APPLICATION NO:
F/2001/4538

LOCATION:
314 Kingfisher Drive, Woodley Reading.

APPLICANT:
Mr & Mrs Gleed C/O Richard Fenn Designs Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **30/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/09/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

967
01

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gleed
C/O Richard Fenn Designs Ltd
11
Harrier Close
Woodley
Berkshire
RG5 4PE

Application Number: F/2001/4538

Parish: **WOODLEY**

Location: **314, Kingfisher Drive, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to 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 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

Informative

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

2. 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 Policies EN1
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.



Anna Cronin
Head of Planning & Transportation
Date: 21/09/2001

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.

Tel. 0118 974 6480 (Direct Line)
E-mail: Helen.Pollock@wokingham.gov.uk
Date. 6 November, 2001
My ref. BC/DC/2001/4538

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Gleed
c/o Richard Fenn Designs Limited
11 Harrier Close
Woodley
Berkshire
RG5 4PE

Dear Sirs

PLANNING PERMISSION 2001/4538
SITE: 314 KINGFISHER DRIVE, WOODLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/4538 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

HELEN POLLOCK
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4538	HP.
BUILDING CONTROL NUMBER	FP/2001/2204	Central
~~APPLICANT~~/AGENT	Richard Kem Designs Ltd.	
ADDRESS OF SITE	314 Kingfisher Drive GOODLEY	
DESCRIPTION OF PROPOSED WORK	s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	RG01	RG01
FLOOR PLANS	-	-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/9/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	1/10/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/4538

Applicant : Mr & Mrs Gleed C/O Richard Fenn Designs Ltd.

Location : 314, Kingfisher Drive, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/08.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/07/2001

Earliest Date for Decision : 30/08/2001

Latest Consultation Date/Site Notice Expiry Date : 30/08/2001

This application will have expired on: 24/09/2001. 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 :

Woodley T.C : No comment

Planning Issues :
1) Impact upon neighbouring properties
2) Impact upon street scene.

Application Number: F/2001/4538

Appraisal:

The proposed development is for a single storey rear extension, to form a dining room and utility room. It would be 5.9m wide, 3.94m long and would form a flat roof standing 3m high (the same dimensions as an identical existing extension at No.316).

The property is an end terrace on a corner plot, and has a 1.8m fence enclosing the rear garden.

1. Impact upon neighbouring properties

The proposed development is set away from the boundary with Kingfisher Drive, is of a single storey nature, mirroring the existing extension at 316 and it is considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the character of the street scene

The proposed extension would only be visible to Kingfisher Drive above the existing fence and would not be out of keeping with the street scene, the materials used would match existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/4538
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 314 Kingfisher Drive Woodley Reading.

APPLICATION NUMBER: F/2001/4538

OFFICER: Helen Pollock

DATE OF SITE VISIT: 16/08

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on fence to front.

2. DESCRIPTION OF SURROUNDINGS

Residential - terrace hses with detached garages.

3. DESCRIPTION OF SITE/BUILDING

End terrace on corner plot

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING garage to rear.

LEVELS N/A.

BOUNDARY TREATMENT 1.8m fence between garage to rear

OTHERS + neighbouring single storey rear ext.

- 1.8m fence to all other aspects.

no 316 already has SSC ext - flat roof.
Intend to come out exactly the same.
corner plot ∴ no impact.

FROM: Helen Pollock

DATE: 07 August 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4538

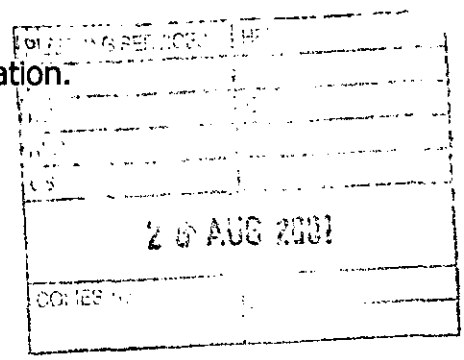
Proposal: Proposed single storey rear extension to dwelling..

Site Address: 314, Kingfisher Drive, Woodley, Reading.

Applicant: Mr & Mrs Gleed C/O Richard Fenn Designs Ltd.

Your observations are required in respect of this application **by 30/08/2001** .

The committee made no comment on this application.



SIGNED: _____ DATE: 23.8.01.

Clerk To Woodley Parish/Town Council.

RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : rfdl@ntlworld.com

11th August 2001.

Dear Madam,

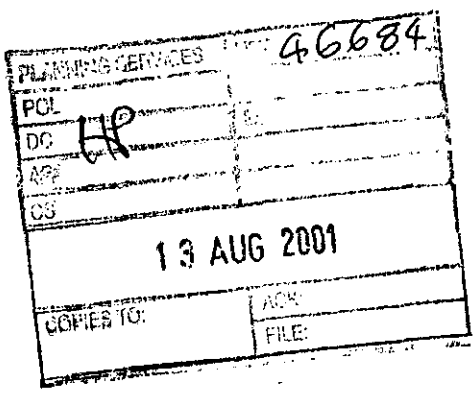
REF : Proposed single storey rear extension to 314 Kingfisher Drive, Woodley for Mr and Mrs R.Gleed. Planning Application No. F/2001/4538.

Further to your letter of 7th August 2001 we write to confirm that there will be no encroachment (including foundations and roof over hang) onto, over or under the neighbouring property.

We hope this letter clarifies the situation, however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn



Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.
Attention : Helen Pollock

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

Received by Wokingham District Council

Application No: F/2001/4538

Proposal:
Proposed single storey rear extension to dwelling.

Location:
314, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4538 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/08/2001. 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 be possible for an individual reply to be issued 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

07 August 2001

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

Tel: 0118 974 6480

Date: **07 August 2001**

My ref: F/2001/4538

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/2001/4538
314, Kingfisher Drive, Woodley, Reading.
Proposed single storey rear extension to 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4538**
314, Kingfisher Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling.
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 6480

Date: **07 August 2001**

My ref: F/2001/4538

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
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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4538**
314, Kingfisher Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling.
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 6480

Date: **07 August 2001**

My ref: F/2001/4538

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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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4538**
314, Kingfisher Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling.
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: 30 JUL 2001

Officer: HP | Application No. F/2001/4538

Map No. 46 Site 0.02

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 314 Kingfisher Drive

Parish: Woodley Ward: Southlake 7.8.01 B.

Applicant: MR/MRS GLEED

For disabled person

Fee Received 00-00 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			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment ?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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 .....
Encroachment

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 Poe Apps

NEIGHBOURS:

~~No~~ site notice & see map for neighbour notices

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : rfdl@ntlworld.com

27th July 2001.

30.JUL.2001* 4538

Dear Sir/Madam,

REF : Proposed single storey rear extension to 314 Kingfisher Drive, Woodley for Mr and Mrs R.Gleed.

Please find enclosed a planning application which has been prepared on behalf of our clients Mr and Mrs Gleed which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing nos. RG.01.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. Six copies of location and block plans recently purchased from your offices.

Whilst writing we would like to confirm that we have not enclosed a planning fee as the applicant, Mrs Gleed qualifies for a Disability Living Allowance and we enclose a copy of the qualification notice for your records.

Finally we hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

Disability Benefits Unit
Warbreck House
Warbreck Hill
Blackpool FY2 0YE

DISABILITY Living ALLOWANCE

If you get in touch with us please tell us this reference number NZ 01 76 11 C 4538

If you need to ask us anything you can ring us at the **BT** lo-call rate on **0345 123456**

Textphone number **0345 224433**

Monday - Friday 7.30am - 6.30pm

Date 9th July, 1997

MRS. M.A SLUGG
30, CLARENDON RD
EARLEY
READING
BERKS RG6 1PB

About your entitlement notice

This letter is about

MICHELLE SLUGG

You have asked us for another copy of your Disability Living Allowance entitlement notice.

■ Period of award

We cannot send you a copy of your original entitlement notice but we can confirm that you have been awarded Disability Living Allowance for

Please only read the part we have ticked

☑ help with getting around from 31/12/93 LIFE AWARD at the HIGHER rate.

☐ help with personal care from _____ at the _____ rate.

☐ The original decision was sent to you on / / .

If you think this decision was wrong, please write to us. Ask us to look at the decision again. We call this a review.

Send your letter as soon as possible to the our address at the top of this letter.

You must send it **within 3 months** from the date of the original decision.

Please turn over >

ADDRESS 314 KINGFISHER DRIVE PARISH WOODLEY

PLOT No. 246 (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
0/32/61	J.T. Cook & Son Ltd.	Outline-Refused	No BCPC.	No decision
0/148/62	" "	"	31.1.63	N/A. Then out of time C/A
0/278/65	" "	Outline	30.12.65	N/A. Refused
83/66	" "	Layout Plan	2.8.66	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	"	Semi/Det. House	20.2.69	App C/A
1384/71	Mr M S.L Harvey	Garage & Kitch' Ext	30.12.71	App C/A
1112/73	Mr. R Green MR. A. MILLS	Two Storey exten 2755 REVISION	2.8.73 12.11.73 REVISED	Refuse WDL

DR 23664, 22537

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

Environmental Services

For office use only.
Application number: 30.JUL.2001 4538

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 & MRS R. GLEED
	Address and postcode	314 KINGFISHER DRIVE WOODLEY BERKSHIRE
	Phone number	0118-3779337
	Agent's Name	RICHARD FENN DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY BERKSHIRE. RG5 4PE
	Phone number	0118-9691684
3	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	Site 314 KINGFISHER DRIVE WOODLEY BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension.	About the application SINGLE STOREY REAR EXTENSION
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.	ALL AS EXISTING
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: [signature]

on behalf of MR & MRS GLEED

Date 27/07/01

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



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Development Control Section, Environmental Services, Wokingham District Council.

1 August 2001

Scale: 1 : 1250

N
W E
S



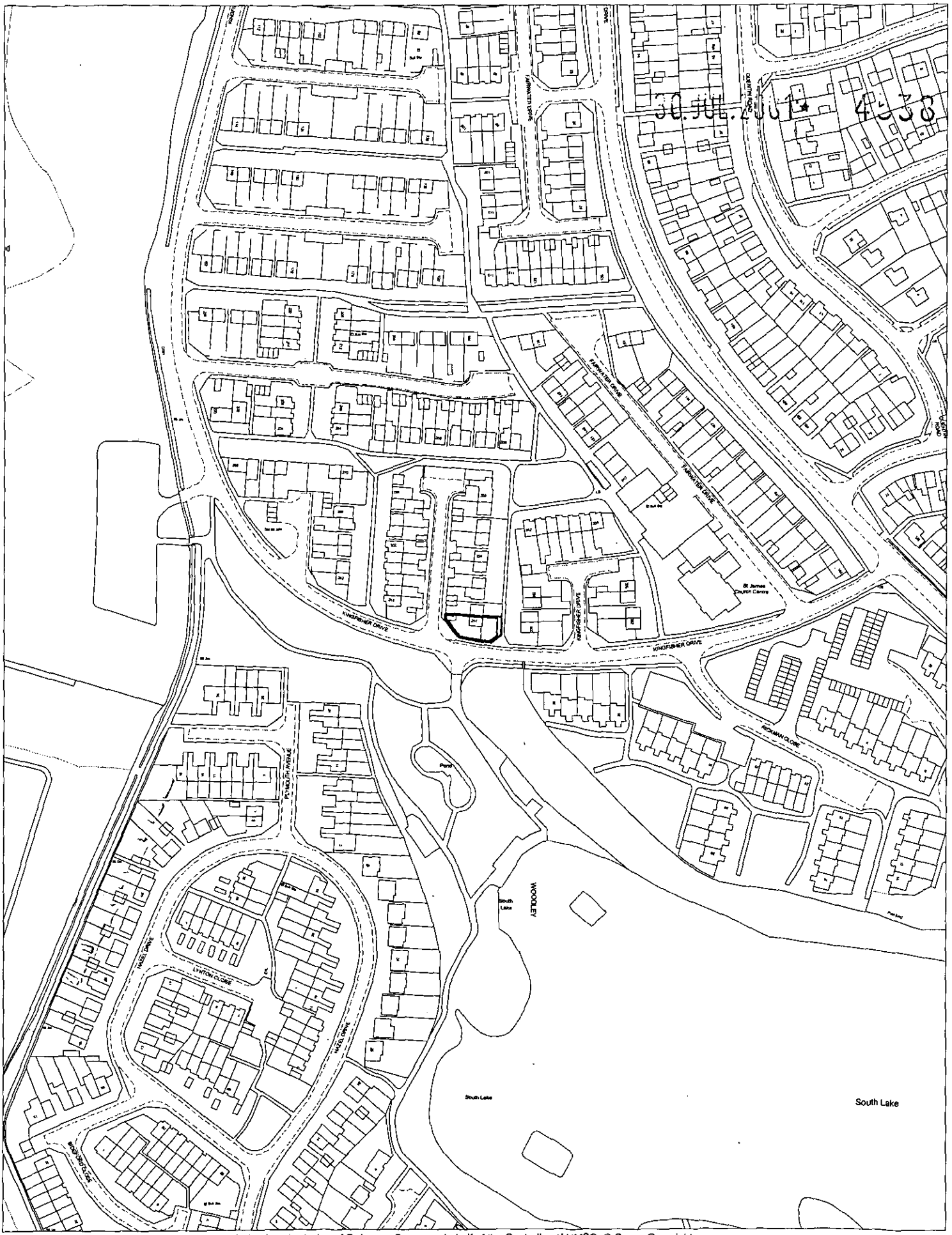
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Central Support Section, Environmental Services, Wokingham District Council.

24 July 2001

Scale: 1 : 500

N
W E
S



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Central Support Section, Environmental Services, Wokingham District Council.

24 July 2001

Scale: 1 : 2500

N
W E
S