APPLICATION NO:
F/2002/6030

LOCATION:
290 Kingfisher Drive, Woodley Reading.

APPLICANT:
Mr J M Prime

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **31/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
26/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

1146

D1

RAILEX
Marbleboard

FASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J M Prime
290 Kingfisher Drive
Woodley
Reading
Berks
RG5 3LH

Application Number: F/2002/6030

Parish: **WOODLEY**

Location: **290, Kingfisher Drive, Woodley, Reading.**

Proposal: **Proposed single storey front 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. 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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 23/04/2002

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 : Phillip Taylor

Application Number : F/2002/6030

Applicant : Mr J M Prime .

Location : 290, Kingfisher Drive, Woodley, Reading.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		9/04/02

Date of Neighbour Notifications : 9/04/02

Date of Site Visit : .....

Date Registered : 01/03/2002

Earliest Date for Decision : 31/03/2002

Latest Consultation Date/Site Notice Expiry Date : 31/03/2002

This application will have expired on: 26/04/2002. 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

Planning Issues :

- Impact on Neighbouring Properties
- Impact on Streetscene

Policy
- LBE1, LBE2
- SWBE1, WOS3
- LD3

Application Number: F/2002/6030

Appraisal :

The proposed development is for a single storey front extension to form a porch, to extend the hallway

The proposed extension would be 3.5m long and 2.5m wide, projecting out from the property towards the walkway which services the adjacent and opposite dwellings.

- The neighbouring properties are the adjacent attached 292 and the unattached 288 both of which have porch extensions. The porch extensions at No292 and the opposite 294 are identical with the mono pitched roof. No. 288 has a flat roof porch.

- The proposed would be 3.8m high with a mono pitched roof. It is considered the extension would not have any adverse impact on the neighbouring properties.

- Owing to the presence of similar extensions on a number of nearby dwelling the proposal cannot be claimed to cause harm to the streetscene

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

Application Number F/2002/6030
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 290 Kingfisher Drive Woodley Reading. APPLICATION NUMBER: F/2002/6030	OFFICER: Phillip Taylor DATE OF SITE VISIT: 09/04/02

1 SITE/STATUTORY NOTICE DISPLAYED ?	Yes
2. DESCRIPTION OF SURROUNDINGS	Uniformly design Hong estate pedestal access to trunks near services. S/S porch extension throughout
3. DESCRIPTION OF SITE/BUILDING Flat roof porch with wc?	Semi - attached to 292 adjacent 288 opposite 300 + 298
4. RELATIONSHIP TO ADJOINING PROPERTIES	attached house 292 has same proposed extension already built as does 294 opposite

5. SITE CONSTRAINTS	None
TREES	None
ACCESS/PARKING	—
LEVELS	Flat
BOUNDARY TREATMENT	low hence 0.3 m
OTHERS	

Application Number : F/2002/6030	Map No : 46
Case Officer : PT	Site Area : 0.02
Valid Date : 1/03/02	Received Date: 01/03/2002

Level : Delegated Application

Description : Proposed single storey front extension to dwelling.

Location : 290, Kingfisher Drive, Woodley, Reading.

Parish : WY Ward : SOU

Applicant : Mr J M Prime .

Fee Required: £95 Fee Received: £95 (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~RED OUTLINE ON CORRECT PROPERTY (NO 290 HIGHLIGHTED)~~.		
BLOCK PLANS	PARKING LAYOUT .	✓ 8/03	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

OTHERS

No pre-app

PLANNING SERVICES 54366
POL
DC PT ENF
APP
CS
18 MAR 2002
COPIES TO ACK
FILE

290 Kingfisher Drive
Woodley
Reading
Berks
RG5 3LH

Date: 14/03/2002

Dear Mr Taylor,

Please find enclosed six copies of the revised block plans as requested, I have outlined an area along side my garage as an area for additional parking. Until recently this was used to park my touring caravan although I now store it elsewhere. This area could be made available again if necessary. I consider that the addition of the front porch extention will not increase traffic congestion, but if you wish to discuss the matter any further please give me a call on 01483 517440 during normal office hours.

Yours faithfully

J M Prime

FROM: Phillip Taylor

DATE: 08 March 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6030

Proposal: Proposed single storey front extension to dwelling..

Site Address: 290, Kingfisher Drive, Woodley, Reading.

Applicant: Mr J M Prime .

Your observations are required in respect of this application **by 31/03/2002**.

PLANNING SERVICES	HPT
FOL	TLS
	SNF

04 APR 2002

COPIES TO	ACK

The committee made no comment on this application.

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 08 March 2002

My ref: F/2002/6030

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

Application Number: F/2002/6030
290, Kingfisher Drive, Woodley, Reading.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6030**
290, Kingfisher Drive, Woodley, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor K Gilder
**********FILE COPY**********

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

Tel: (0118) 974 6442

Date: 08 March 2002

My ref: F/2002/6030

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C 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

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290, Kingfisher Drive, Woodley, Reading.
Proposed single storey front extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/6030**
290, Kingfisher Drive, Woodley, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C Lawley

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

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

Tel: (0118) 974 6442

Date: 08 March 2002

My ref: F/2002/6030

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E 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

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Application Number: F/2002/6030
290, Kingfisher Drive, Woodley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/6030**
290, Kingfisher Drive, Woodley, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor E Rowland

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

Received by Wokingham District Council

Application No: F/2002/6030

Proposal:
Proposed single storey front extension to dwelling.

Location:
290, 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 quote application number F/2002/6030 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/03/2002. 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.

Trevor Watson
Development Control Manager

08 March 2002

Organisation_Name	address1	Postcode
	288KINGFISHER DRIVEREADING	RG5 3LH
	292KINGFISHER DRIVEREADING	RG5 3LH
	298KINGFISHER DRIVEREADING	RG5 3LH
	300KINGFISHER DRIVEREADING	RG5 3LH
	302KINGFISHER DRIVEREADING	RG5 3LH

Neighbour Consultation list

6030

Environmental Services

For office use only.
Application number: 01.MAR2002* 6030

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR. J.M. PRIME 290, KINGFISHER DRIVE, WOODLEY, READING RG5 3LH 0118 9616226
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.	290, KINGFISHER DRIVE WOODLEY READING RG5 3LH (SEE ATTACHED PLANS)
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION TO HALLWAY AT THE FRONT
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.	DARK LIGHT BRICKS TO MATCH EXISTING, UPVC GUTTERS & PIPE WORK TO MATCH 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: REMAIN 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 NO AGENT

Date 27.02.02

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

ADDRESS 290 KINGFISHER DRIVE PARISH WOODLEY

PLOT No.

ORD. SHEET No. SU.75.72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03882	MR S.H. PRIME	GARAGE	15.3.76	N/D
05030	"	"	5.8.76	N/A
BR. 8357.	M. & M. Prime	entrance porch	26.4.78	APP
08242.	"	"	8.6.78.	N/A.
F/2002/6030	"	S/St/F ext.		

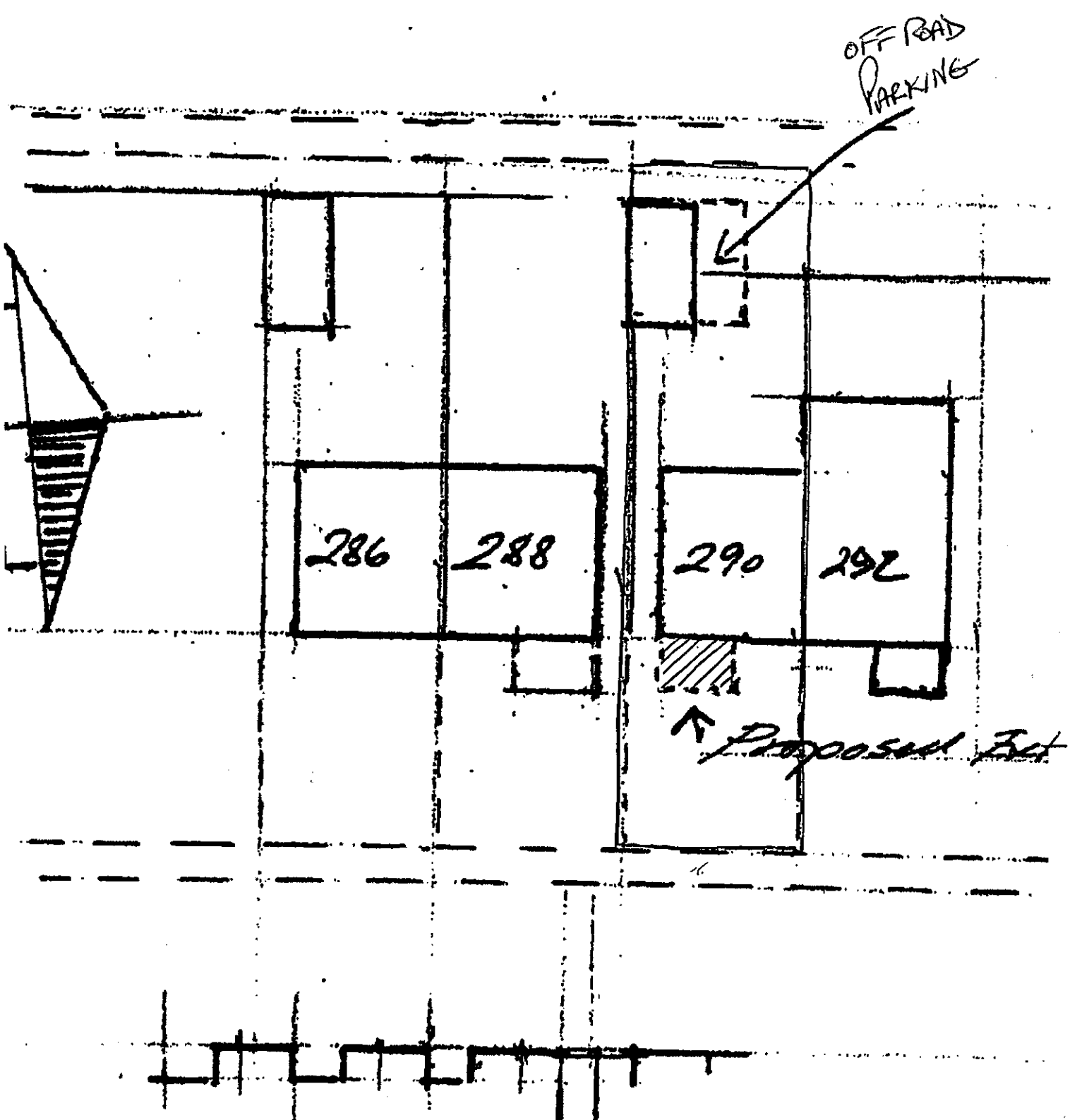
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



BLOCK PLAN 1/500

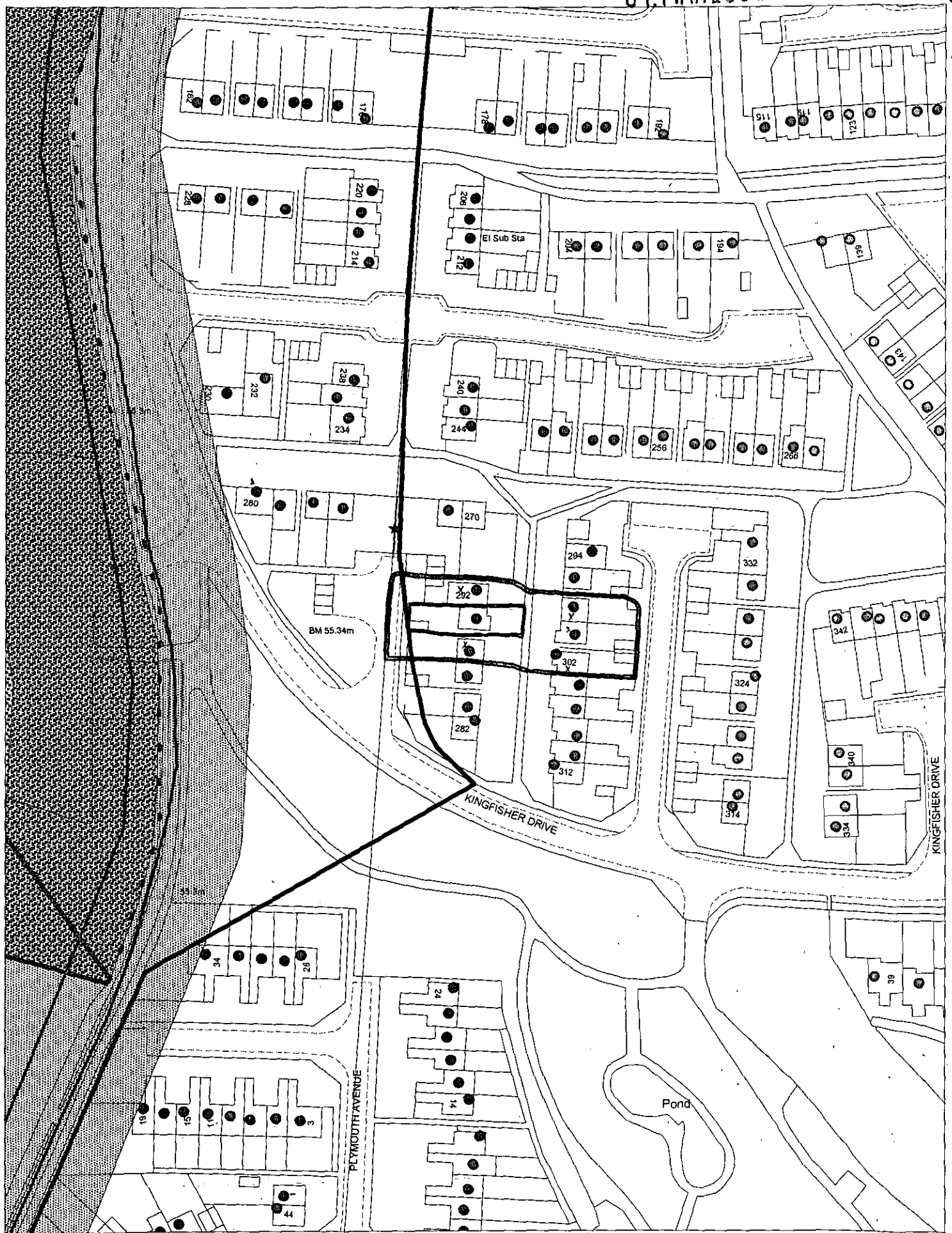
client Mr J.M. PRIME..

290, KINGFISHER DRIVE

WOODLEY RG5 3LH

PLANNING SERVICES | RPT
DC | BUS
APP | ENF
CS
16 MAR 2002
COPIES TO

01 MAR 2002 6030



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Development Control Section, Environmental Services, Wokingham District Council.
6 March 2002 Scale: 1 : 1250

N W E S