APPLICATION NO:
F/2000/1859

LOCATION:
350 Kingfisher Drive, Woodley Reading.

APPLICANT:
Mr & Mrs R Hughes

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **30/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
24/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Hughes
350, Kingfisher Drive
Woodley
Reading
RG5 3LH

Application Number: F/2000/1859

Parish: **WOODLEY**

Location: **350, Kingfisher Drive, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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 work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

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

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1859

Applicant : Mr & Mrs R Hughes .

Location : 350, Kingfisher Drive, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 18/7/00

Date Registered : 29/06/2000

Earliest Date for Decision : 30/07/2000

Latest Consultation Date/Site Notice Expiry Date : 30/07/2000

This application <u>will have expired on</u>: <u>24/08/2000.</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 :

Woodley Town Council: No Comment.
Neighbours : None received
Environmental Resps: No Objection

Planning Issues : (identified settlement)

1) Impact on neighbours
2) Impact on street scene.

02/08/00

Application Number: F/2000/1859

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to a 2 storey terraced house to form a conservatory.

The proposed conservatory will be 3.4 metres wide, and protrude from the rear elevation via the existing lounge/diner by 3 metres. It will have a pitched roof with an eaves height of 2 metres and a ridge height of 2.8 metres. To be constructed with a dwarf brick wall below the main window level. The proposed conservatory will be located adjacent to the boundary with No. 352.

No.352, to the east, 2 storey terraced neighbour. At ground floor level a kitchen window and a door with obscured glazing is located 0.8 metres away from the conservatory. Due to its position and distance away behind a 1.8 metre high bamboo screen, the proposed conservatory, will not be overbearing or cause overlooking for the occupants of this property.

No.348, to the west, adjacent 2 storey, terraced house. Set in a block of four terraced houses 1.5 metres back from the proposed conservatory. Due to its position, distance away (2.5 metres) and the shallow roof pitch of the proposal, it will not be overbearing or cause overlooking for the occupants of this property.

2) Impact on street scene /visual impact.

The conservatory is partly visible from the road at the rear. Due to the rear boundary treatments a single storey garage, a shed and a 1.8 metre high gate. The proposed materials will match the existing house, therefore there will be no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] ~~**Refusal:** [ ]~~
(tick appropriate box)

Application Number F/2000/1859
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	SC01	SR02	
2	SC53	SR12	"WORK"

7/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 350 Kingfisher Drive
Woodley Reading.

APPLICATION NUMBER: F/2000/1859

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 18/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in front window

2. DESCRIPTION OF SURROUNDINGS 2 storey semi detached / terraced.
Residential, terraced houses, in blocks rear parking / garages, pedestrian access.

3. DESCRIPTION OF SITE/BUILDING
2 storey, terraced house in block of 7 No.
Sandy coloured brick, aluminium frames with brown stained window (wooden) inserts, concrete pantile roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan / open plan rear garden (no high screening)

5. SITE CONSTRAINTS

TREES — Semi mature plum tree, in rear garden not affected.

ACCESS/PARKING — As existing at rear, garage but predominantly on parking space. At front of houses face green open space, open plan area.

LEVELS — No change

BOUNDARY TREATMENT — No. 348, 1m high chain fence.
— No. 352, 1m high wire fence & 1.8m high, bamboo screen.

OTHERS — No. 352 immediate (door + obscured) window on rear elevation is a kitchen. The lounge area is not affected.

No
Rear boundary consists of a Garage (2.1m high) a Shed (2m), Rear gates 1.8m high.

It will be partly seen from the road, however no significant impact!

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

Tel: 0118 974 6441

Date: **05 July 2000**

My ref: F/2000/1859

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/2000/1859
350, Kingfisher Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1859**
350, Kingfisher Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 6441

Date: **05 July 2000**

My ref: F/2000/1859

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1859
350, Kingfisher Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1859**
350, Kingfisher Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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 6441

Date: **05 July 2000**

My ref: F/2000/1859

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

Dear Councillor

Application Number: F/2000/1859
350, Kingfisher Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1859**
350, Kingfisher Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~20 JUN 2000~~ Valid 29 JUN 2000
Officer: AT	Application No. F/2000/1859

Map No. 46 Site 0:02
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

29.JUN.2000* 1859

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 350 KINGFISHER DRIVE

Parish: WOODLEY Ward: South Lake.

5.7.2000.
✓6/7

Applicant: MR/MRS HUGHES

Fee Received 95-00 Required ..... Additional ..... Refund .....

(8)
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	Whole site in red. ✓	phoned 27/6	29/6
2	1:500 block plan showing existing & proposed dev. + adj. Properties		coming to amend.	in amend.
3	Forms unsigned	Q3 Site address ✓		
4	Correct S 66 certificate			
5	Elevation plans	other side elevation ✓	29/6	
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 : 5.7.2000 ✓6/7 Parish Council Informed - YES / NO ✓6/7

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓6/7 .....
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: ✓6/7 SIN + 348, 352, 340, 356 Kingfisher Drive

TO: **DEVELOPMENT CONTROL**
Andrew Thorley.

FROM: Environmental Design

DATE: 28th July 2000

Location: 350 Kingfisher Drive, Woodley.

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Application Number: F/2000/1859

In response to your consultation dated 5th July 2000 for the above application, the landscape comment is as follows:

The application is acceptable and the proposal fits in with the locality.

Patricia Green

Patricia Green
Landscape Consultant

FROM: Andrew Thorley

DATE: 05 July 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES

Application Number: F/2000/1859

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 350, Kingfisher Drive, Woodley, Reading.

Applicant: Mr & Mrs R Hughes .

Your observations are required in respect of this application **by 30/07/2000** .

The committee had no comment to make on this plan.

SIGNED: [signature] DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

324 1000 035000

ADDRESS 350 KINGFISHER DRIVE PARISH WOODLEY

PLOT No. 255 (Stage 6) ORD. SHEET No. SU.7572 (46)

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. Refuse
0/32/61	J.T. Cook & Son Ltd.	Outline - Referred to BCPC.		No decision
0/148/62	" "	Outline	31.1.63	N/A. min of HLG C/A.
83/66	" "	Layout Plan	4.8.66	N/A. C/A.
PD/538/66	" " 83/66	Refers " "	29.9.66	App. N/A.
92/68	Cooks of Reading Ltd	Layout & Sewer details	3.10.68	App. C/A.
13/69	"	Terraced House	20.2.69	App. C/A.
R/356/70	Mr T. Gilder & Others	Relocate Screen Fence	1-10-70	App C/A
22012	Mr. C. LAURITZEN	GARAGE	23-8-70	N/A C/A
BR 23759	"	"	EXEMPT	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

29 JUN 2000 1659

Environmental Services

For office use only.
Application number:
29.JUN.2000* 1859

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 R HUGHES 350 KINGFISHER DRIVE WOODLEY READING BERKS. RG5 3LH 0118 9616271/0118 9665129
2	Agent's Name Address and postcode Phone number	N/A
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.	ENCLOSED AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	VICTORIAN CONSERVATORY ON REAR OF HOUSE
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.	BRICK WORK TO MATCH EXISTING BUILDING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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. 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.

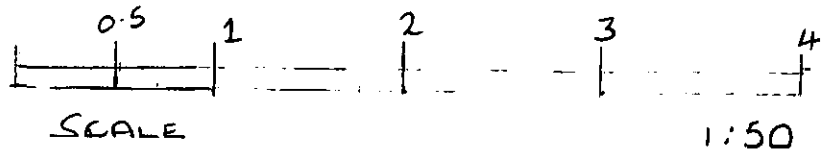
Your signature: D Hughes

on behalf of MR & MRS R HUGHES

Date 14-6-2000

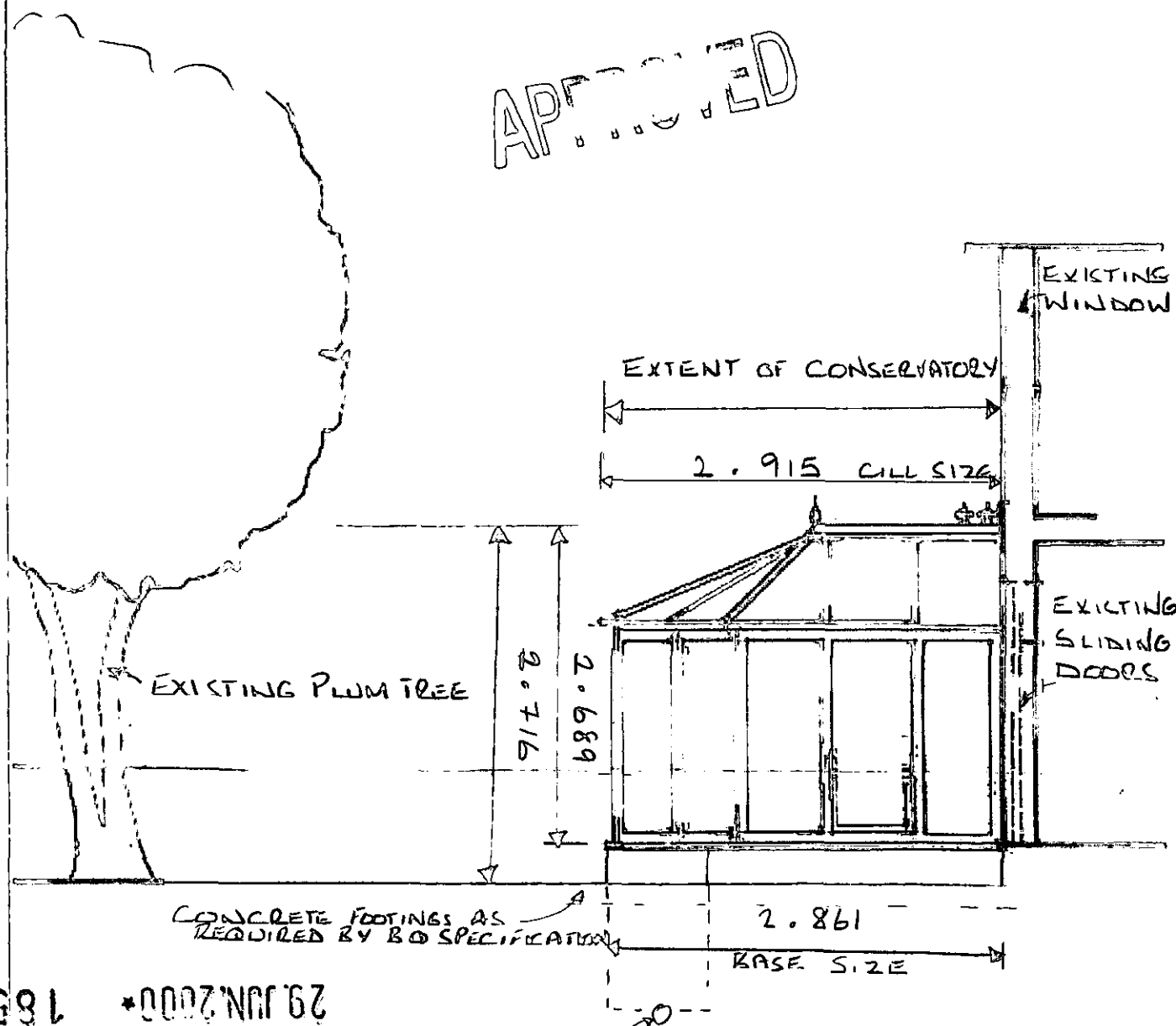
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

SIDE ELEVATION OF CONSERVATORY.

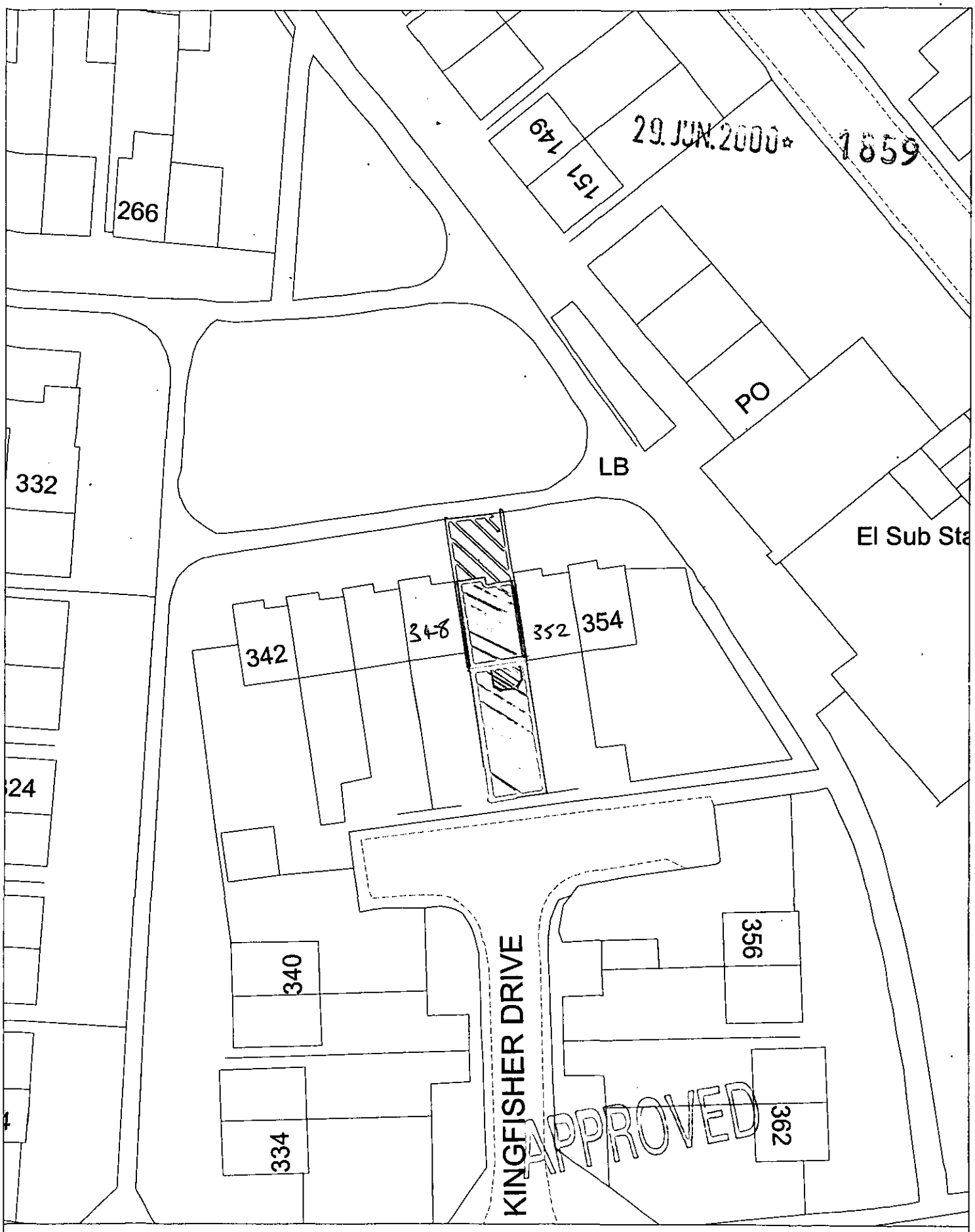


APPROVED

APPROVED



29 JUN 2000 * 1859



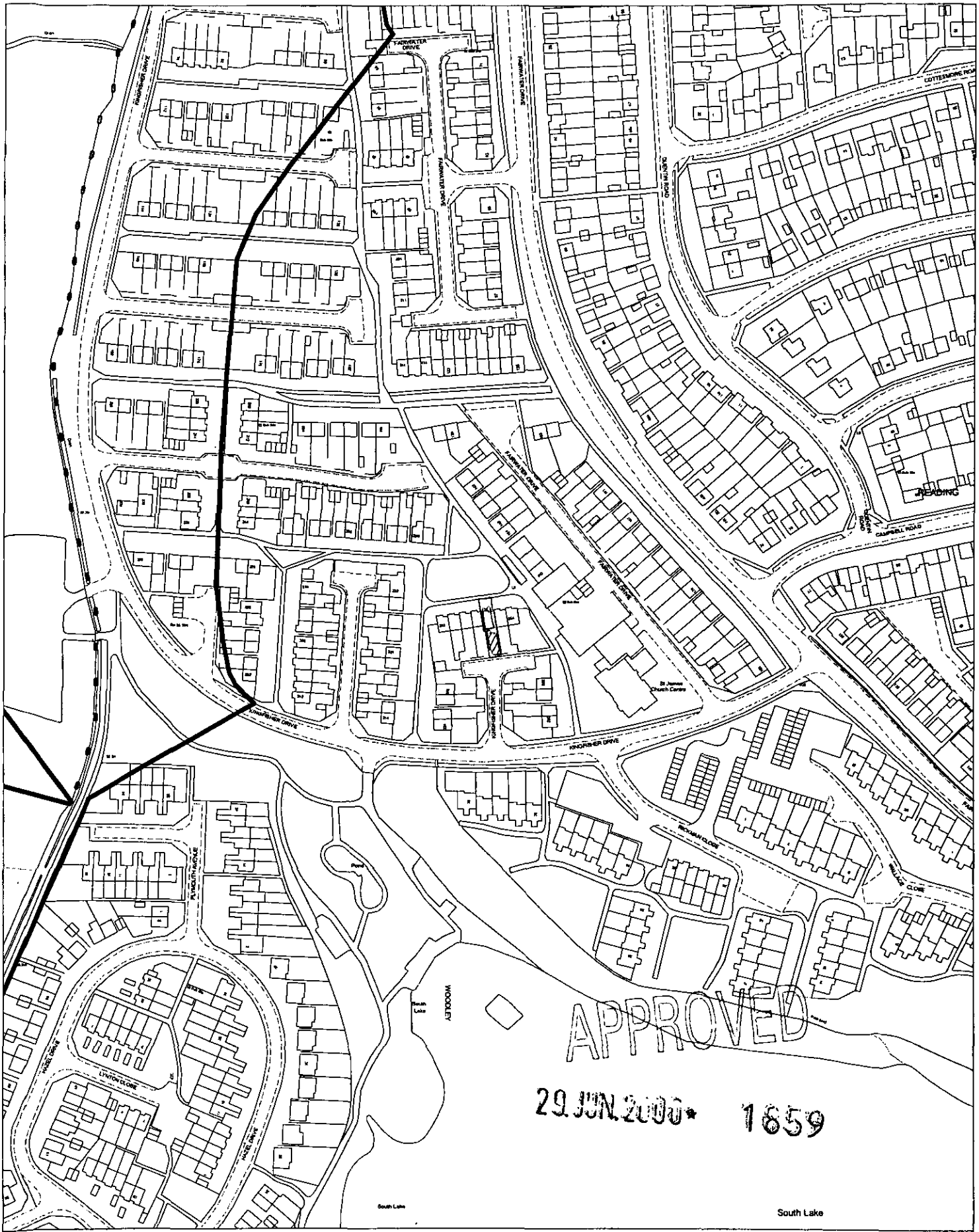
Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 25 May 2000

N
W E
S



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 25 May 2000

N
W E
S

Received by Wokingham District Council

Application No: F/2000/1859

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
350, Kingfisher 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/07/2000. 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

05 July 2000