APPLICATION NO:
F/2000/1669

LOCATION:
7 Fairwater Drive, Woodley Reading.

APPLICANT:
Mr M Davis

PROPOSAL:
Proposed erection of replacement brick timber shed.

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/08/2000

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Davis
7 Fairwater Drive
Woodley
Reading
RG5 3JG

Application Number: F/2000/1669

Parish: **WOODLEY**

Location: **7, Fairwater Drive, Woodley, Reading.**

Proposal: **Proposed erection of replacement brick timber shed.**

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.

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

John Mitchell
Development Control Manager
Date: 13/07/2000

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

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1669

Applicant : Mr M Davis .

Location : 7, Fairwater Drive, Woodley, Reading.
Proposal : Proposed erection of replacement brick timber shed.

Site Notice Displayed ? :

YES	NO	DATE
✓		22/6/00

Date of Neighbour Notifications : .....

Date of Site Visit : 22/6/00

Date Registered : 07/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 02/08/2000. 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 COMMENTS'

NEIGHBOURS - OBJECT - Visual Impact
- Impact on sunlight

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES.
* IMPACT UPON THE CHARACTER OF THE AREA.

Application Number: F/2000/1669

Appraisal :

IMPACT UPON RESIDENTIAL AMENITY OF NEIGHBOURING DWELLINGS

The application being considered is the proposed erection of a replacement brick timber shed to the rear of a semi-detached property. The proposed shed is 5 metres in length and 2 metres in width. The shed has a mildly sloping flat roof which at its highest point stands at 2.5 metres and slopes down to a height of 2.1 metres.

The proposed shed will be located approx 1 metre from the boundary with No 5 which has a 1.8 metre fence on the shared boundary. The shed is located approx 4 metres from the boundary with No 9, however the boundary treatment on the shared boundary is of a 1 metre chain link fence. Any potential loss of visual amenity by No 9 due to the poor boundary treatment will be addressed by including a condition on matching materials. It is therefore considered that the proposed shed will not have a significant detrimental impact upon the neighbouring properties and their living conditions.

IMPACT UPON THE STREET SCENE.

The shed is located to the rear of the garden of No 7 Fairwater Drive. The shed is screened from the rear by a 2 metre brick wall between the property and the rear service road. It is therefore not considered that the proposed erection of a replacement shed will have an adverse negative impact upon the street scene or character of the area.

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

Application Number F/2000/1669
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	

RECORD OF SITE VISIT

SITE ADDRESS: 7 Fairwater Drive Woodley Reading.

APPLICATION NUMBER: F/2000/1669

OFFICER: Farah Humayun

DATE OF SITE VISIT: 22/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - Front window.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Semi-detached

Service road to rear.

Garden paved with steps + terrace.

4. RELATIONSHIP TO ADJOINING PROPERTIES

located on boundary with 5.

Near to garage.

No overlooking windows

5. SITE CONSTRAINTS

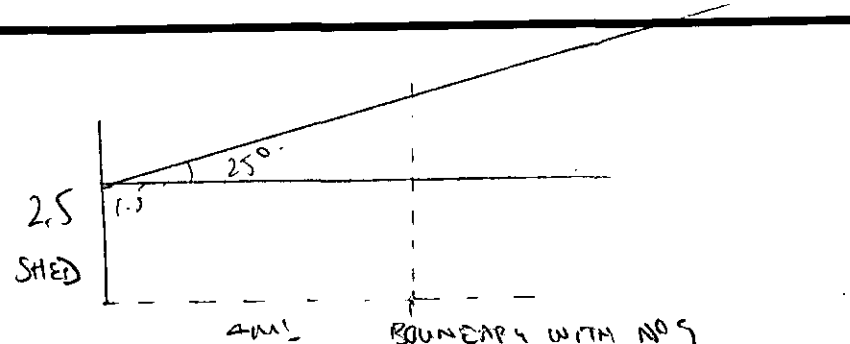
TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT Screened by 2m brick wall to rear. 1.8 boundary fencing to No 5

OTHERS



Applicationo	Name & Address
F/2000/1669	Owner/Occupier 9 Fairwater Drive Woodley Reading Berks RG5 3JG

App approved,
Letter sent 20/07/00

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

Tel:

Date: **14 June 2000**

My ref: F/2000/1669

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/2000/1669
7, Fairwater Drive, Woodley, Reading.
Proposed erection of replacement brick timber shed.

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 **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1669**
7, Fairwater Drive, Woodley, Reading.
Proposed erection of replacement brick timber shed.
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:

Date: **14 June 2000**

My ref: F/2000/1669

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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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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7, Fairwater Drive, Woodley, Reading.
Proposed erection of replacement brick timber shed.
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:

Date: **14 June 2000**

My ref: F/2000/1669

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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Proposed erection of replacement brick timber shed.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1669**
7, Fairwater Drive, Woodley, Reading.
Proposed erection of replacement brick timber shed.
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/2000/1669

Proposal:
Proposed erection of replacement brick timber shed.

Location:
7, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. 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

14 June 2000

DC	FH
APP	
CS	
20 JUN 2000	
COPIES TO:	ACK: ✓

9 Fairwater Drive
Woodley
Reading
Berkshire
RG53JG.

26th June 2000.

Case officer - Wokingham Council,

Application Number F/2000/1669. Thank you for informing us of our neighbour's proposed development. Although we realise that we have no real say in respect of the approval of these building works we wish nonetheless, to put forward our views.

The construction of this shed will not just effect the land upon which it is situated, but also ourselves and other neighbours. In principle we have no objections to the construction of the shed, but in this instance the word 'shed' has to be used very loosely indeed. One of the reasons for this is because of its sheer size which will undoubtedly result in blocking out sunlight. The shed will also be an eye sore partly due to the use of inappropriate construction materials, and although the owner maybe happy with this, in the mean time if we decide to sell our house any possible purchaser will likely be somewhat put off by the surrounding land and accordingly the market value of our house may well be reduced to compensate.

It should also be noted that the person elected to build the shed is unsuitable which will endeavour to make matters worse.

In order to reduce the effects of the main points we have raised above, consideration has been given to the possibility of putting up a divisional fence on our side of our land, but unfortunately there is not adequate room

and so there is no assurance of lasting quality and safety.

we leave these comments with you for your careful consideration and trust that all other facts and points of view are taken into account before a decision is reached.

Yours faithfully

Jack.

FROM: Farah Humayun

DATE: 14 June 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1669

Proposal: Proposed erection of replacement brick timber shed..

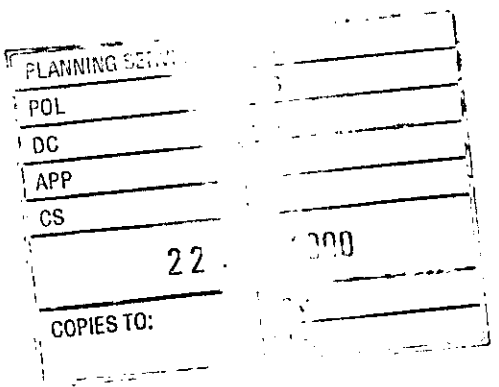
Site Address: 7, Fairwater Drive, Woodley, Reading.

Applicant: Mr M Davis .

Your observations are required in respect of this application **by 09/07/2000** .

The committee had no comment to make on this application.

30895



PLANNING SERV
POL
DC
APP
CS
22 . 2000
COPIES TO:

SIGNED: [signature] DATE: ~~[illegible]~~ 21.6.00.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 JUN 2000
Officer: FH	Application No. F/2000/1669

Map No. ..... Site ...0:03.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF REPLACEMENT BRICK/TIMBER SHED

Location: 7 FAIRWATER DRIVE

Parish: WOODLEY Ward: South lake
14.6.2000

Applicant: MR M DAVIS

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

Enforcement Section (10) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Scale?		
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 : 14.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

no pre-apps.

NEIGHBOURS: S/N + 5, 9, 30 + 32 FAIRWATER DRIVE

2 + 4 KINGFISHER DRIVE.

PC 5 23 620 007

ADDRESS 7 FAIRWATER DRIVE PARISH WOODLEY

PLOT No. 72 (Stage 6) ORD. SHEET No. SU.7572 (4

BUILDER Cooks of Reading Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/32/61	J.T. Cook & Son Ltd.	Outline	Referred to BCPC.	No decis
0/148/62	" "	"	31. 1. 63	N/A. minor
83/66	" "	Layout Plan	4. 8. 66	N/A C/F
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
BR 5458	Mr Evans	garage	20. 9. 76	APP —
05390	"	"	28. 10. 76	N/A C/F

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

REC NO 63874

Environmental Services

For office use only.
Application number: 1695 Chg.

07. JUN. 2000 1669

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	MR. MARCUS E.C. DAVIS
	Address and postcode	7 FAIRWATER DRIVE, WOODLEY READING RG5 3JG BERKS.
	Phone number	01189267271
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	1 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT OF EXISTING TIMBER SHED WITH NEW BLOCKWORK AND TIMBER SHED.
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.	WALLS FACING NEIGHBOUR TO BE DARK STAINED TIMBER CLADDING. OTHER WALLS RENDER AND PAINTED (CREAM)
7	Will the proposal change the pedestrian or vehicle access to the site? *Please show details of the existing access and any proposed changes on the plans.*	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. 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

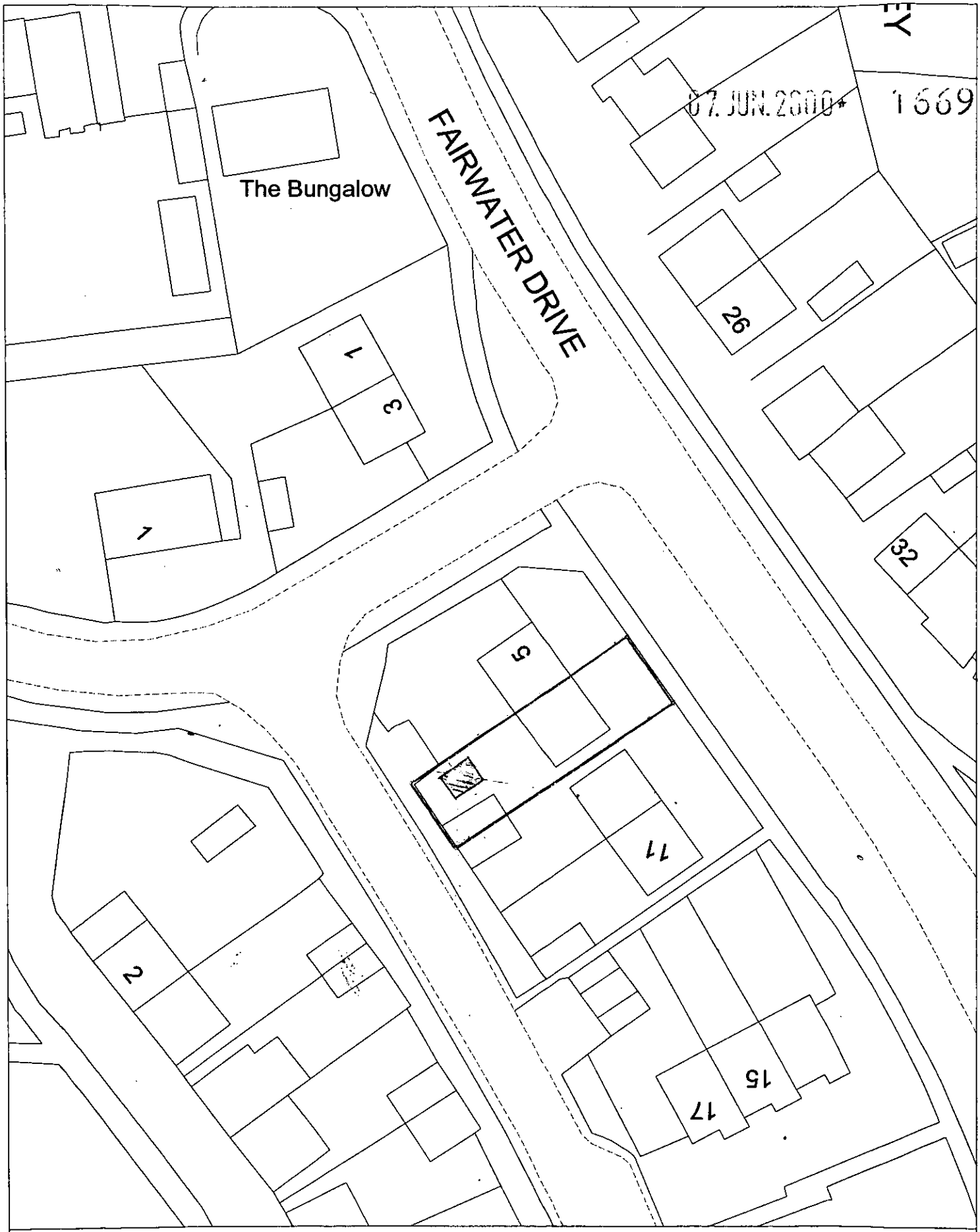
None of the land forms part of an agricultural holding.

Your signature: Mr. M.E.C. Davis

on behalf of

Date 06-06-2000

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



Site Plan, Scale: 1 to 500

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Date: 31 May 2000

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W E
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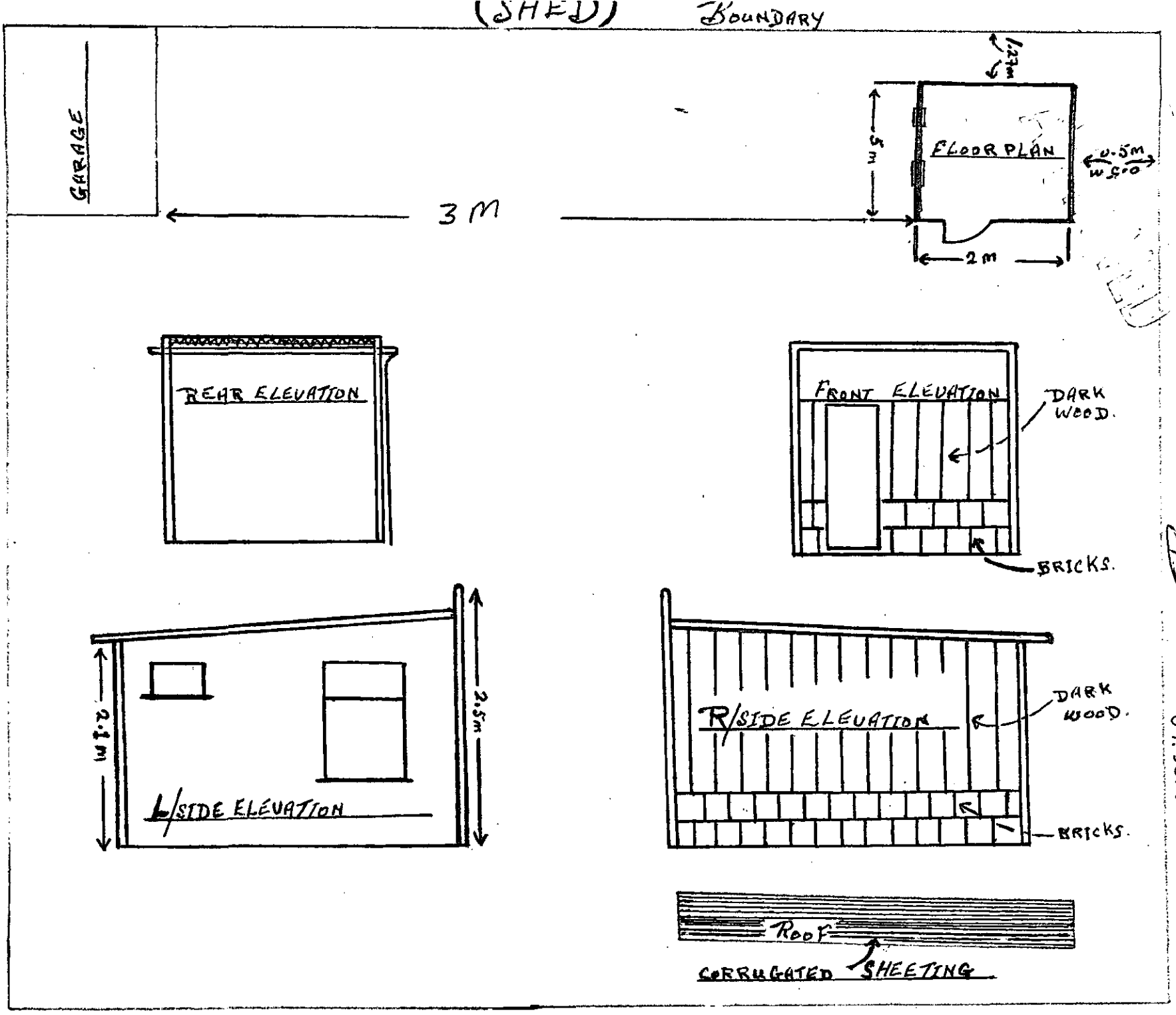
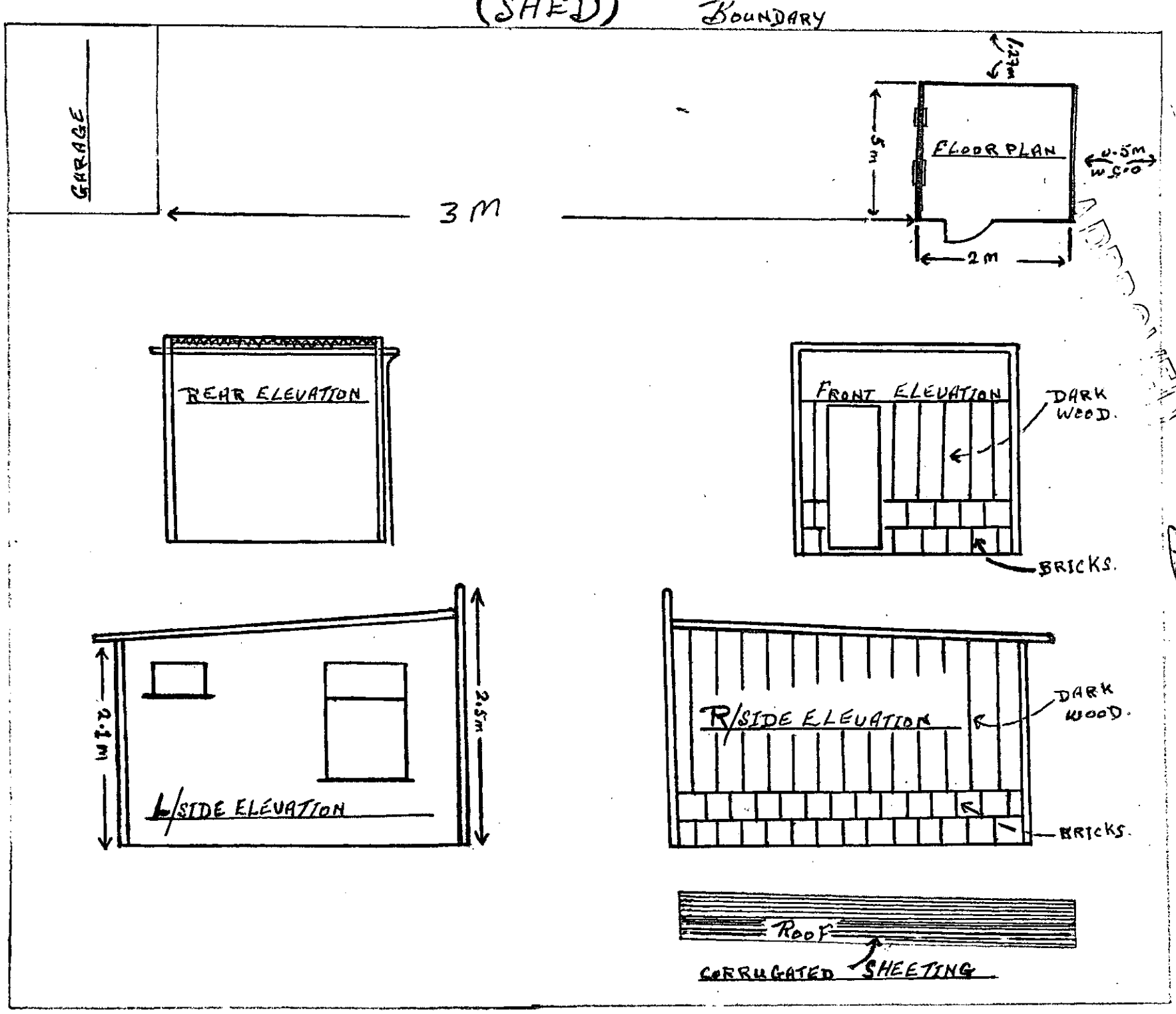
(SHED)



07 JUN 2010

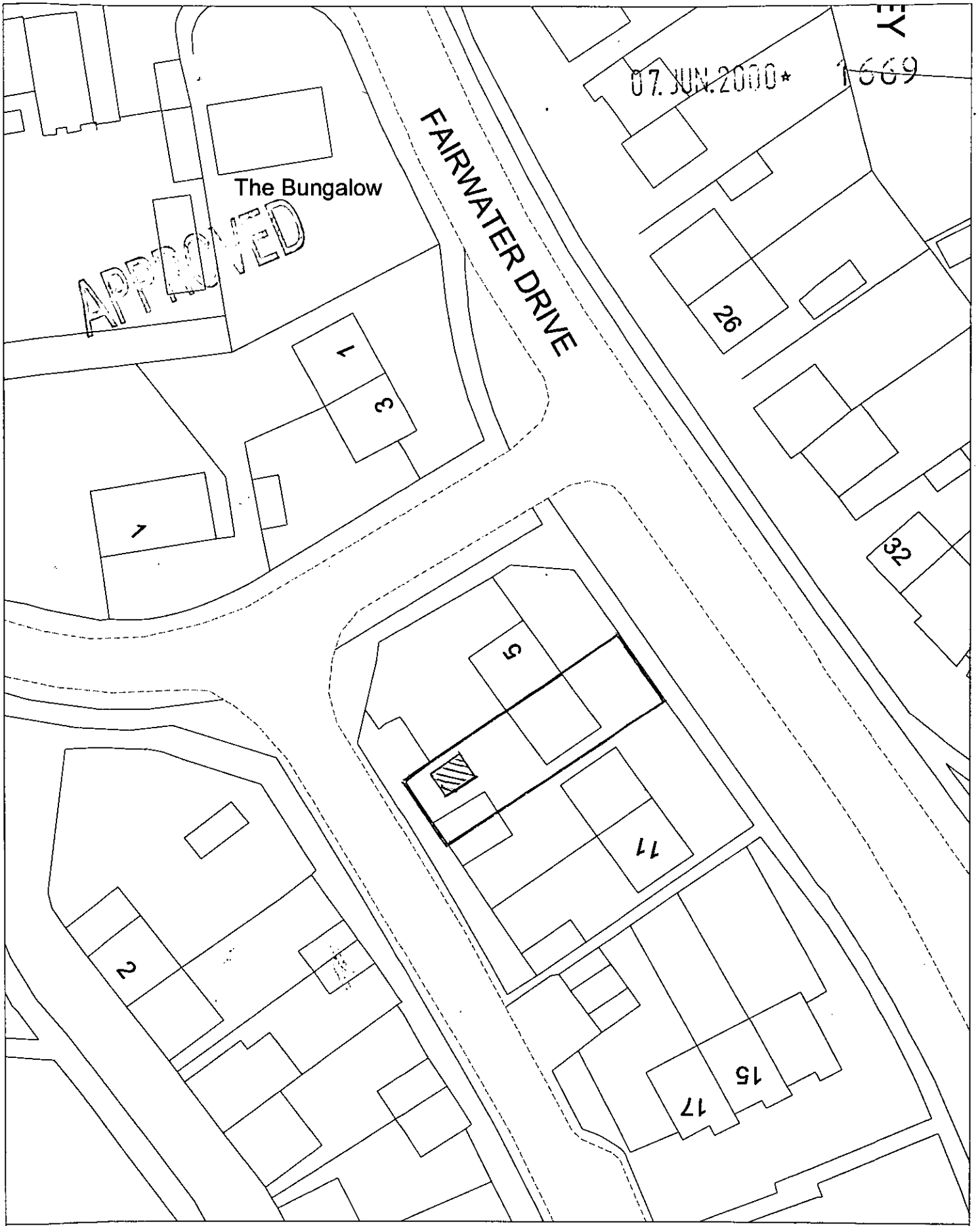
1669

(SHED)



07 JUN 2000

1669



Site Plan, Scale: 1 to 500

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Date: 31 May 2000

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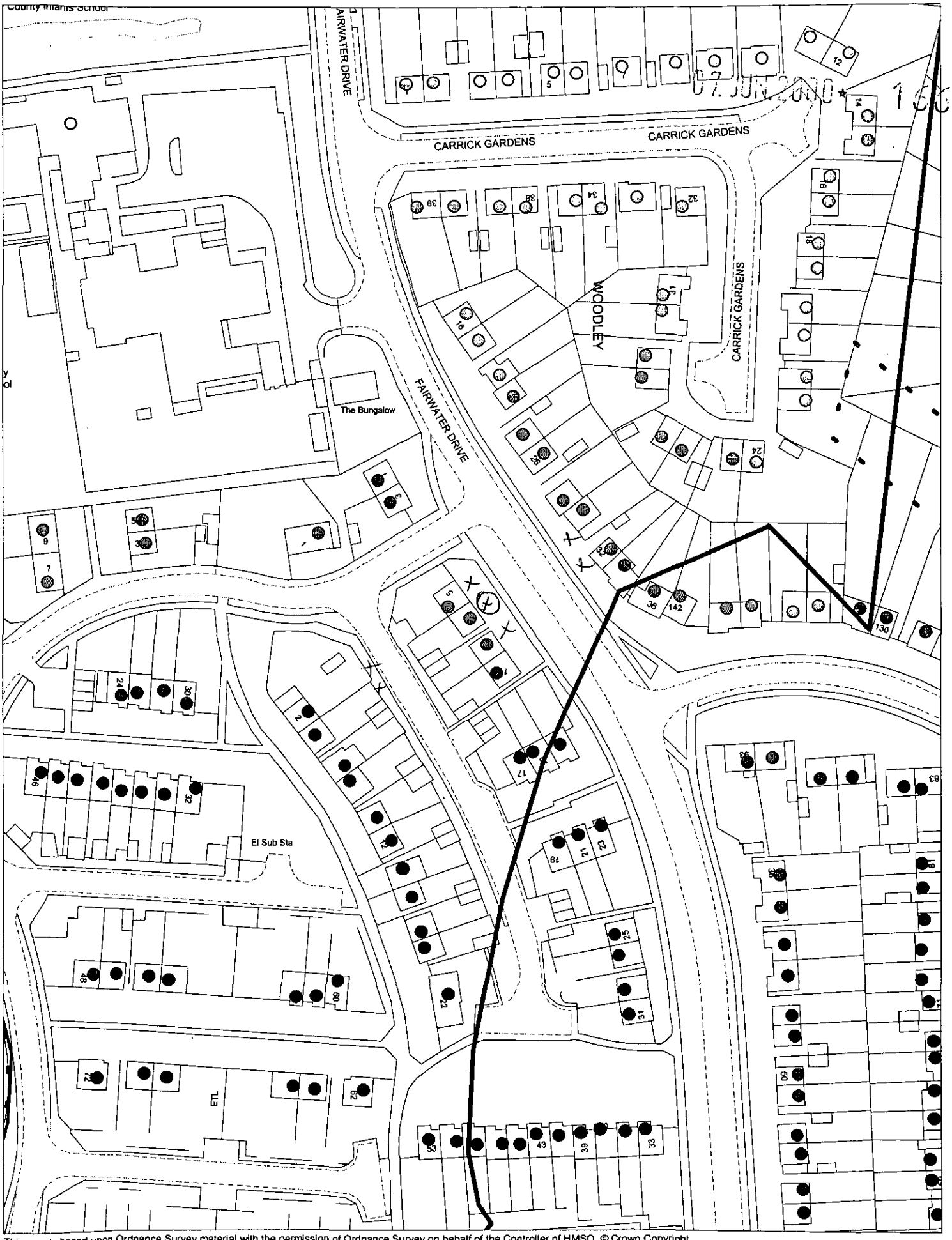

07. JUN 2000 ★ 1669

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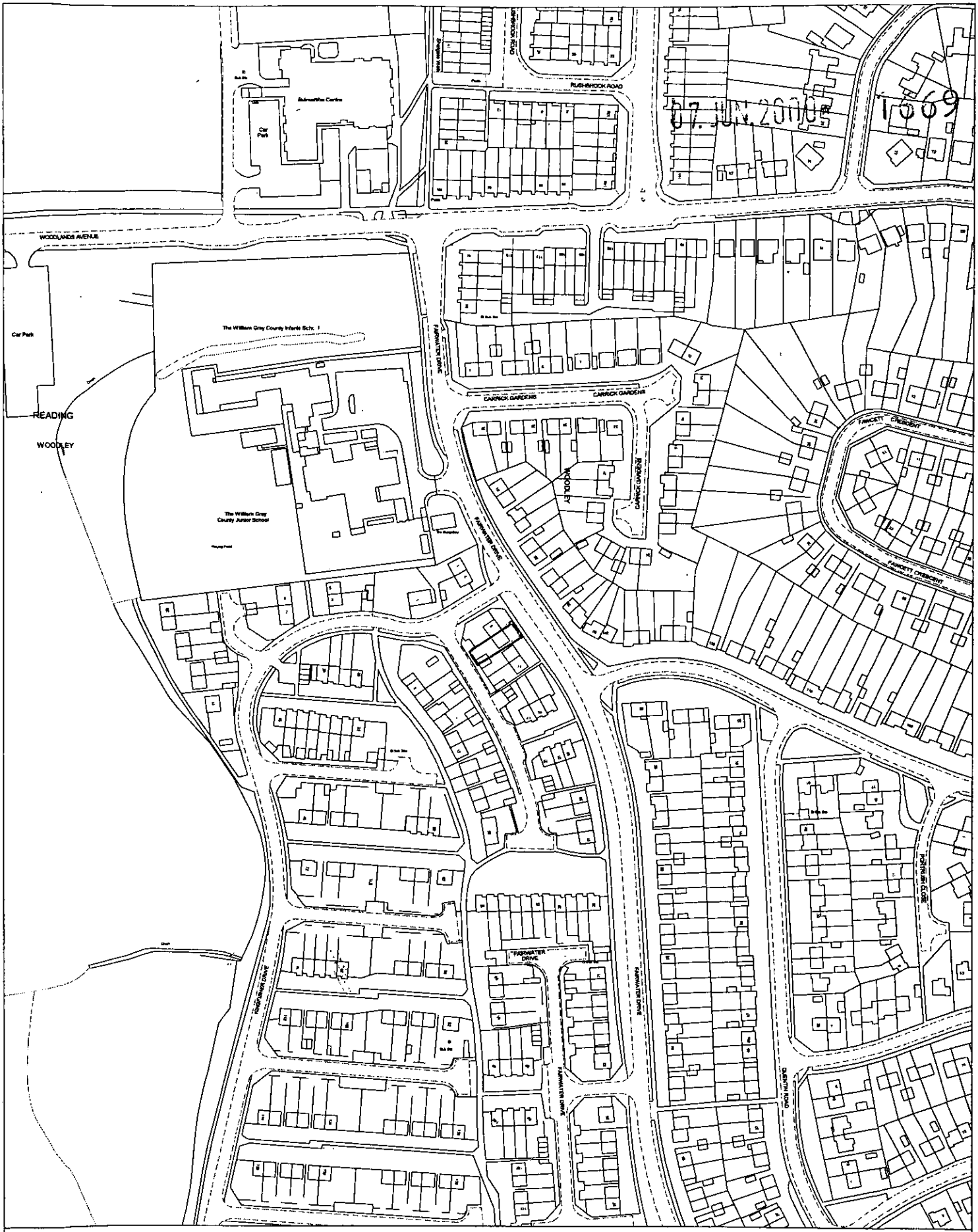
Development Control Section, Environmental Services, Wokingham District Council.

12 June 2000

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 31 May 2000

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