APPLICATION NO:

F/2001/3323

LOCATION:
75 Fairwater Drive, Woodley Reading.

APPLICANT:
Mr & Mrs Phillips C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling (Retrospective)

EARLIEST DATE FOR DECISION: **11/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 03/04/2001

CASE OFFICER: **Jackie Emmett**

(JE)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Phillips
C/O Andesign
9 Perkins Way
Wokingham
Berkshire RG41 2TN

Application Number: F/2001/3323

Parish:	**WOODLEY**
Location:	**75, Fairwater Drive, Woodley, Reading.**
Proposal:	**Proposed single storey rear extension to 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.

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 LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WOS2.

John Mitchell
Development Control Manager
Date: 02/04/2001

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.

WORK SHEET FOR : Jackie Emmett

Application Number : F/2001/3323

Applicant : Mr & Mrs Phillips C/O Andesign.

Location : 75, Fairwater Drive, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		07.03.01

Date of Neighbour Notifications : .....

Date of Site Visit : 13/01

Date Registered : 06/02/2001

Earliest Date for Decision : 11/03/2001

Latest Consultation Date/Site Notice Expiry Date : 11/03/2001

This application will have expired on: 03/04/2001. 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 :

parish council : no comment.

neighbours : no letters have been recieved.

Planning Issues :

Street Scene : the development is not visable from street or front of property. There is a service road to rear of property but this property will not stand out from the rest of

neighbouring properties : The immediate next door neighbours dwellings has a similar rear extension.

Highways : not consulted as this does not effect parking or highway.

Application Number: F/2001/3323

Appraisal :

Impact on street scene: The development is to be to the rear of the dwelling. It is a single story extension similar to the adjoining neighbour of 77 Fairwater drive. The development doesn't seem to have any adverse detrimental impact on the street scene.

Impact on neighbouring properties: The adjoining property (77 Fairwater) has a similar extension. There does not appear to be any overlooking, overshadowing or overbearing involved here. Therefore this development does not appear to have any detrimental impact on neighbouring properties or considered.

Impact on Highways: The development does not take up any space allocated for off street parking. It is also not associated with an increase in bedrooms ~~the proposal~~ numbers. Therefore no adverse detrimental impact is thought to occur to highways because of this development.

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

(tick appropriate box)

WORK SHEET FOR : Jackie Emmett

Application Number : F/2001/3323

Applicant : Mr & Mrs Phillips C/O Andesign.

Location : 75, Fairwater Drive, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		07.03.01

Date of Neighbour Notifications : .....

Date of Site Visit : 7/3/01

Date Registered : 06/02/2001

Earliest Date for Decision : 11/03/2001

Latest Consultation Date/Site Notice Expiry Date : 11/03/2001

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

Application Number F/2001/3323
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~	~~COO1~~	~~RE01~~ .	
			NO CONDITIONS
~~2~~	~~C01~~	~~R01~~ .	

RECORD OF SITE VISIT

SITE ADDRESS: 75 Fairwater Drive
Woodley Reading.

APPLICATION NUMBER: F/2001/3323

OFFICER: Jackie Emmett

DATE OF SITE VISIT: 07.03.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Residential Area. Houses are all semi-detached with a straight terrace front appearance along a fairly busy road.

3. DESCRIPTION OF SITE/BUILDING

Semi-detached 2st house of red brick + wooden feature board front.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Adjoined to property no. 77.

5. SITE CONSTRAINTS –

TREES none

ACCESS/PARKING –

LEVELS –

BOUNDARY TREATMENT fencing.

OTHERS –

FROM: Jackie Emmett

DATE: 15 February 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3323

Proposal: Proposed single storey rear extension to dwelling (Retrospective).

Site Address: 75, Fairwater Drive, Woodley, Reading.

Applicant: Mr & Mrs Phillips C/O Andesign.

Your observations are required in respect of this application **by 11/03/2001** .

The committee agreed to make no comment on this application

SIGNED: _____ DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/3323

Proposal:
Proposed single storey rear extension to dwelling (Retrospective)

Location:
75, 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 Jackie Emmett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2001. 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

15 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3323
CASE OFFICER: Jackie Emmett

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

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

Tel: 0118 974 6449

Date: **15 February 2001**

My ref: F/2001/3323

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/2001/3323
75, Fairwater Drive, Woodley, Reading.
Proposed single storey rear extension to 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 **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3323**
75, Fairwater Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling (Retrospective)
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 6449

Date: **15 February 2001**

My ref: F/2001/3323

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
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John Mitchell

John Mitchell
Development Control Manager

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75, Fairwater Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling (Retrospective)
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 6449

Date: **15 February 2001**

My ref: F/2001/3323

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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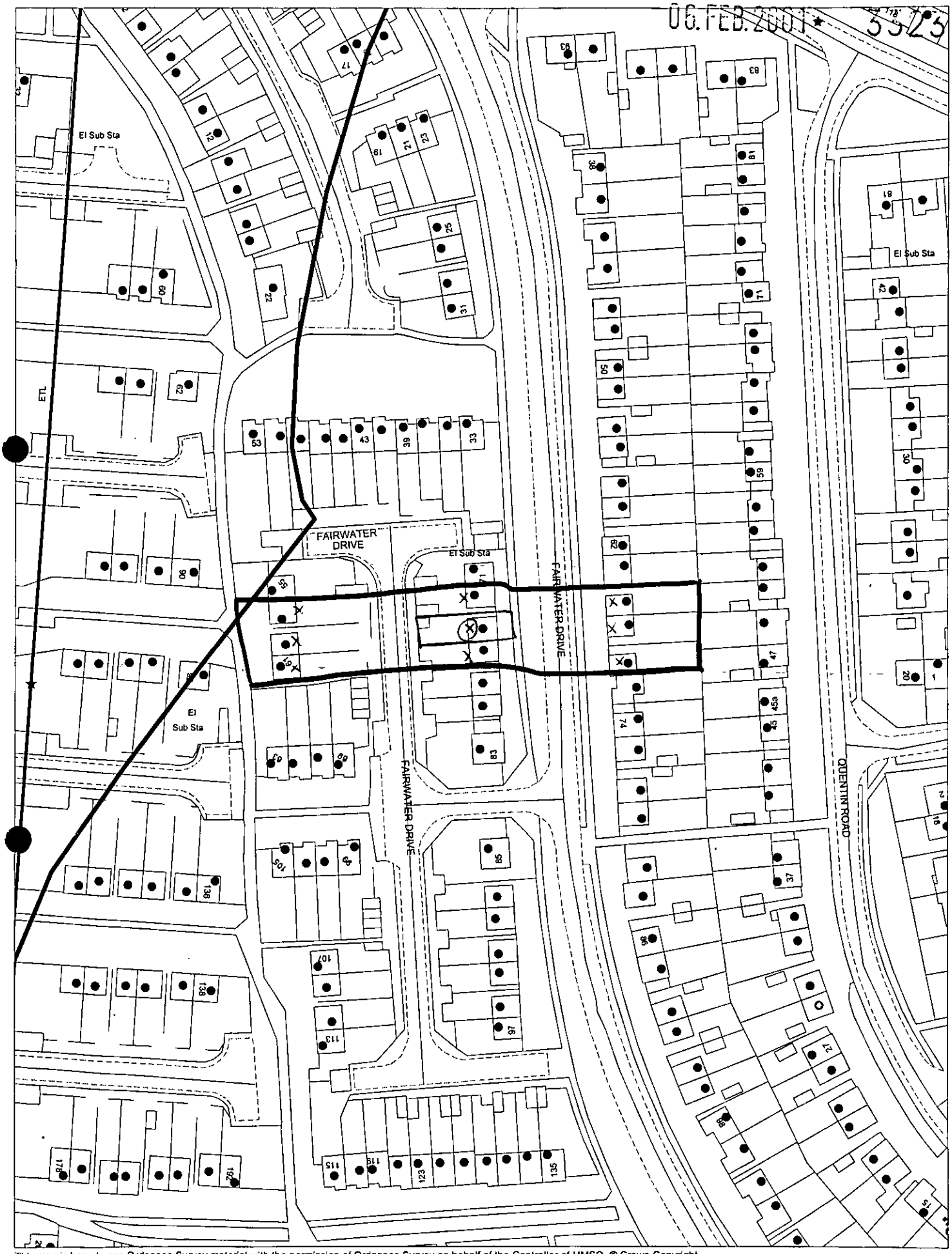
Case officer: **Jackie Emmett** Application Number: **F/2001/3323**
75, Fairwater Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling (Retrospective)

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

Signed: _____ Date: _____
Councillor Gilder

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



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Development Control Section, Environmental Services, Wokingham District Council.

8 February 2001

Scale: 1 : 1250

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

47.

Start date: 06 FEB 2001	Map No. 46 Site 002
Officer: JE	Application No. F/2001/3323
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: 75 FAIRWATER DRIVE

Parish: WOODLEY Ward: South lake 15.2.01 B.

Applicant: MR/MRS PHILLIPS

Fee Received 95-00 (11) 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	~~[illegible]~~ ?		
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	~~[illegible]~~ ?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.2.18 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 (INTERNAL) .....
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 + see map. .....
.....
.....
.....
.....
.....
.....
.....
.....

P 323 62 0000075
23 620 075

ADDRESS 75 FAIRWATER DRIVE PARISH WOODLEY

PLOT No. 106 (Stage 6) ORD. SHEET No. SU.7572 (4

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
466/57	Messrs. Wells Estates Ltd	"	9.7.57	N/A - Refu
0/32/61	J. T. Cook & Son Ltd	Outline Referred to BCPC		No decision
0/148/62	" "	"	31.1.63	N/A min of # C/A
83/66	" "	Layout Plan	4.8.66	N/A C/A
PD/538/66	" " 83/66	Refers " "	29.9.66	App. N/
92/68	Cooks of Reading Ltd	Layout & Sewer details	3.10.68	App. C/
13/69	"	Semi/Det House	20.2.69	App. C/
PD/357/71	Mr E.A. Cairns	Garage	8.7.71	APP N/A
FP/2000/0942	M/m CA Philips	s/s rear ext	15.03.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51 PD Enq - S/st rear ext. Mr Phillips 2.2.01

DRAINAGE

Environmental Services

For office use only.
Application number:

06.FEB.2001 * 3525

WOKINGHAM DISTRICT COUNCIL

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 Address and postcode Phone number	MR & MRS C.A. PHILLIPS 75. FAIRWATER DRIVE WOODLEY BERKS RG5 3JG 9617117
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM BERKS RG41 2TN 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	SINGLE STOREY REAR EXTENSION (RETROSPECTIVE)
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.	FACING BRICK TO MATCH FELT & CHIPPINGS
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: NO CHANGE	Proposed:
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.	£95	
	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 C.A. PHILLIPS

Date 6/2/2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3323**
CASE OFFICER: **Jackie Emmett**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				