it is felt that there would be no adverse impact upon the character of the area.

Recommendation : approval ☐ **Refusal** ☑

Application Number: F/2002/5901

Appraisal :

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

Application Number F/2002/5901
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Reason for refusal Proximity

The proposed development because of its size, height and closeness ~~would obstruct light and~~ would create an enclosed effect detrimental to the amenities of the adjoining properties. As such the proposal would be contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan, polices WOS3 and WBE1 of the Wokingham District Local Plan and policy EN1 of Berkshire Structure Plan.

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: EN1

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. D Emerson
(Development Control Manager)

Date: 9.4.02

RECORD OF SITE VISIT

SITE ADDRESS: 9 Haddon Drive
Woodley Reading.

APPLICATION NUMBER: F/2002/5901

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey semi-di with garages on the side, front open plan

3. DESCRIPTION OF SITE/BUILDING 2 storey, semi-di garage to side. open plan. Rear conservatory to be demolished

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 7. has a kitchen window at ground and bathroom window at 1st Fl and staircase window
No 11. will be ~~affected~~.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT part 1.5m and part 1m Timber fence. bet 9-11 and 1.5m hedge bet 7-9.

OTHERS

Received by Wokingham District Council

Application No: F/2002/5901

Proposal:
Proposed two storey and single storey rear extensions to dwelling.

Location:
9, Haddon 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/2002/5901 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 16/03/2002. 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

20 February 2002

PLANNING SERVICES | HPT SE/885
POL | TLS
DC FL | SNF
APP |
CS |
25 MAR 2002
COPIES TO | ACK
FILE

ENVIRONMENT AGENCY

Our Ref : SP/2002/005370-1/1
Your Ref : F/2002/5901

Date : 20 March 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: TWO STOREY& SINGLE STOREY REAR EXTENSION TO DWELLING
LOCATION: 9 HADDON DRIVE WOODLEY READING

Thank you for your letter dated 20 February 2002, received on 22 February 2002. Please quote the following reference in any correspondence: SU77SE/17/22. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO PLANNING AUTHORITY

WaterCourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Consevation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Grey Water and Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering. We enclose advice in a factsheet on rainwater and grey water collecting.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

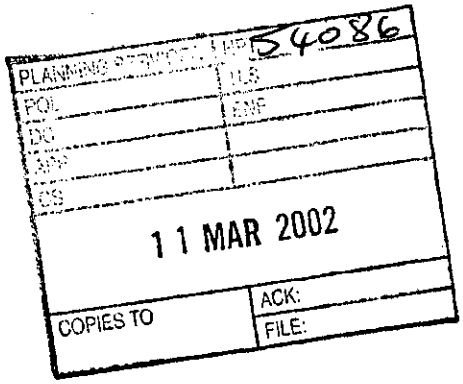
ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454341
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: K. P. C. Associated

86a Bearwood Road
Barkham, Wokingham RG41 4SY

Telephone: 0118 977 4264



Mr. Francis Leo
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham

11th March 2002

Re: Application No. F 2002/5901

Proposed 2 storey and single storey rear extensions at 9 Haddon Drive, Woodley

Dear Mr. Leo

I am replying on behalf of my elderly mother who lives at No. 7 Haddon Drive with concerns about the proposed 2 storey extension at the rear of No 9.

Whilst she has no objections about a single storey extension, the double storey would definitely take away light from her kitchen, whether it would be sufficient to be backed up by the relevant regulations, your departments judgement would be necessary.

The other concern is that by going out and up so far, it would give her property a 'hemmed in' feeling, which I feel sure would decrease the value and definitely make a sale more difficult in the future, especially with the other side at No. 5 having had plans for a single storey extension passed. My mother has lived here since the houses were built nearly fifty years ago and has no intention of moving because of this, but eventually the sale would be my responsibility and with one side being dominated by a two storey extension I feel I would probably not recognise the true value of the property.

One other point is, would this create a precedent for the rest of the road and what if at some point in the future, I decided to submit plans to do the same thing?

Yours sincerely

A.R. Staples

Saw adj owner 26/3/02 1pm
not on plans.

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

Tel: 0118 974 6502

Date: **20 February 2002**

My ref: F/2002/5901

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2002/5901
9, Haddon Drive, Woodley, Reading.
Proposed two storey and single storey rear 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/2002/5901**
9, Haddon Drive, Woodley, Reading.
Proposed two storey and single storey rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

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

Tel: 0118 974 6502

Date: **20 February 2002**

My ref: F/2002/5901

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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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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/2002/5901**
9, Haddon Drive, Woodley, Reading.
Proposed two storey and single storey rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6502

Date: **20 February 2002**

My ref: F/2002/5901

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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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Dear Councillor

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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/2002/5901**
9, Haddon Drive, Woodley, Reading.
Proposed two storey and single storey rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

FROM: Francis Leo

DATE: 20 February 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING DEPT
21 MAR 2002
COPIES TO
ACK:
FILE:

Application Number: F/2002/5901

Proposal: Proposed two storey and single storey rear extensions to dwelling.

Site Address: 9, Haddon Drive, Woodley, Reading.

Applicant: Mr P Dutfield & Ms S Nieto C/O KDC Associates.

Your observations are required in respect of this application **by 16/03/2002** .

The committee noted a letter received on behalf of the neighbour at No. 7.

After carefully considering the plan, Members agreed that the two-storey element of the extension would be unneighbourly and would affect the amenity of No. 7.

It was considered that the left flank elevation would be overpowering and the design was poor.

SIGNED: _____ DATE: 14.3.02.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 20 February 2002

Application Number: F/2002/5901

Proposal: Proposed two storey and single storey rear extensions to dwelling.

Parish: WOODLEY TOWN

Site Address:
9, Haddon Drive, Woodley, Reading.

Applicant:
Mr P Dutfield & Ms S Nieto C/O KDC Associates.

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).

1, C049, R049

2, Driveway to be a minimum of 4.8 metres wide and the associated crossing extended if necessary to accommodate this.

3, C122, R122.

NO7

Signed: _____ **Print name:** Adam 21/02/02

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/5901	**Map No :** 42
Case Officer : FL	**Site Area :** 0 03
Valid Date : 13 FEB 2002	**Received Date: 13/02/2002**

Level : Delegated Application

Description : Proposed two storey and single storey rear extensions to dwelling.

Location : 9, Haddon Drive, Woodley, Reading.

Parish : WY **Ward : COR** 20/2/02 JB.

Applicant : Mr P Dutfield & Ms S Nieto C/O KDC Associates.

Fee Required: £0 95-00 **Fee Received: £0** 95-00 (3)

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 20/2/02 JB

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) Groundwater Protection Zone

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.

.....

.....

Pre-app attached.

5901

Environmental Services

For office use only.
Application number:
13.FEB.2002* 5901

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

1	Your name Address and postcode Phone number	MR P. DUTFIELD & SARAH NIETO 9 HADDON DRIVE WOODLEY BERKS RG5 4LX 0118 9699921
	Agent's Name Address and postcode Phone number	K.D.C ASSOCIATES 2 BRANDON AVE WOODLEY BERKS RG5 4PU 0118 9690882
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.	9 HADDON DRIVE WOODLEY BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR EXTENSION, PART SINGLE STOREY PART TWO STOREY
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.	ROOF TILES TO MATCH EXISTING EXTERNAL WALL FINISH 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.	£95.00	
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: K Cook H D C ASSOCIATES

on behalf of M P. DUFFIELD & SARAH NIETO

Date 12/2/2007

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

Pc 23 870 009

ADDRESS 9 HADDON DRIVE PARISH WOODLEY

PLOT No. 9 ORD. SHEET No. SU.7673(42)

BUILDER Messrs. Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr. & Mrs. Pitter	Use of land for excavation of Sand & Ballast	No decision	
188/54	Messrs. Cooper Estates Ltd	Outline	11.5.54	N/A. C/A
492/54	"	Semi/Det. House	13.7.54	App. App.
PD/294/59	Mr L. M. Donnel	Garage	7.8.59	App N/A
PD/547/67	Mr. A R. Welch	Sun Lounge	26-10-67	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4

DRAINAGE

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13.FEB.2002 * 5901

HADDON DRIVE

BUTTS HILL ROAD

REFUSED

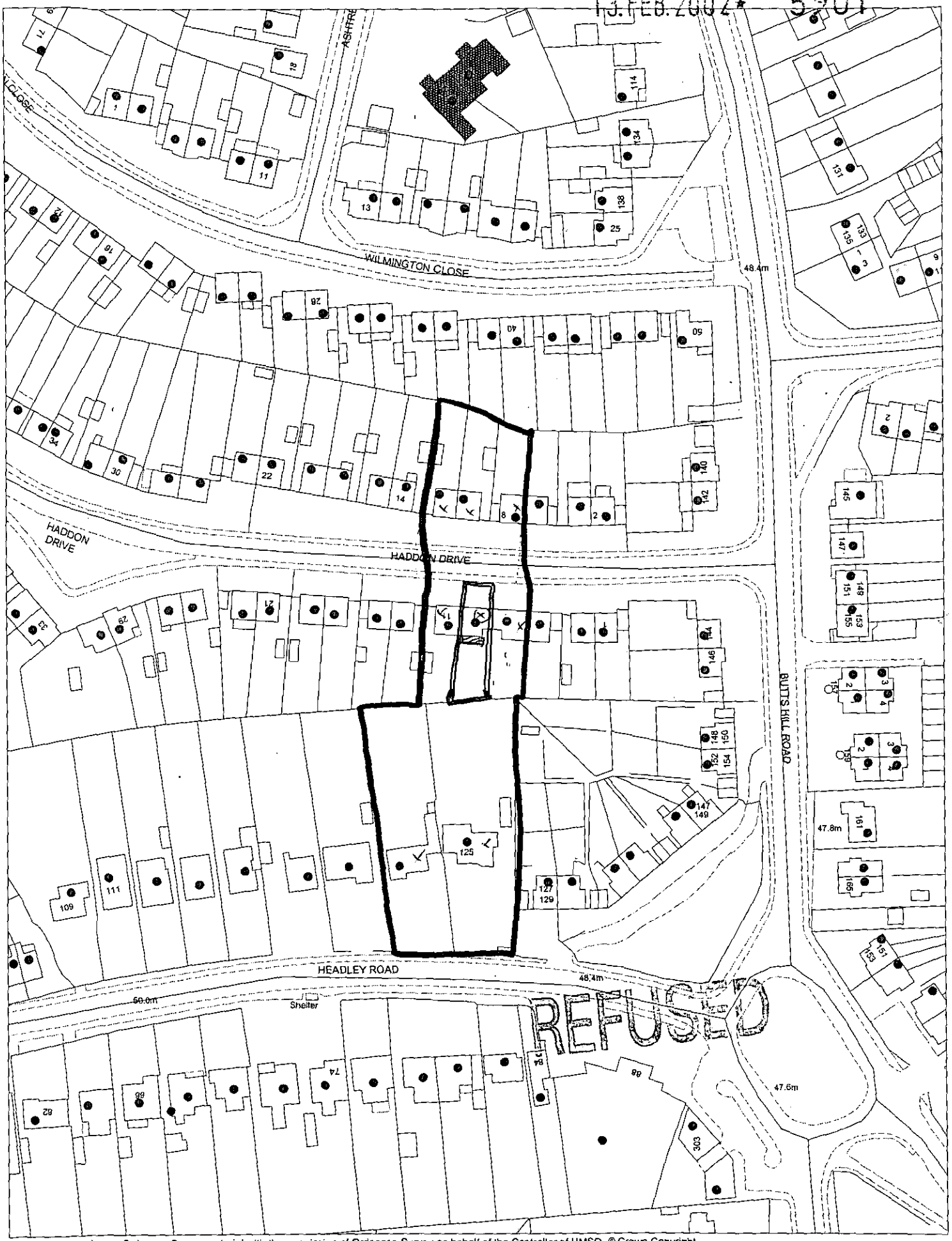
3 No. Parking Spaces @ 4.8 x 2.4

21
22
14
11
9
1
2
3
8
2
1
147
149
152
154
148
150
146
144
142
140

173500
476600

Scale 1:500

13.FEB.2002 5901



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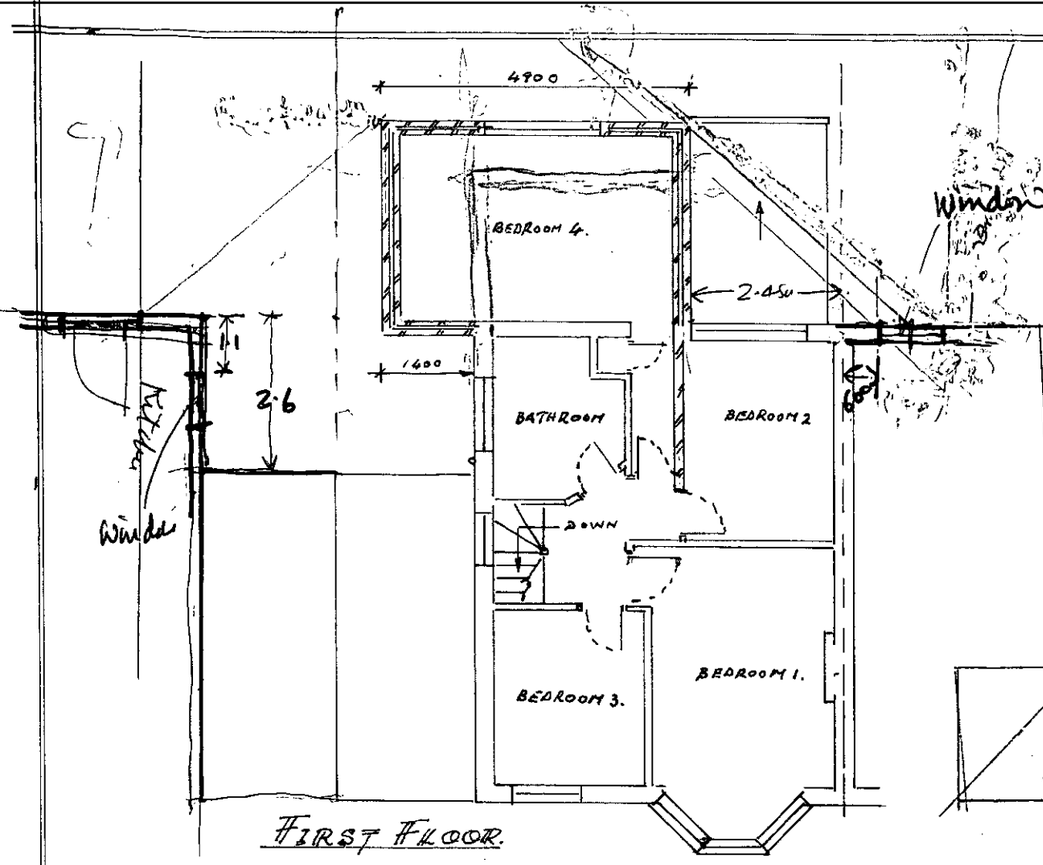
Development Control Section, Environmental Services, Wokingham District Council.

19 February 2002

Scale: 1 : 1250

N W E S

13.FEB.2002* 5901



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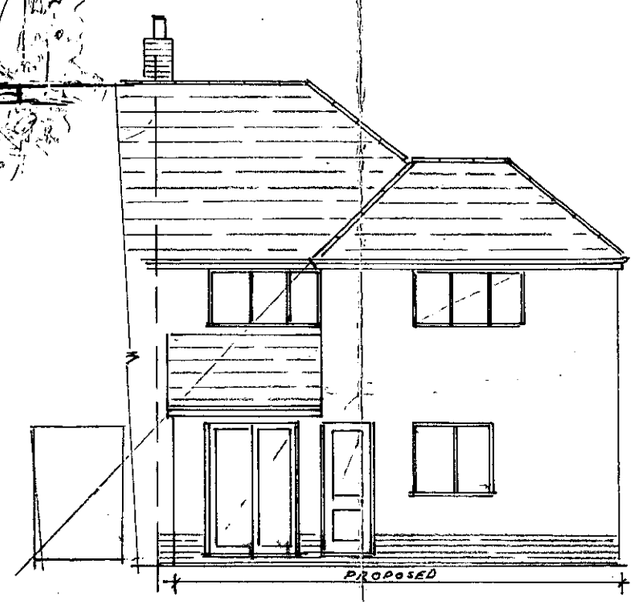

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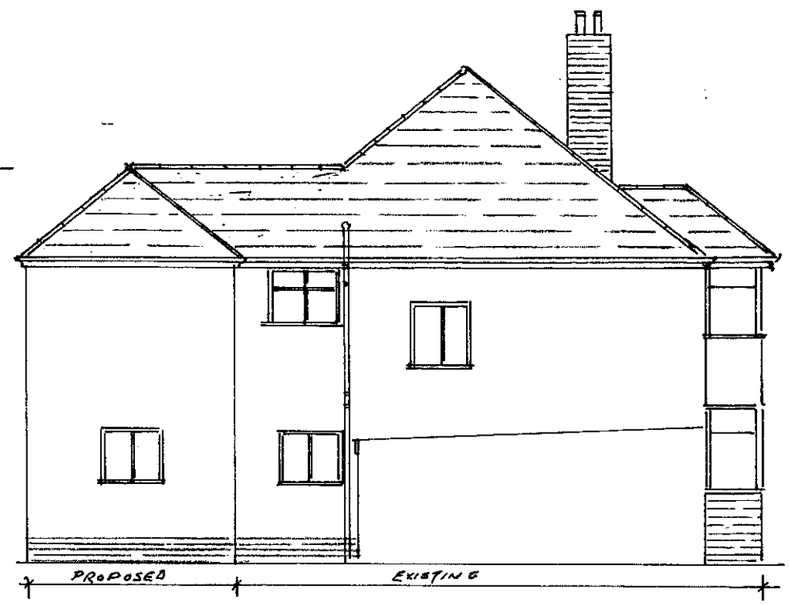

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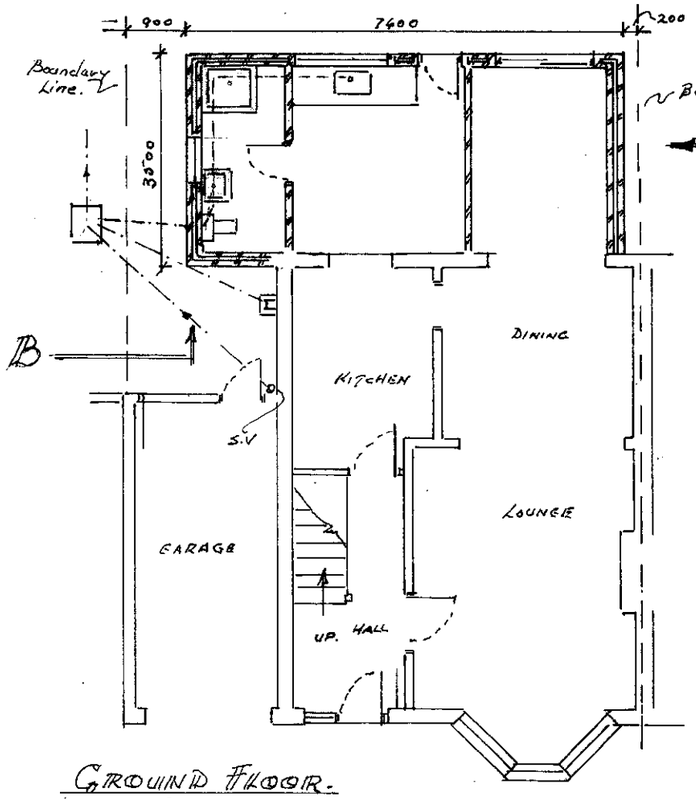

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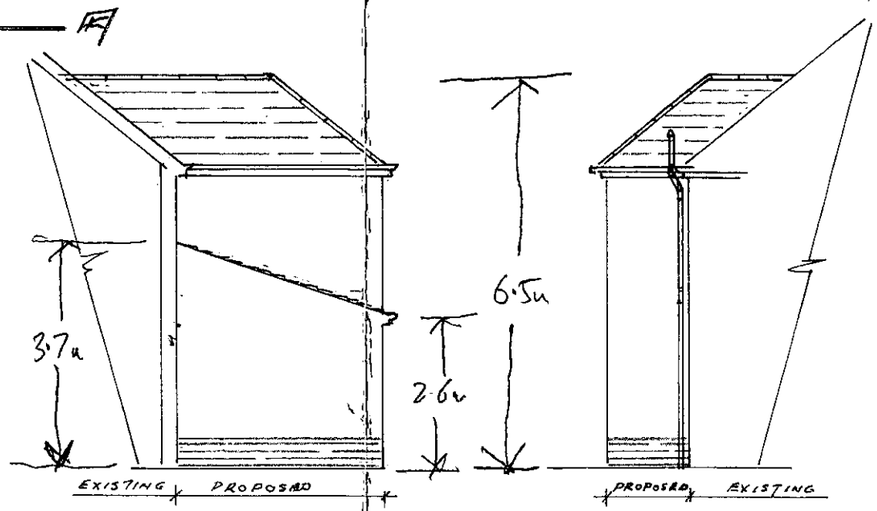


VIEW F.

VIEW B.

NOTE

Roof Tiles to match existing.

Walls, external finish to match existing.

Windows U.P.V.C Double glazed units to match existing.

REFUSED

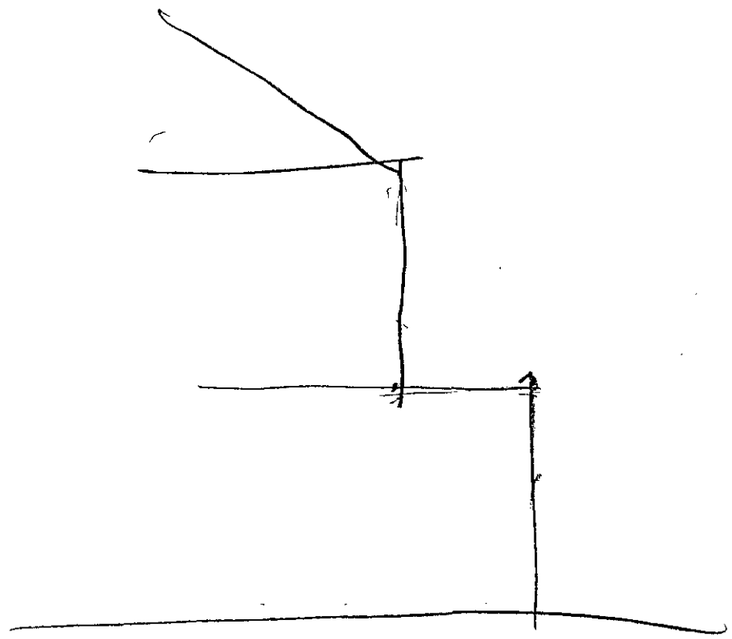
KDC
& ASSOCIATES
BUILDING SURVEYOR

2 Brandon Avenue
Woodley, Reading
Berkshire, RG5 4PU

Tel/Fax: 0118 969 0882

Date	Drg. No.	Issue	
31/1/02	16/01/06		R Cook.

PLANS & ELEVATIONS of PROPOSED EXTENSION TO No: 9 HADDON DRIVE WOODLEY.



Recd 2.20pM 14.8.02. F/2002/5901

14/8/2002

9 Haddon Drive F/2002/5901

KDC
& ASSOCIATES
BUILDING SURVEYOR

2 Brandon Avenue
Woodley, Reading
Berkshire, RG5 4PU

Tel/Fax: 0118 969 0882

Dear Mr Leo

Further to our telephone conversation of Friday the 9th Aug: as requested I attach drawings showing the squared off rear dormer & elevations of both dormers to No 9 Haddon Drive Woodley. Please advise of the aforementioned drawings meet the requirements we discussed

59887

FL

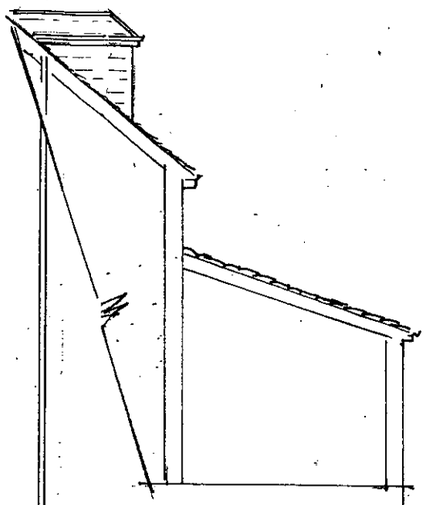
POL	
APP	
CS	
COPIES TO	

14 AUG 2002

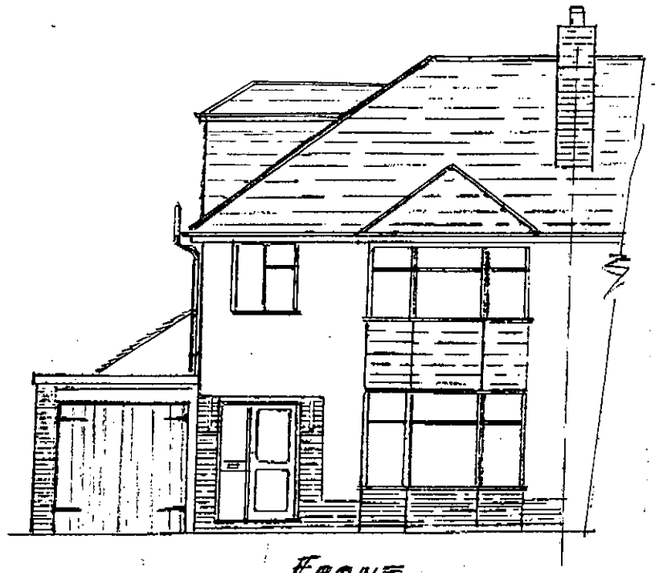
With Compliments

K Leo

NFA as revised pl. appln F/2002/7478 resubmitted and approved 11.10.02



RIGHT ELEVATION.



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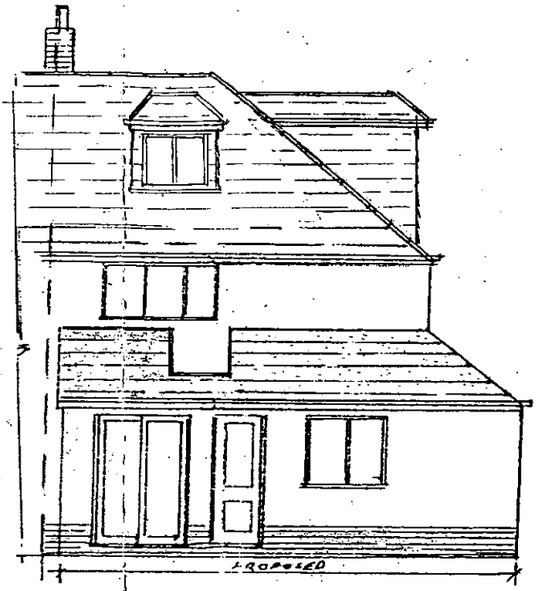

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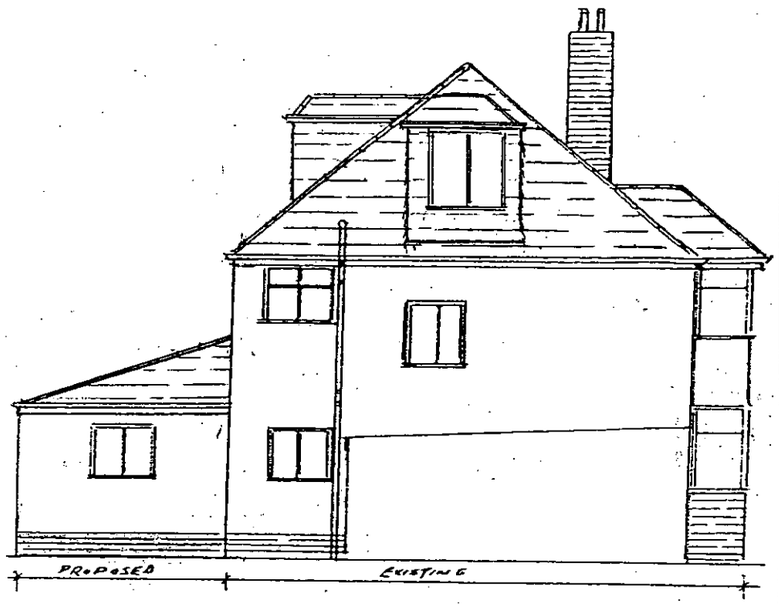
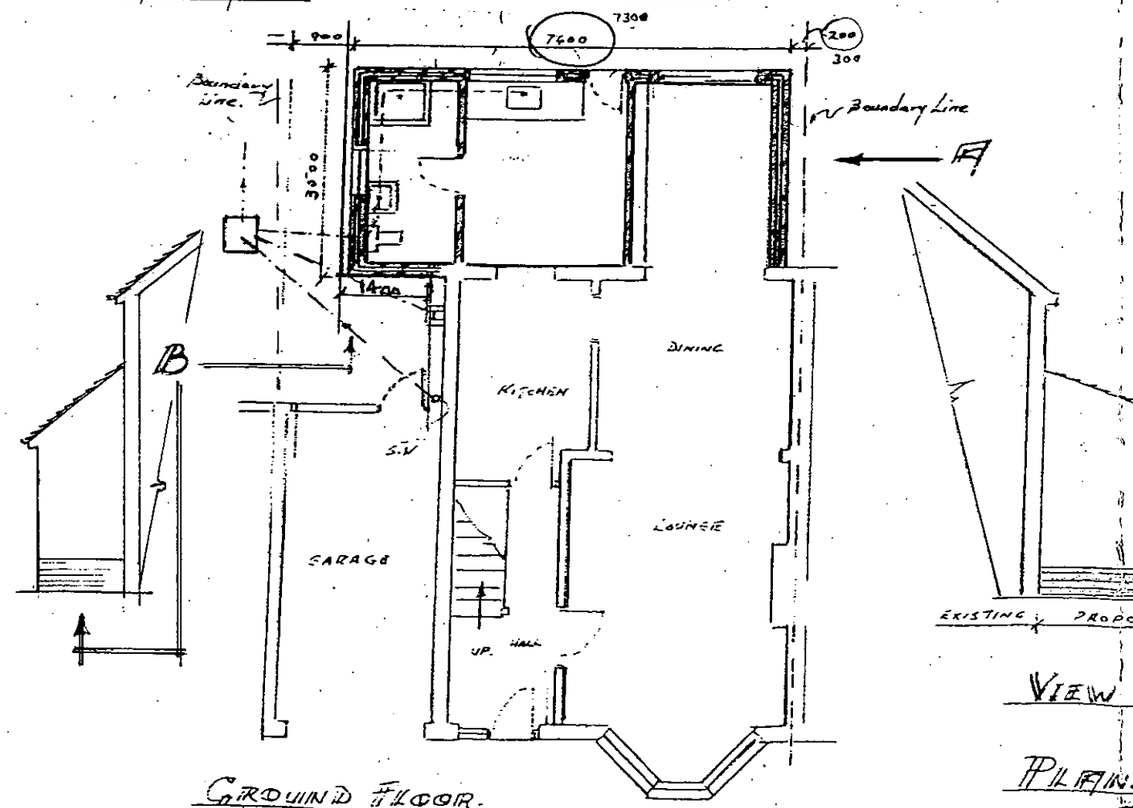
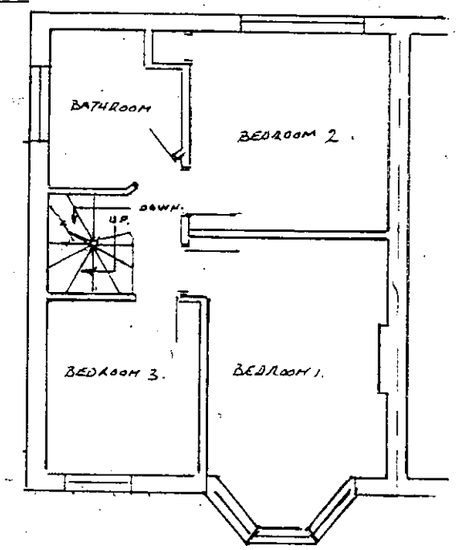


LEFT ELEVATION.



GROUND FLOOR.

VIEW A.



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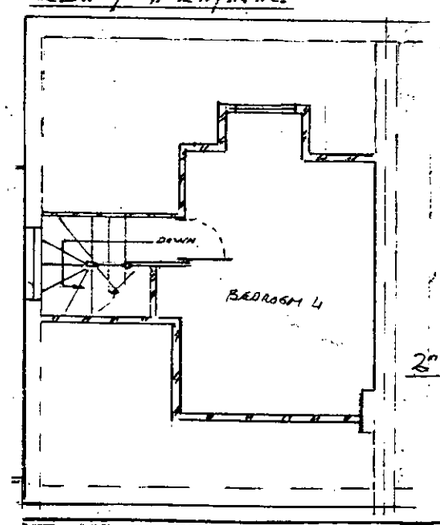
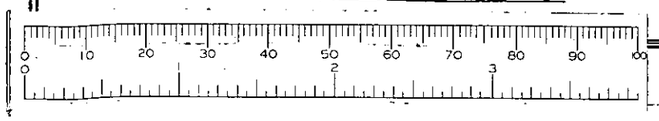


2nd FLOOR

SCALE 1~100.



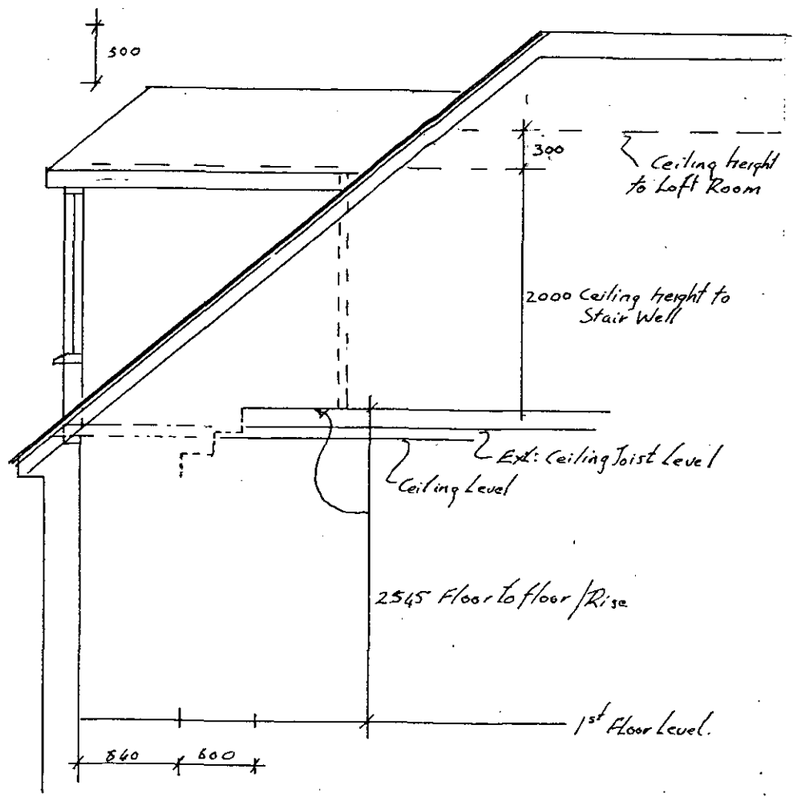
PLANS & ELEVATIONS of PROPOSED EXTENSION
TO NO: 9 HADDON DRIVE WOODLEY.

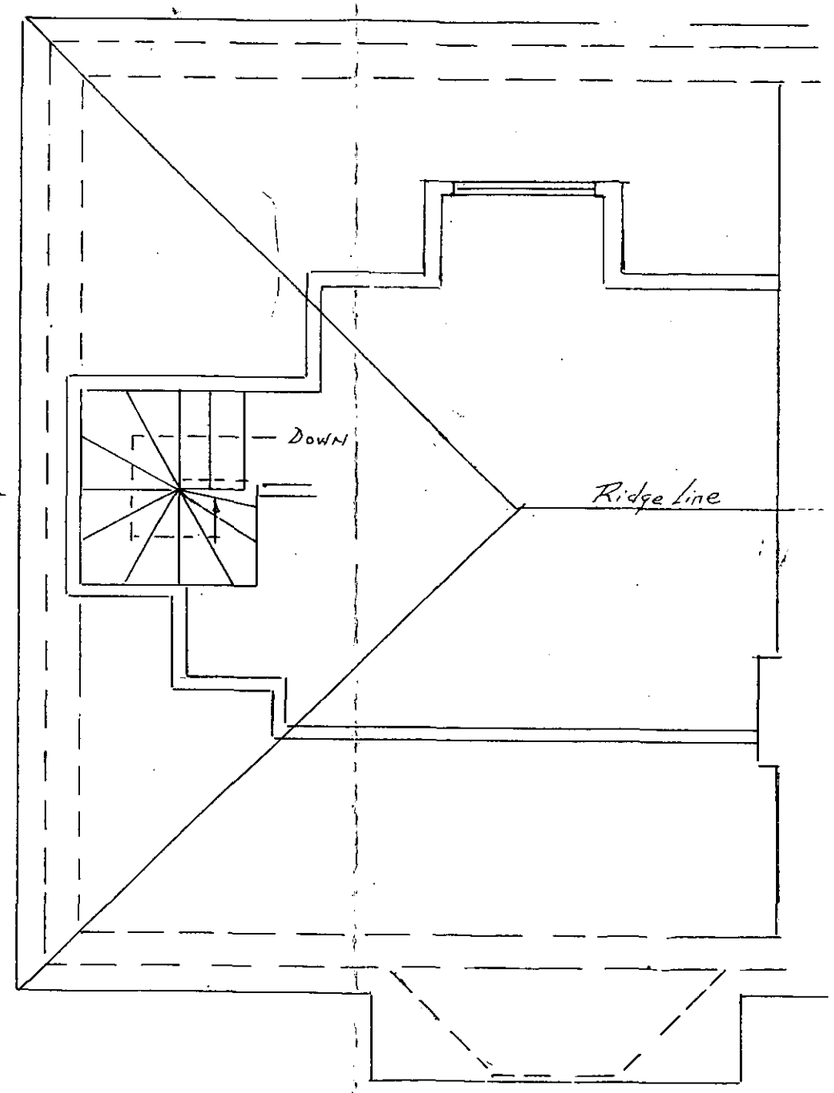
KDC
& ASSOCIATES
BUILDING SURVEYOR

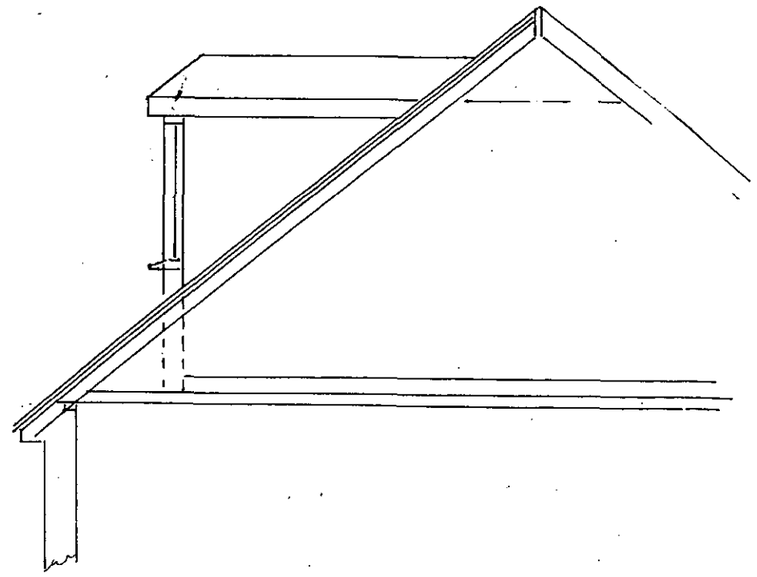
2 Brandon Avenue
Woodley, Reading
Berkshire, RG5 4PU

Tel/Fax: 0118 969 0882

Date	Drg: Nr.	Issue	
12/8/02	10/01/06/4		K Cook.







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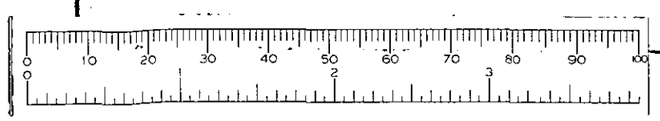
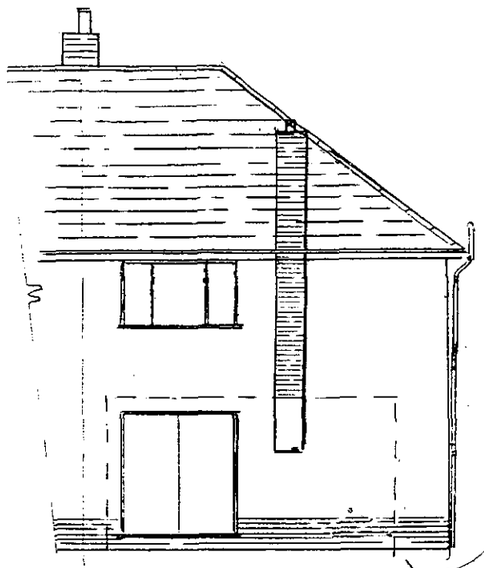


KDC & ASSOCIATES BUILDING SURVEYOR

2 Brandon Avenue
Woodley, Reading
Berkshire, RG5 4PU

Tel/Fax: 0118 969 0882

Date	Drg. No:	Issue	
12/8/2002	10/01/06/3		



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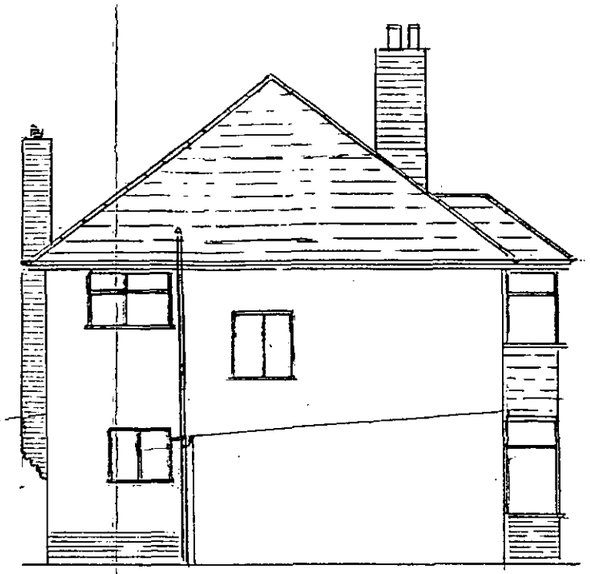

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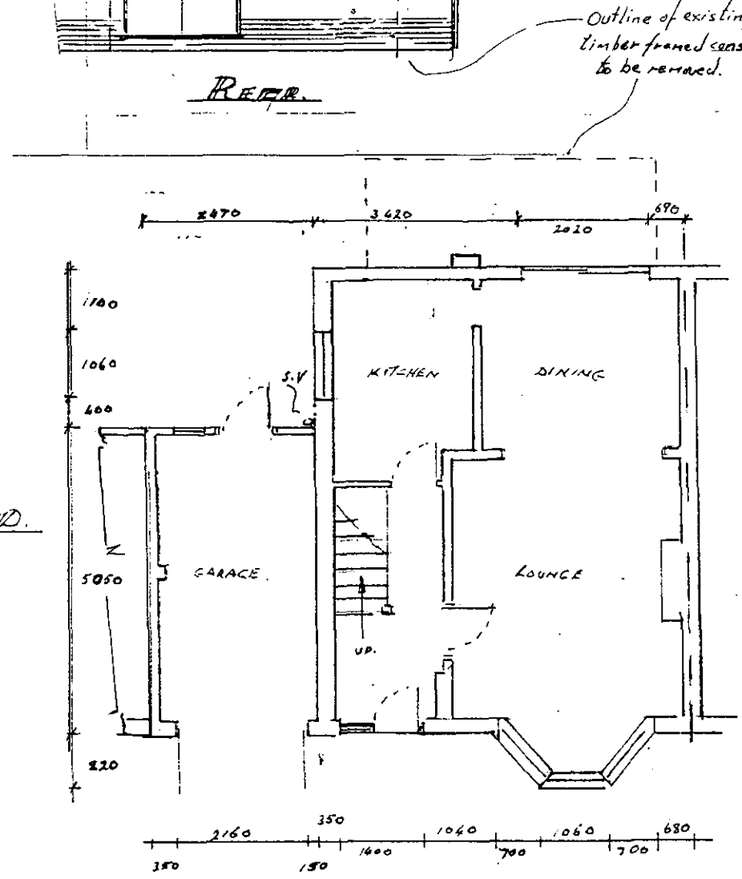
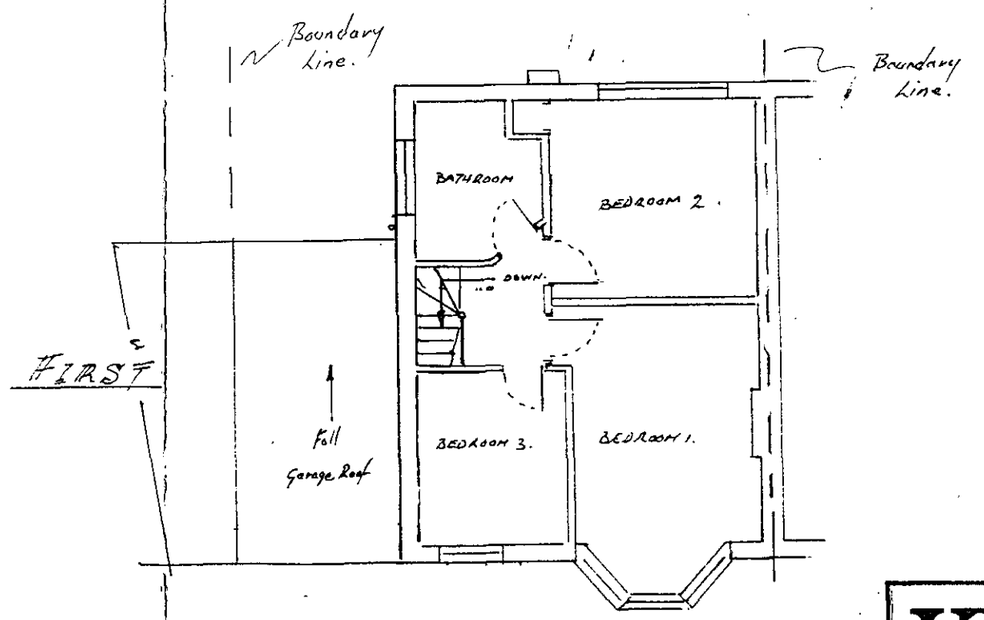
FRONT.

EXISTING ELEVATIONS



GROUND.



FIRST

Scale 1~100

EXISTING PLANS & ELEVATIONS of No:9 HADDON DRIVE WOODLEY.

KDC & ASSOCIATES
BUILDING SURVEYOR

2 Brandon Avenue
Woodley, Reading
Berkshire, RG5 4PU

Tel/Fax: 0118 969 0882

Date	Drg: No:	Issue	
30/1/02	10/01/06		K Cook.