APPLICATION NO:
F/2001/3495

LOCATION:
17 Derwent Close, Wokingham.

APPLICANT:
Mr Major & Mr Duffy C/O

PROPOSAL:
Proposed erection of replacement fence to side of dwelling.

EARLIEST DATE FOR DECISION: **06/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/04/2001

CASE OFFICER: **John Leggett**

Re-issue with Site Adr. changed to
16 & 17 Derwent close, Wokingham.

RALEX
Marbleboard

EASIFILE EP7

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Major & Mr Duffy
C/O 17 Derwent Close
Wokingham
Berkshire
RG41 3UO

Application Number: F/2001/3495

Parish: **WOKINGHAM**

Location: **16 & 17, Derwent Close, Wokingham.**

Proposal: **Proposed erection of replacement fence to side of dwelling.**

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.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 04/05/2001

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.

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Major & Mr Duffy
C/O 17Derwent Close
Wokingham
Berkshire
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John Mitchell

John Mitchell
Development Control Manager
Date: 04/05/2001

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 : John Leggett

Application Number : F/2001/3495

Applicant : Mr Major & Mr Duffy C/O.

Location : 17, Derwent Close, , Wokingham.
Proposal : Proposed erection of replacement fence to side of dwelling.

Site Notice Displayed ? :

YES	NO	DATE
/		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/03/2001

Earliest Date for Decision : 06/04/2001

Latest Consultation Date/Site Notice Expiry Date : 06/04/2001

This application <u>will have expired on</u>: <u>27/04/2001.</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 :

WOKINGHAM TOWN COUNCIL – NO OBJECTION

HIGHWAYS – RECOMMEND APPROVAL

Planning Issues :

IMPACT ON STREET SCENE

IMPACT ON NEIGHBOURING DWELLINGS.

Application Number F/2001/3495

Appraisal:

The application being considered proposes an approximately 13m by 1.8m (high) fence erected to the south west of 16 and 17 Derwent Close. This boundary runs along the side of Northway, and as such requires planning permission due to its proximity to the highway.

Impact Upon Neighboring Dwellings

The proposal replaces a ranch style fence situated for the same distance along Northway, therefore replacing the style of boundary treatment rather than erecting a totally new one. Considering this, the change is only minor whilst no objections have been raised by the neighbouring properties. The neighbouring property is also over 10m away from the proposal and as such will not suffer any adverse impact in terms of loss of light or overbearing.

Impact on the street scene

Although the proposal in visual terms replaces one style of fence with another, it is for a close boarded wooden fence as opposed to the open ranch style previously erected. Therefore there will be a significant decrease in the visual range at this junction and will close the open vista of this area.

Recommendation: Approve planning permission.

Application Number F/2001/3495
Conditions/Reasons for Refusal

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

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	STV1 SBE1 SBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WOS 3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 4/5/07

RECORD OF SITE VISIT

SITE ADDRESS: 17 Derwent Close Wokingham.

APPLICATION NUMBER: F/2001/3495

OFFICER: John Leggett

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: John Leggett

Application Number: F/2001/3495

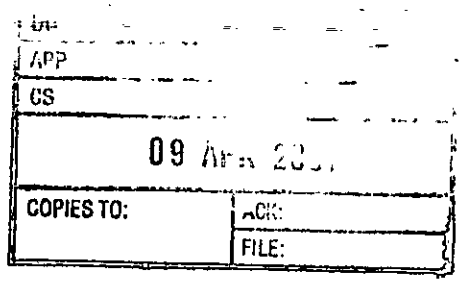
Proposal: Proposed erection of replacement fence to side of dwelling

Site Address: 17 Derwent Close, Wokingham

Applicant: Mr Major & Mr Duffy

Your observations are required in respect of this application **by 06/04/01**

No objection



SIGNED: _____ **DATE:** 03/04/01

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: John Leggett **Date:** 14 March 2001

Application Number: F/2001/3495

Proposal: Proposed erection of replacement fence to side of dwelling.

Parish: WOKINGHAM TOWN

Site Address:
17, Derwent Close, , Wokingham.

Applicant:
Mr Major & Mr Duffy C/O.

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).

Signed: _____ **Print name:** Adam Coggins 15/03/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid:

Start date: ~~02 FEB 2001~~ 2/3/01	Map No. ..... Site ...006...
Officer: JL | Application No. F/2001/3495	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

YSA

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF REPLACEMENT FENCE TO SIDE OF DWELLINGS (RETROSPECTIVE)

Location: ~~16~~ 17 DERWENT CLOSE

Parish: WOKINGHAM Ward: Evendons
13.3.01 JB.

Applicant: MR MAJOR & MR DUFFY
(for 2 dwellings)

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified (4) ☑ tick if required 13.3.01.

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	As 6.	9/2 ✓	2/3
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Elevations of fence to scale.	9/2	✓
6	Floor plans	clearer drawing to show exact position of fence.	9/2	✓
(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 : 13.3.01 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.

02.MAR2001 3495

Deborah & Grahame Major
17 Derwent Close,
Woosehill,
Wokingham, Berkshire, RG41 3UD
Telephone 0118-9774316

02 MAR 2001

2 March 2001

Dear Mrs Hurst,

Erection of Fence - 16/17 Derwent Close, Woosehill

Further to recent correspondence concerning the above I now return the amended application and trust that we will now be able to proceed accordingly.

Thank you for your help in this matter.

Yours Sincerely,

Mrs D.A Major

02 MAR 2001 3495

ADDRESS [illegible] PARISH

PLOT No. ~~235~~ AREA 7 ORD. SHEET No.

BUILDER ~~178~~ REVERT BACK TO ORIGINAL PLOT NOS.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11497				
	Land [illegible]			
	awaiting [illegible] Bushwood Prop			
	Land [illegible]			
BR22647	TAYLOR WOODROW HOMES	DET. HOUSE & GARAGE	16-5-84	N/A REF
21391	"	"		
23731	UNIT CONSTR. 235 ~~236~~	"	18-7-85	N/A C/A
BR25177	MILL LODGE PROPS.	"	27-9-85	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 17 DERWENT CLOSE PARISH WOKINGHAM

PLOT No. 236 ORD. SHEET No. SU 7968(75)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11497	Bushwood Prop.	Det hse & garage	30.8.79	C/A
BR22647				
21391	↑ ↑	↑ ↑	11.06.84	C/A
23731		2x four bed det houses	26.7.85	C/A
BR25177	MILL LODGE PROPS	"	27.9.85	APP N/A
F/2000/0478	Mr & Mrs Major	s/st rear extension	17.03.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD eng - Prop purchase of land to rear of 14, 15, 16 & 17

DRAINAGE PD - Kendrick - 20/1/00 Mr. G Major - 9/9/99

091074

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

Tel: 0118 974 6502

Date: **14 March 2001**

My ref: F/2001/3495

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3495
17, Derwent Close, , Wokingham.
Proposed erection of replacement fence to side of 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 **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/3495**
17, Derwent Close, , Wokingham.
Proposed erection of replacement fence to side of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6502

Date: **14 March 2001**

My ref: F/2001/3495

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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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John Mitchell

John Mitchell
Development Control Manager

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Proposed erection of replacement fence to side of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6502

Date: **14 March 2001**

My ref: F/2001/3495

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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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17, Derwent Close, , Wokingham.
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/3495**
17, Derwent Close, , Wokingham.
Proposed erection of replacement fence to side of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Environmental Services

For office use only.
Application number:

02.MAR2001 * 345

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	G + DA MAJOR	TW + J DUFFY
	Address and postcode	17 DERWENT CLOSE WOOSEHILL WOKINGHAM RG41 3UD	16 DERWENT CLOSE WOOSEHILL WOKINGHAM RG41 3UD
	Phone number	0118 9774316	01189794485
	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.	16 AND 17 DERWENT CLOSE WOOSEHILL WOKINGHAM BERKSHIRE RG41 3UD	
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT OF FENCE TO SIDE 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.	CLOSE BOARDED WOODEN FENCE (6 FEET) TO BE DARK STAINED	
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: FOUR (BOTH)	Proposed: FOUR (BOTH)
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. N/A IN THIS INSTANCE		

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

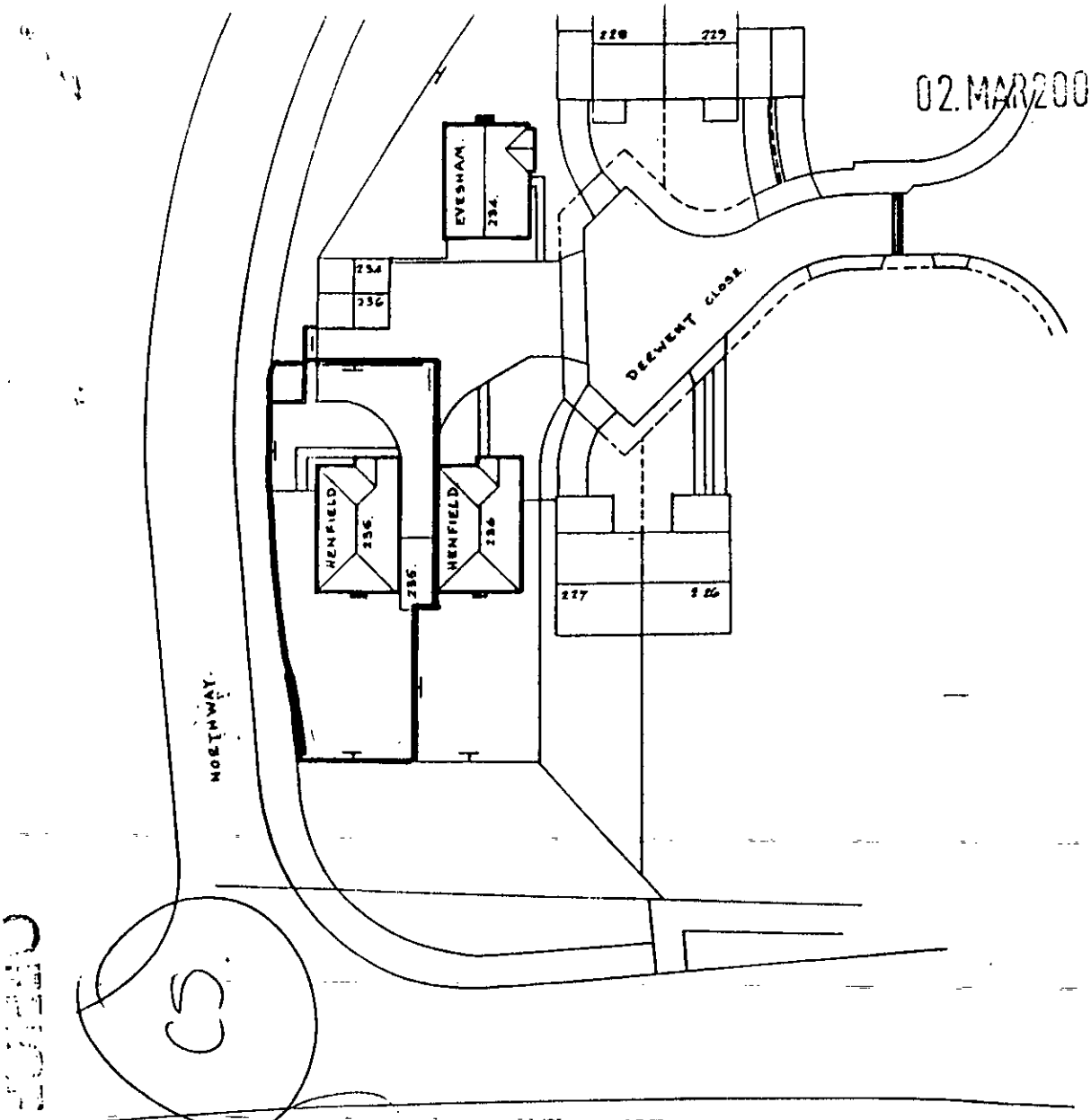
None of the land forms part of an agricultural holding.

Your signature: G. MAJOR T. DUFFY

on behalf of

Date 28/1/2001

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



02.MAR2001 (A) 3495

17, Derwent Close
Woosehill
Wokingham

THIS PLAN IS FO
ONLY. SCALE AND
ARE APPROXIMAT

D A Major

Unit Construction Company, Limited
Southern Division,
Unit House,
33 London Road,
Reigate,
Surrey RH2 9HZ.
Telephone Reigate (07372) 47511/41177

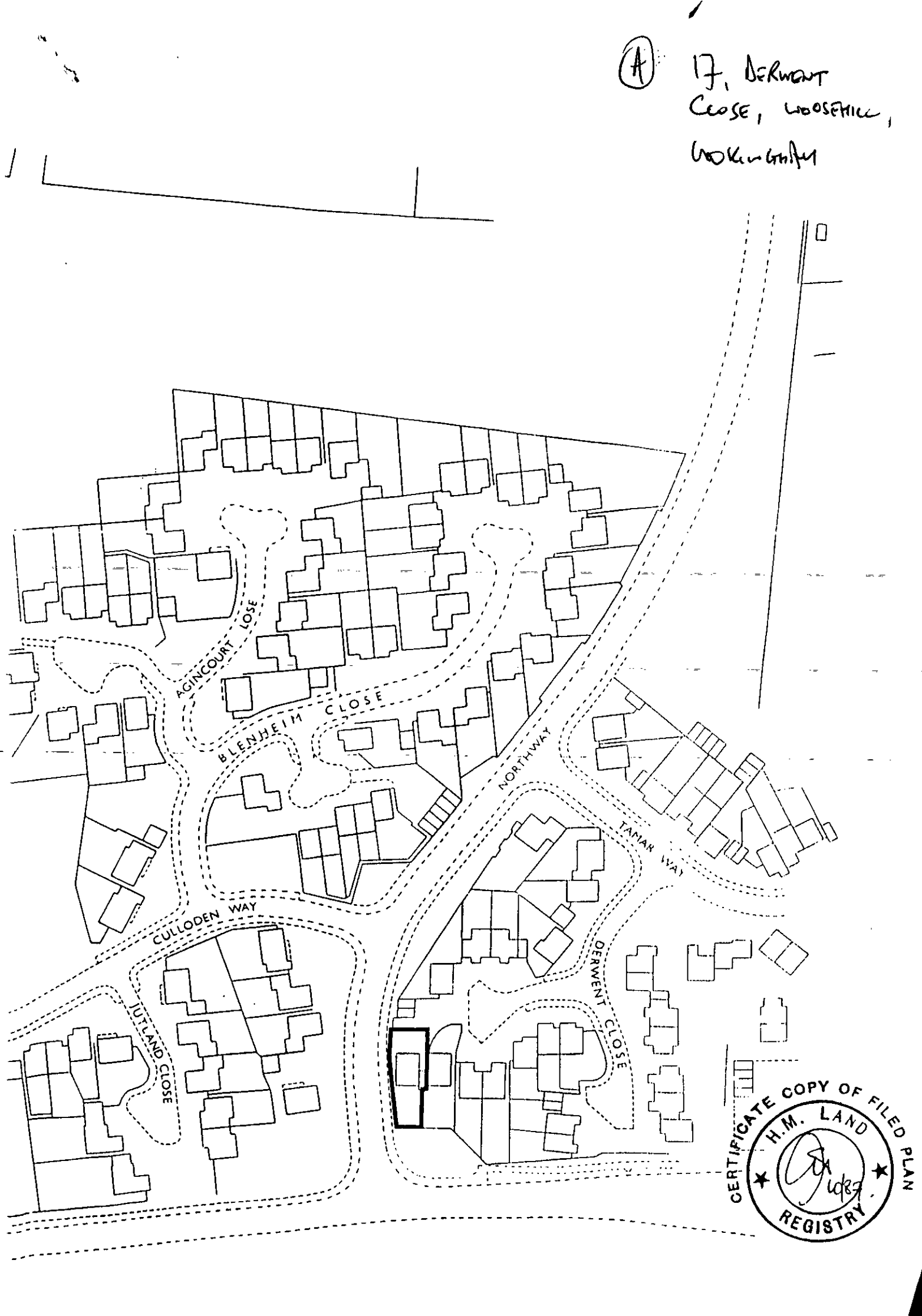
Unit

JOB: PLOTS 234 - 236 WOOSEHILL.

TITLE:

LEGAL PLAN

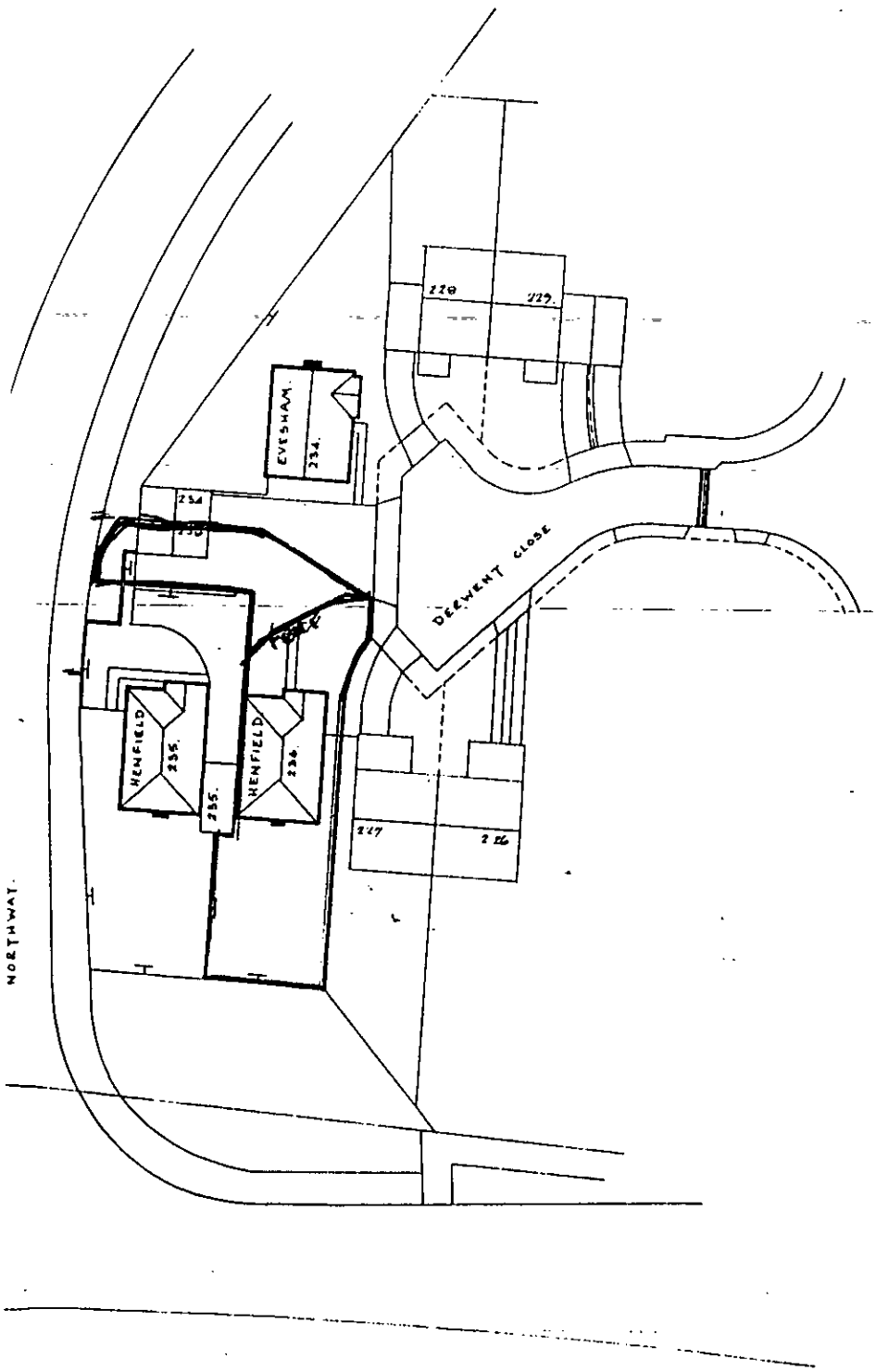
(A) 17, DERWENT CLOSE, WOOSEHILL, WOKINGHAM



CERTIFICATE COPY OF FILED PLAN
H.M. LAND REGISTRY

02.MAR2001* 3495

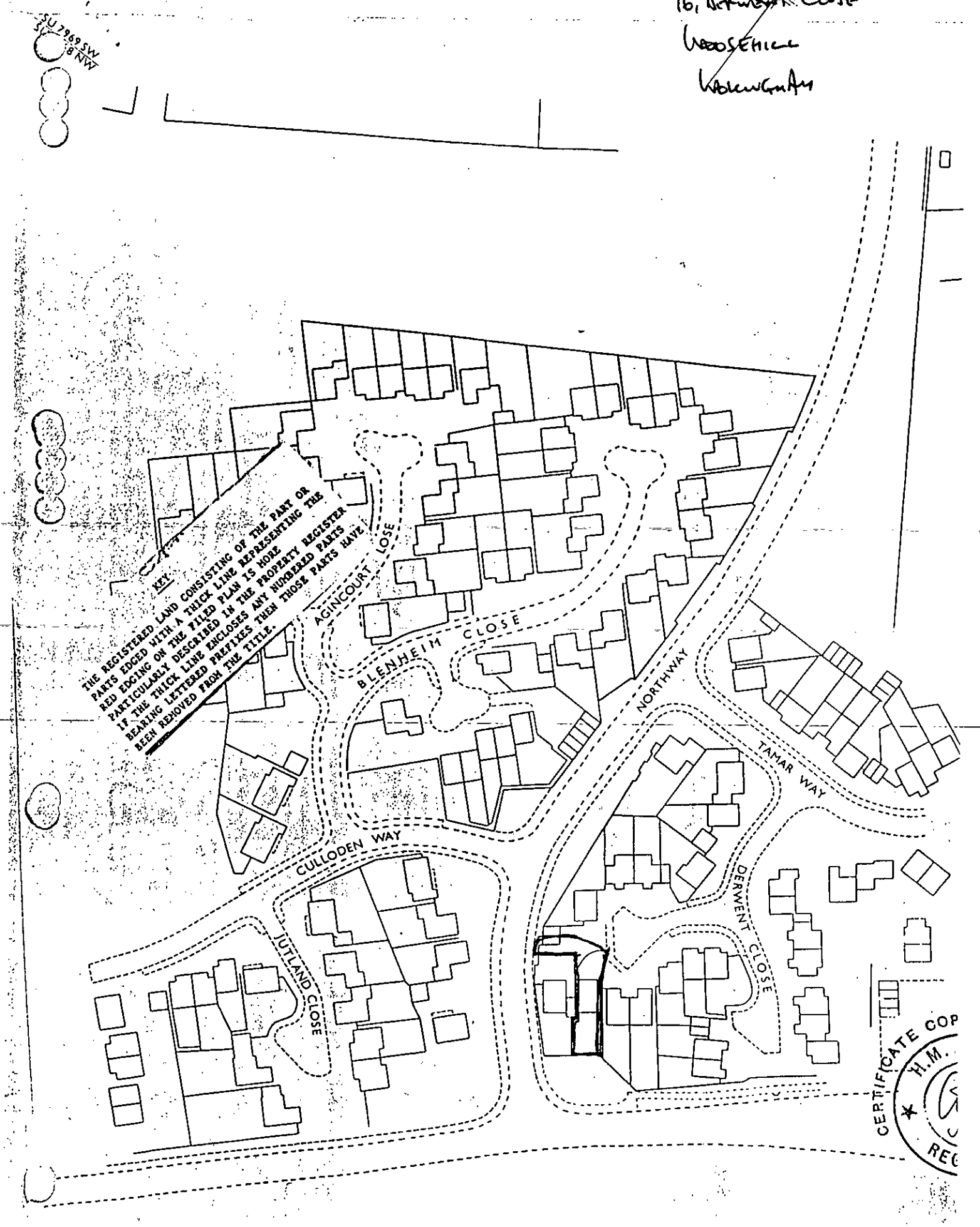
16, Derwent Close
Woosehill
Wokingham



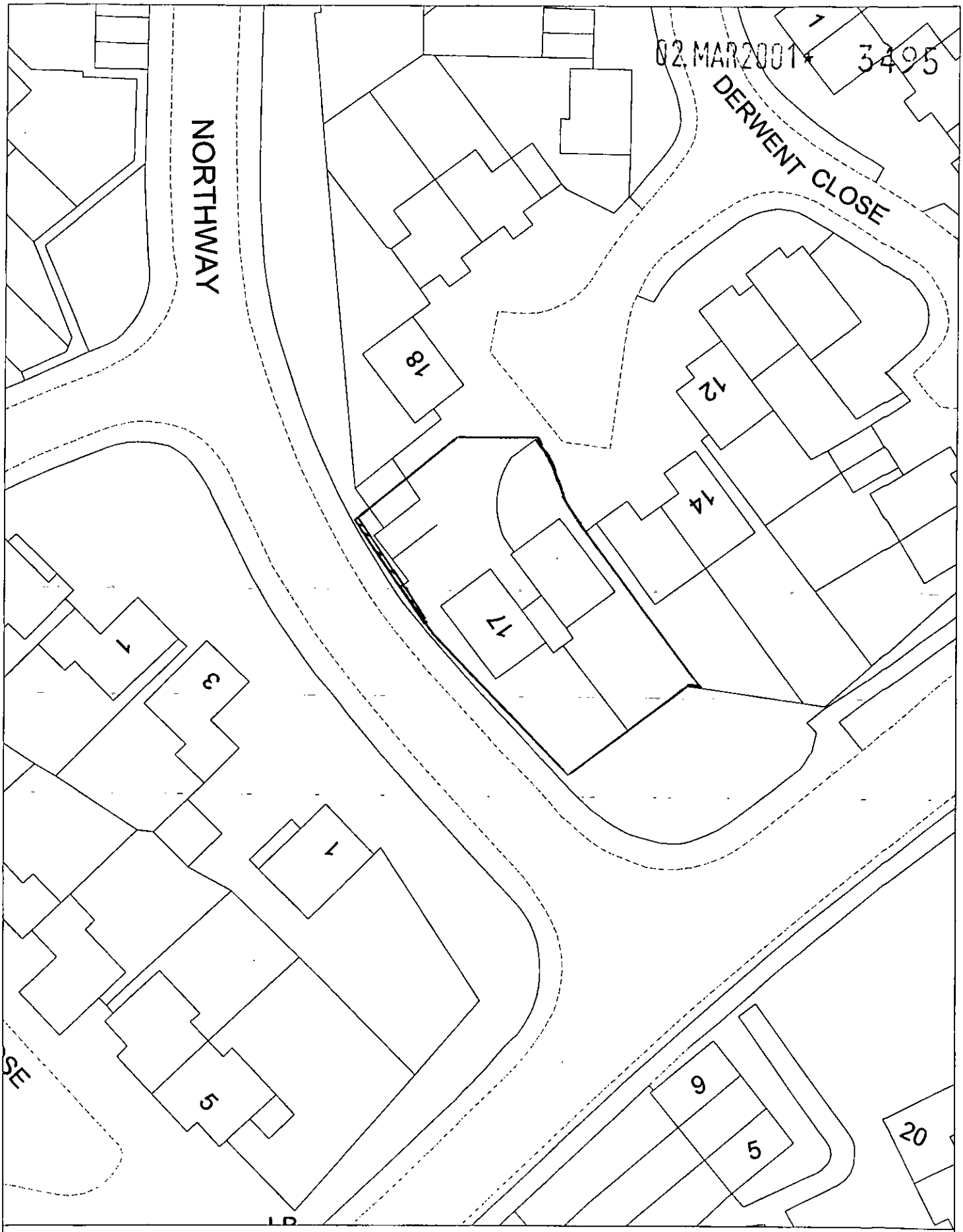
THIS PLAN IS FOR IDENTIFICATION PL
ONLY. SCALE AND LOCATION OF BUILDI
ARE APPROXIMATE.

(B)

16, Derwent Close
Woosehill
Wokingham



OFFICE COPY ISSUED BY THE GLOUCESTER DISTRICT LAND REGISTRY ON



Site Plan, Scale: 1 to 500

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Date: 24 January 2001

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 24 January 2001

N
W E
S

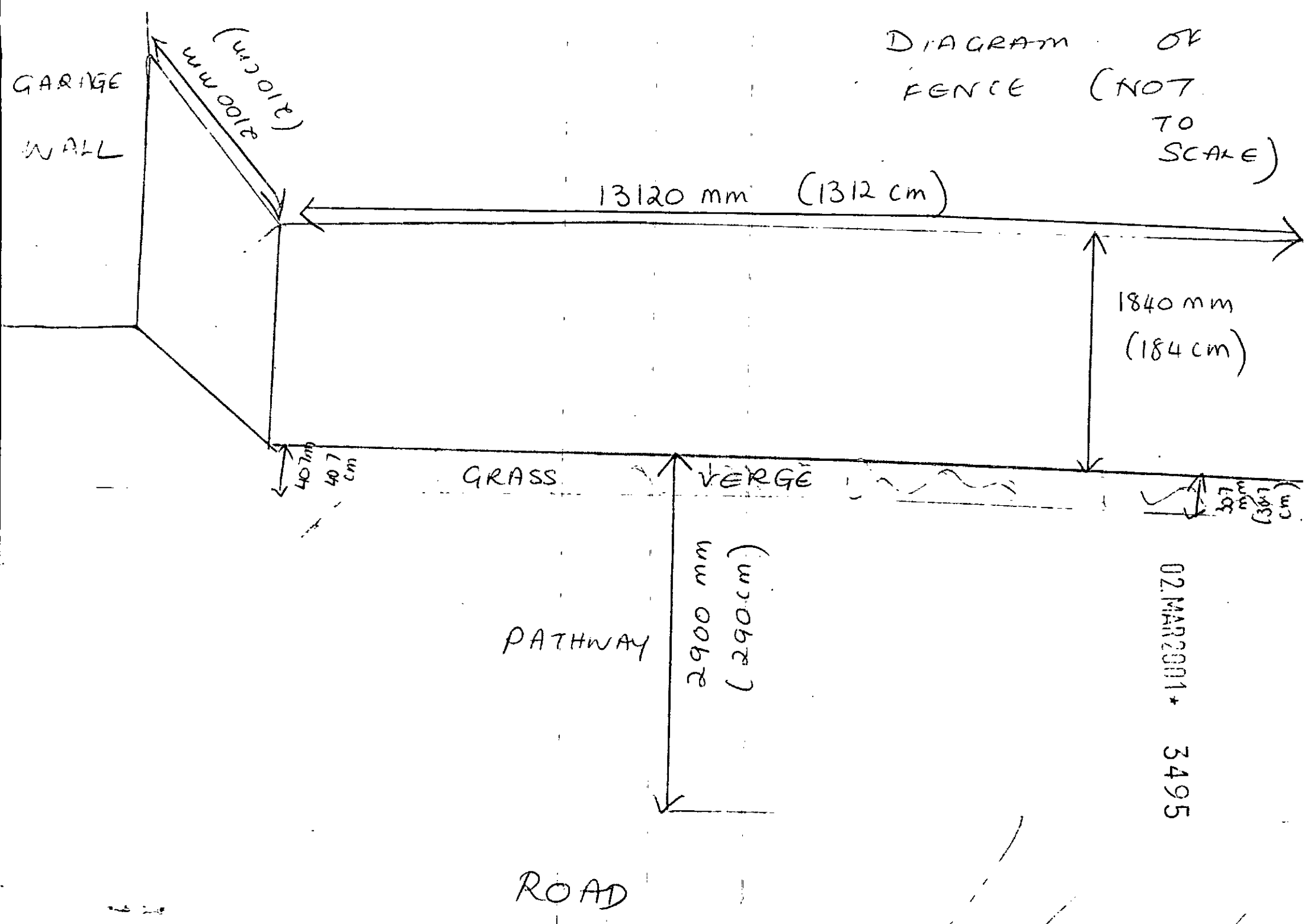
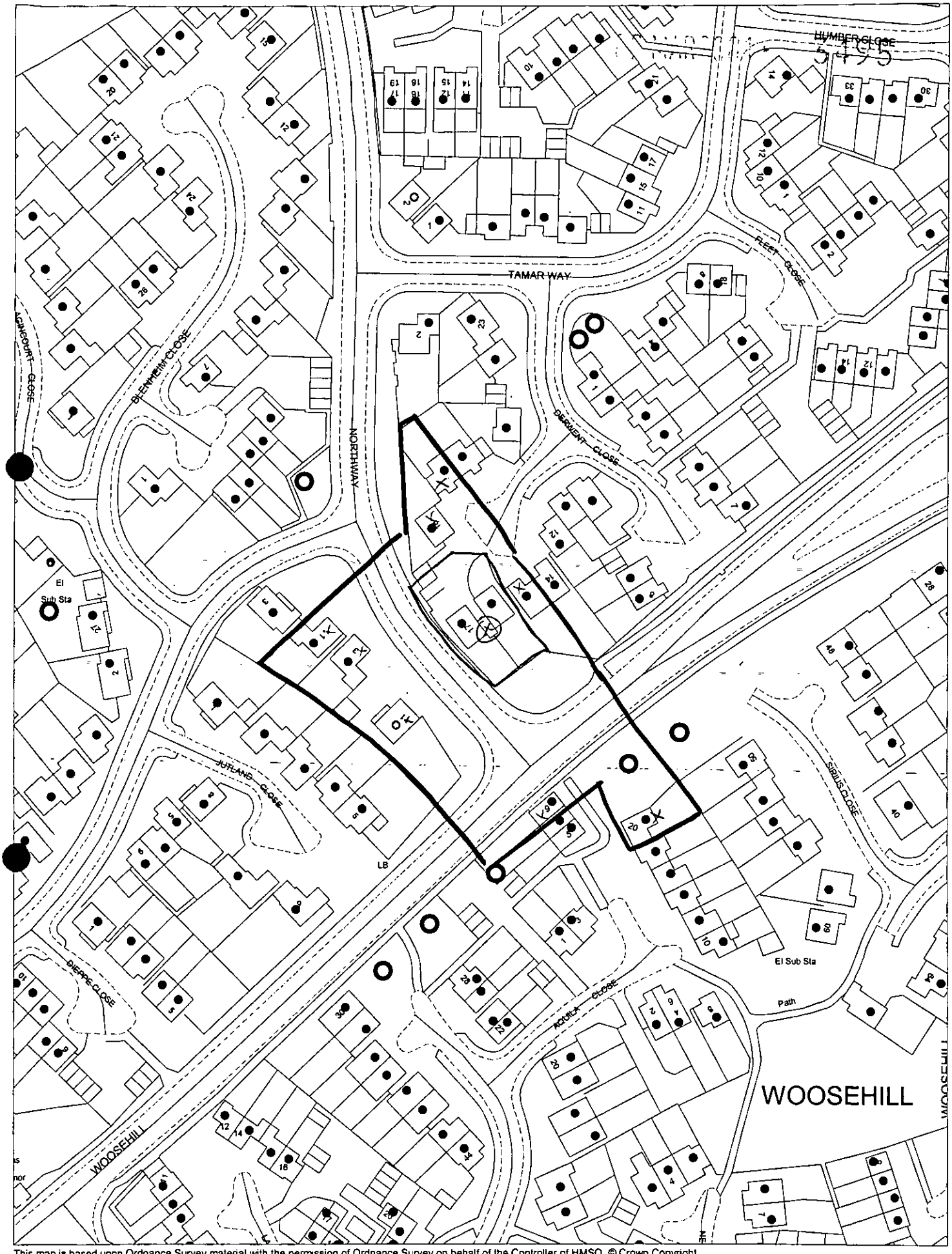


DIAGRAM OF FENCE (NOT TO SCALE)
GARAGE WALL
(3100 mm) 3100 mm
13120 mm (1312 cm)
1840 mm (184 cm)
407 mm 40.7 cm
GRASS VERGE
(381 mm) 38.1 cm
PATHWAY
2900 mm (290 cm)
ROAD
02 MAR 2001 * 3495



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Development Control Section, Environmental Services, Wokingham District Council.

6 February 2001

Scale: 1 : 1250

N
W E
S