[redacted]

X SYSTEMS LTD

APPLICATION NO:
F/2000/1173

LOCATION:
32 Kingfisher Drive, Woodley Reading.

APPLICANT:
Mr D Robinson

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

EARLIEST DATE FOR DECISION: **12/05/2000**

APPLICATION EXPIRY DATE: **01/06/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Robinson
32 Kingfisher Drive
Woodley
READING
Berkshire
RG5 3LG

Application Number: F/2000/1173

Parish:	**WOODLEY**
Location:	**32 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: 17 May 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.

Application Number F/2000/1173
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02.	
2.	SC53	SR12	INS: WORK.

No. 58. Simulter Conservatory

RECORD OF SITE VISIT

SITE ADDRESS: 32 Kingfisher Drive Woodley Reading.

APPLICATION NUMBER: F/2000/1173

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 26/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on rear gate

2. DESCRIPTION OF SURROUNDINGS (Modern Estate type dev.)
Residential 2 storey semi detached + terraced houses 1973' with garages at the rear, serviced by service road.

3. DESCRIPTION OF SITE/BUILDING terraced Modernised + extended to side with S/S ext.
2 storey ~~semi detached~~ house, red brick, white UPVC windows + doors, concrete tile roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to site plan open plan front gardens + walled/enclosed rear gardens

5. SITE CONSTRAINTS

TREES — ornamental trees in rear gardens

ACCESS/PARKING — garage at rear of property access, 2.5m high garage

LEVELS (2.5m high shed at side behind garage)

BOUNDARY TREATMENT — east boundary 1.8m wall, trees + shrubbery

OTHERS — Southern boundary 1.8m high wall, with ornamental trees eg. cherry.
— west boundary No 34, 1.8m fence
— north to, 1.8m wall.

No flank windows at No 34:

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

Tel:

Date: **18 April 2000**

My ref: F/2000/1173

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/2000/1173
32, 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 .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1173**
32, 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:

Date: **18 April 2000**

My ref: F/2000/1173

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/2000/1173
32, 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 .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1173**
32, 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:

Date: **18 April 2000**

My ref: F/2000/1173

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/2000/1173
32, *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 .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1173**
32, 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**********

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1173

Applicant : Mr D Robinson .

Location : 32, Kingfisher Drive, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/4/2000

Date of Neighbour Notifications : ✓ 19/4/2000

Date of Site Visit : 26/4/2000

Date Registered : 06/04/2000

Earliest Date for Decision : 12/05/2000

Latest Consultation Date/Site Notice Expiry Date : 12/05/2000

Application Expiry Date: 01/06/2000

Consultation Responses :
Woodley Town Council: No objection.
Neighbours: None received.

Planning Issues : (identified settlement)
1). Impact upon neighbouring properties.
2) Impact upon the street scene.

16th May 2000.

Application Number: F/2000/1173

Appraisal :

1) Impact upon neighbouring properties

The proposal is for a single storey rear extension to dwelling, forming a conservatory and will be 3.9m wide and protrude from the rear elevation via the garden room by 3.6m approx. It will be 2.3m approx to the eaves and 3.3m to the ridge. The entire rear + side garden is bounded by a 1.8m brick wall, [redacted] a 1.8m fence with No 34 and the garage + walls of No 32 (2.5m high). The proposed conservatory will not cause any overlooking or overshadowing to No 34, neighbours property :. no detrimental impact.

2) Impact upon the street scene

Materials proposed will match existing. The roof of the conservatory may be visible from the road and footpaths, but this will have no significant impact :. no detrimental impact.

No 38 Kingfisher Drive has a [redacted] conservatory built on the rear elevation, [redacted] of a similar design/style.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: - 6 APR 2000

Officer: AT | Application No. F/2000/1173

Map No. 46 Site ...003....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

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

Location: 32 KINGFISHER DRIVE

Parish: WOODLEY Ward: South Lake ✓ 19/4

Applicant: MR ROBINSON

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

Enforcement Section (1) 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			
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 : 19/4 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 + 4, 6, 8, 10, 12, 30, 34, 52, 54 + 56 ✓ 19/4

.....

.....

.....

.....

.....

.....

.....

.....

FROM: Andrew Thorley

DATE: 18 April 2000

PLANNING SERVICES
POL

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1173

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

Site Address: 32, Kingfisher Drive, Woodley, Reading.

Applicant: Mr D Robinson .

Your observations are required in respect of this application **by 12/05/2000** .

The committee agreed to make no comment on this application.

SIGNED: _____ DATE: 27.4.00.

Clerk To Woodley Parish/Town Council.

①

ADDRESS 32 KINGFISHER DRIVE PARISH WOODLEY

PLOT No. 18 (Stage 6) ORD. SHEET No. SU 7572 (4

BUILDER Cooks of Reading Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/32/61	J.T. Cook & Son Ltd	Outline	Referred to BCPC	No decision
O/148/62	" "	"	31.1.63	N/A.
83/66	" "	Layout Plan	4.8.66	N/A.
PD/538/66	" " 83/66	Refers " "	29.9.66	App.
92/68	Cooks of Reading Ltd	Layout & Sewer details	3.10.68	App.
13/69	"	Terraced House	20.2.69	App.
PO/564/70	Mr. D P.P. Robinson	Garage	26.11.70	App
PD/772/71	"	Car Port	30.12.71	APP
1426/72	"	Sunlounge	31.8.72	App.
BR 6187	"	carport		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

②

ADDRESS 32 KINGFISHER DRIVE PARISH WOODLEY

PLOT No.

ORD. SHEET No. SU 7572

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06126	MR. D ROBINSON	EXT. TO CARPORT	12.5.77	N/A
BR 11256	MR D ROBINSON	" " GARAGE	27.6.79	APP
11158	"	GARAGE	2.8.79	N/A
1378C	"	Brick wall. 6'8"	31.7.80	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 06 APR 2000* 1173

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. D. ROBINSON 32 KINGFISHER DRIVE WOODLEY BERKS RG5 3LG 0118 9662806
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.	AS ABOVE IN ONE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR OF DWELLING
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS TO MATCH EXISTING BRICKS + WHITE PVC-U. OR + GLASS PANELS. OAK COLOUR
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: NIL
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• *1:2500 scale location plan with the site outlined in red.*		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

~~I certify that~~

- ~~I~~ or the applicant has given the necessary notice to everyone else ~~who (at the beginning of the period of 21 days ending with the date of the application) owned~~ any part of the land which the application relates to as listed below.

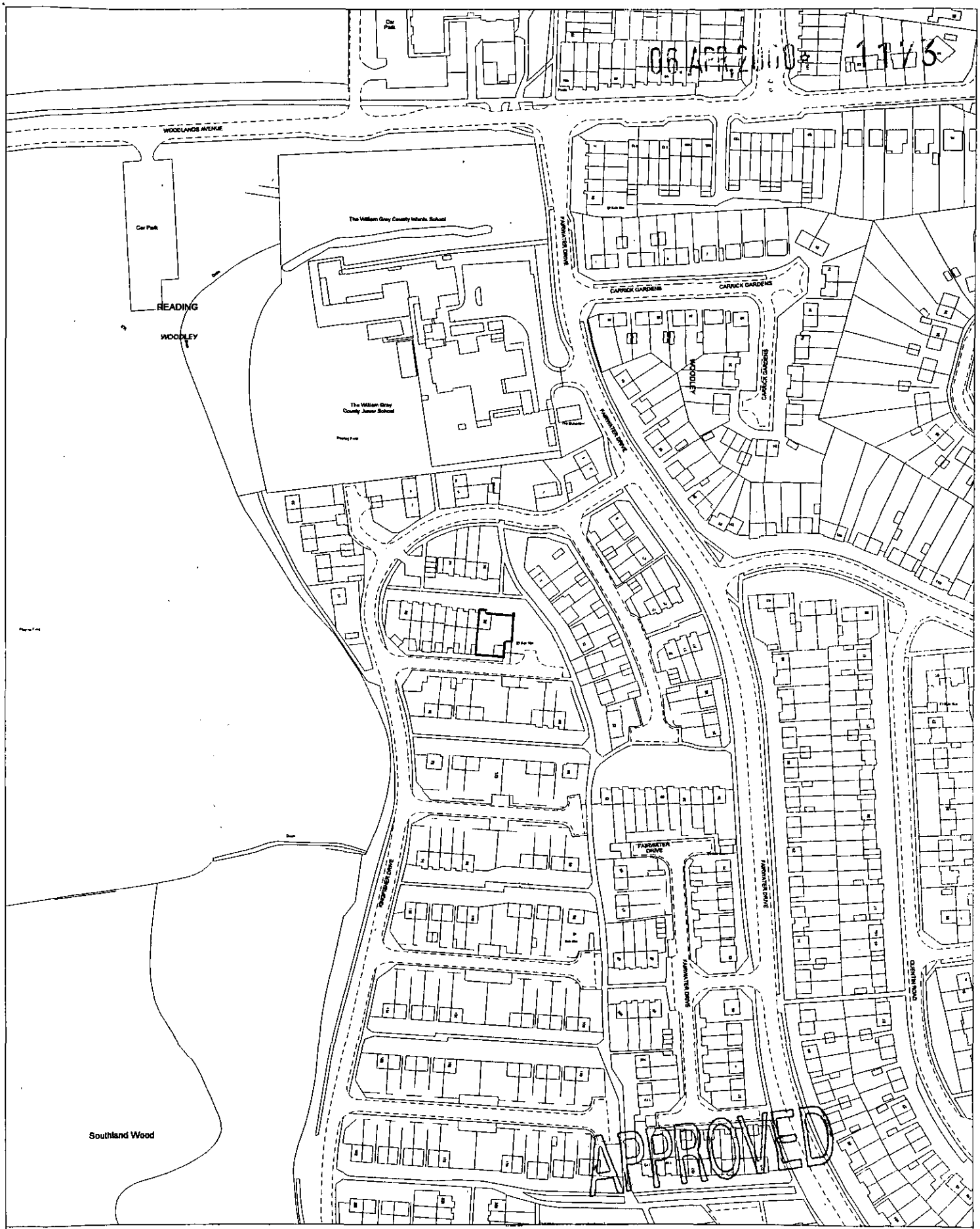
Owner's name	Address at which the notice was served	Date on which the notice was served

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature] on behalf of

Date 13TH MAR. 2000

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

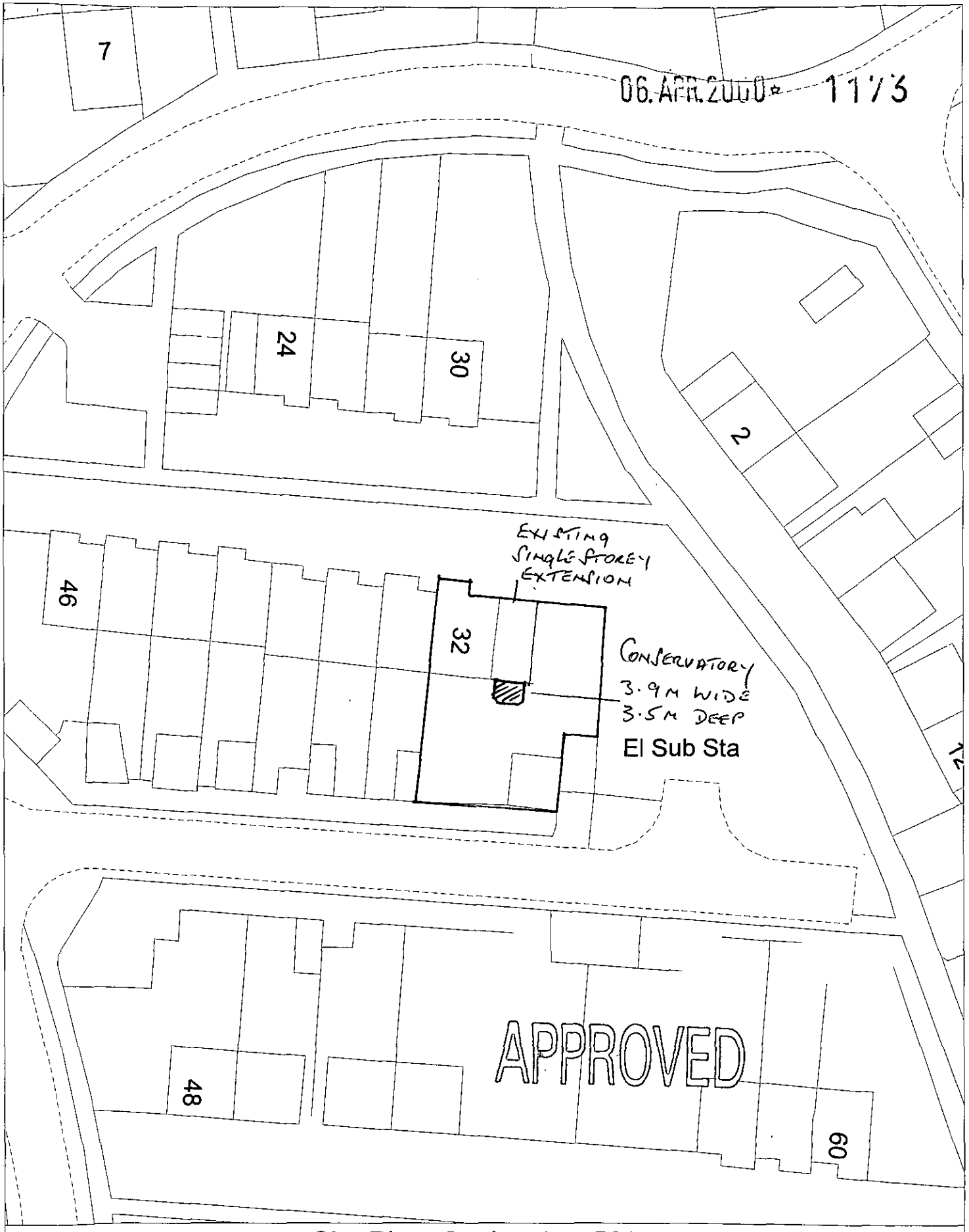


Site Plan, Scale: 1 to 2500

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: 20 January 2000

N
W E
S

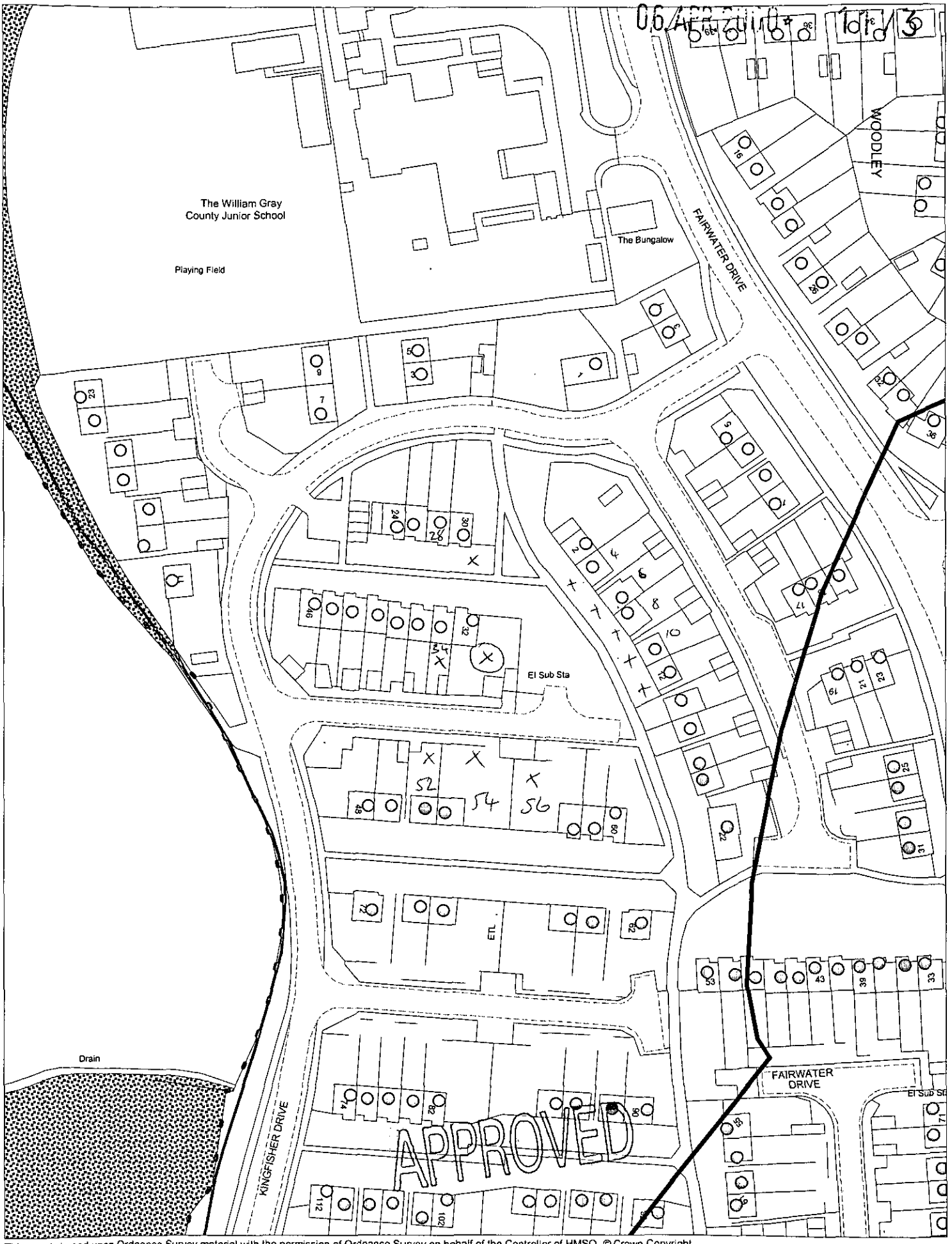


Site Plan, Scale: 1 to 500

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: 20 January 2000

N
W E
S



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Support Section, Environmental Services, Wokingham District Council.
10 April 2000

Scale: 1 : 1250

N
W E
S

Received by Wokingham District Council

Application No: F/2000/1173

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

Location:
32, 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 letter 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 12/05/2000. 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