APPLICATION NO:
F/2000/2803

EX SYSTEMS LTD

LOCATION:
6 Martins Drive, Wokingham.

APPLICANT:
Mrs J B Richardson

PROPOSAL:
Proposed extension to boundary fence.

EARLIEST DATE FOR DECISION: **15/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/01/2001

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs J B Richardson
6 Martins Drive
Wokingham
Berkshire
RG41 1NY

Application Number: F/2000/2803

Parish: **WOKINGHAM**

Location: **6, Martins Drive, Wokingham.**

Proposal: **Proposed extension to boundary fence.**

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. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of visual amenity.

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:

South East Area Local Plan Policies STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/12/2000

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.

Received by Wokingham District Council

Application No: F/2000/2803

Proposal:
Proposed extension to boundary fence.

Location:
6, Martins Drive, , Wokingham.

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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. 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

21 November 2000

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

Tel: (0118) 974 6492

Date: **21 November 2000**

My ref: F/2000/2803

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2000/2803
6, Martins Drive, , Wokingham.
Proposed extension to boundary fence.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2803**
6, Martins Drive, , Wokingham.
Proposed extension to boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

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

Tel: (0118) 974 6492

Date: **21 November 2000**

My ref: F/2000/2803

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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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John Mitchell

John Mitchell
Development Control Manager

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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6492

Date: **21 November 2000**

My ref: F/2000/2803

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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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6, Martins Drive, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2000/2803**
6, Martins Drive, , Wokingham.
Proposed extension to boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 26 September 2000
My ref: NB/HM/Wokingham-1B/Pre-App

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: 33508 – Wokingham

Mrs J.B. Richardson
6 Martins Drive
Wokingham
Berks
RG41 1NY

07.NOV.2000* 2803

WITHOUT PREJUDICE

Dear Mrs Richardson,

PROPOSED EXTENSION TO FENCE AT 6 MARTINS DRIVE, WOKINGHAM

I refer to your letter and plan received on the 29 August 2000 with reference to the above, and apologise for the delayed response in replying

I can confirm that the above proposal would require planning permission, as the fence would be closer to the highway (Martins Drive) than the side of the house. Please find enclosed relevant application forms for your use.

Due to the fact that part of the land facing the highway has already been enclosed by a previous fence relocation application (reference number 30650), I feel that officers may favourably look upon your proposal. This would be provided that:

- The fence follows the line of the existing fence -- so a gap is maintained between the house and the footpath,
- No trees or shrubs existing on site are felled, destroyed or damaged,
- Adequate landscaping of the front of the fence is provided so as to help screen it and reduce its impact upon the street scene

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

HEATHER MORGAN
Senior Planning Officer

Enclosure: Planning Application Forms

* Enclosed please find cheque £95 + forms duly completed.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name Mrs Richardson

Of Re/ F/2000/2803 - 6 Martins Drive
fencing appn & landscaping cond.

Phone No. 9780 780 Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 22/12 Mrs Richardson phoned re/ fencing cond. said I'd check it & phone her back

I phoned back @ 4.10 pm & left a message on answerphone to say no-one was around to check it I would get back to her next week or in new year.

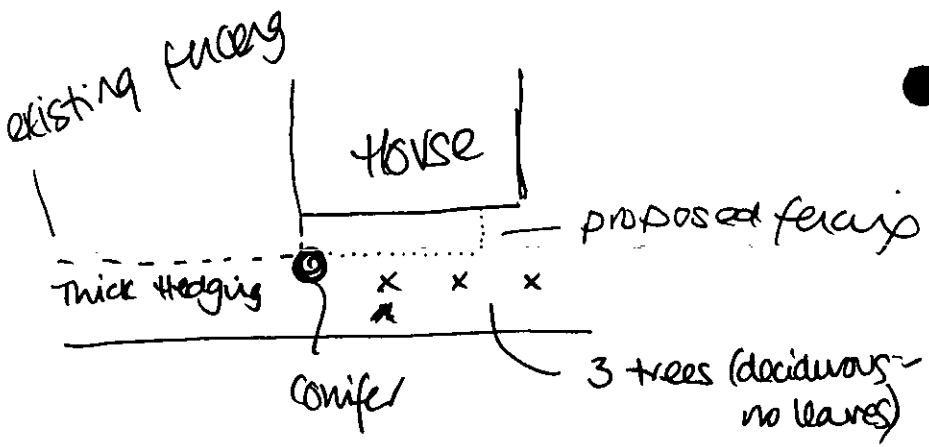
10/1 - Spoke to John M.
Agreed to tell applicants to leave landscaping at present & we'd check in summer.
If trees (when in bloom) provide enough cover for fence then landscaping condition p.p.

Signed _____

could be disregarded.

10/1 : 3pm - phoned mrs Richardson & left message on answerphone to be phoned back.

12/1 3.35pm - answerphone didn't leave another message



WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2803

Applicant : Mrs J B Richardson .

Location : 6, Martins Drive, , Wokingham.
Proposal : Proposed extension to boundary fence.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/12

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12

Date Registered : 07/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application will have expired on: 02/01/2001. 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 :

NOC TC :

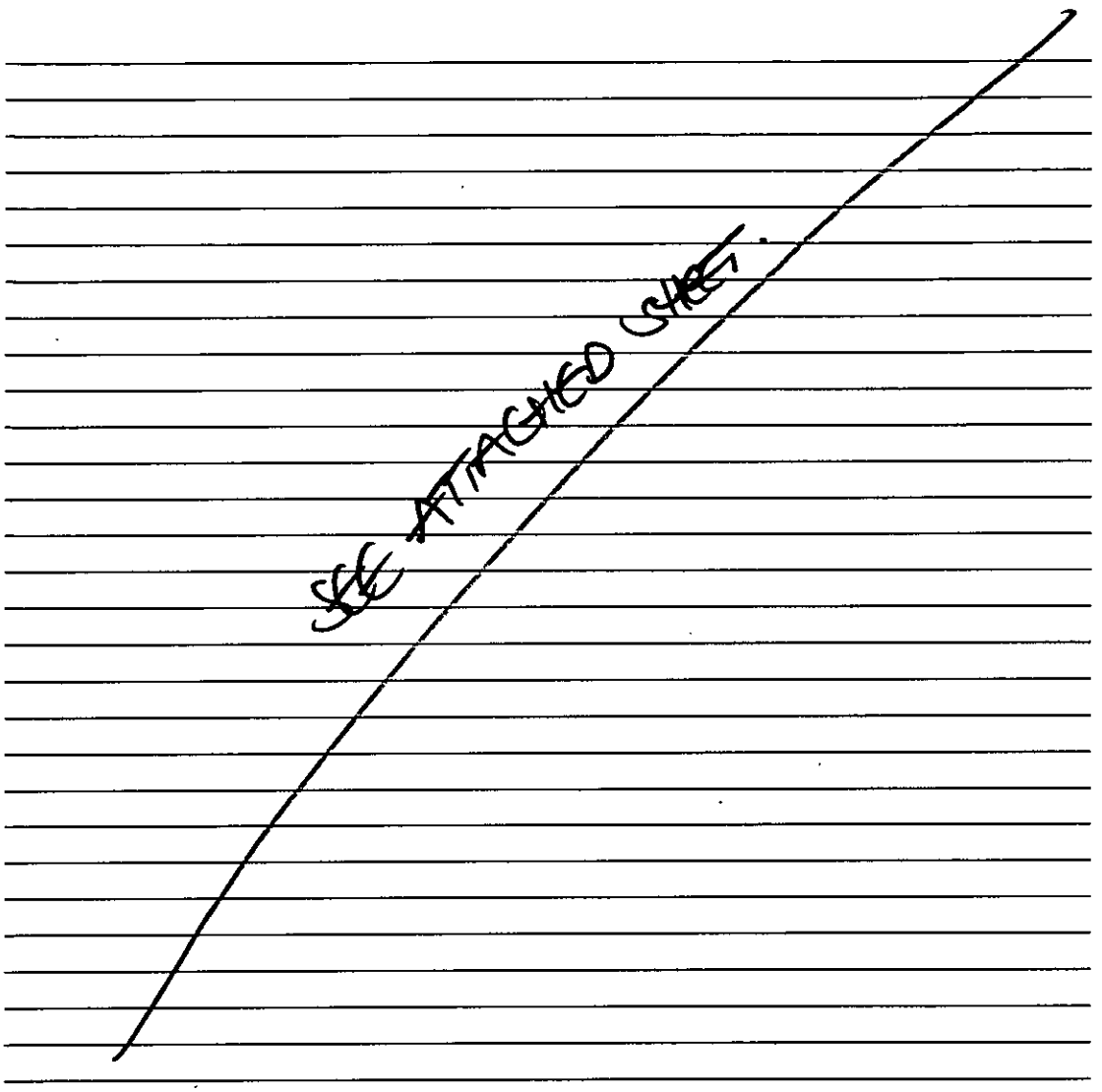
Neighbours SN.

Planning Issues :

NDd set .

Application Number: F/2000/2803

Appraisal :



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

Application Number F/2000/2803
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full pem - 5yrs.
	C150	R150	l'scape details.
	C151	R151	l'scape planting.

RECORD OF SITE VISIT

SITE ADDRESS: 6 Martins Drive Wokingham.

APPLICATION NUMBER: F/2000/2803

OFFICER: Natalie Brown

DATE OF SITE VISIT: 11/12

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on existing fence panel facing Martin's Drive

2. DESCRIPTION OF SURROUNDINGS
Residential - large detached dwellings

3. DESCRIPTION OF SITE/BUILDING
open plan f. gardens.
Existing fence set back from road edge - proposed to follow this line - end result would still be set behind front is line of dwelling. f. garden would remain open. corner of Martin's Drive & cul-de-sac would remain an open aspect.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - see plan.

5. SITE CONSTRAINTS

TREES Conifer + 3 others in f. garden

ACCESS/PARKING n/a.

LEVELS

BOUNDARY TREATMENT 1.8m fence with some hedging facing main rd of Martin's Drive under consent 30650

OTHERS

Application Number: F/2000/2803

Appraisal:

Development
For an extension to the proposed boundary fencing. This would extend the existing fencing (approved under consent 30650) by 6m (3 fence panels), and would remain 1m behind the front of the house. The fencing would remain parallel to the road, and be 4m from the side of the house (and be approximately 1.5m from the pavement edge).

1) Impact upon neighbouring properties
   It is not considered that the proposed fencing would have any adverse effects upon neighbouring properties.

2) Impact upon the character of the streetscene
   The open aspect of the front gardens of the properties would remain unchanged. There would be a gap retained with the pavement edge, and the fact that the fencing would be set 1m behind the front of the dwelling would mean that the open-ness of the corner plot that No.6 occupies is retained. It is recommended that a condition is added with regard to landscaping so that the fencing is eventually partially obscured, and that no trees on site are removed.

Approval: ✓ ~~**Refusal:**~~

* Pre-app attached.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 NOV 2000	
Officer: NAB	Application No. F/2000/2803

Map No. 68A Site 0.07

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

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

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

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

Description:
(F.) PROPOSED EXTENSION TO BOUNDARY FENCE

Location: 6 MARTINS DRIVE

Parish: WOKINGHAM Ward: EMMBROOK
21.11.00

Applicant: MRS RICHARDSON

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

(7)

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	Show position on 1:500 plan	request with SW	
3	Forms unsigned		21.11.00	
4	Correct S 66 certificate			
5	Elevation plans	[illegible]		
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 : 21:11:00 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:

Pre-app attached .....
.....
.....

NEIGHBOURS: S/N + S + 7 + ~~11~~ 11 + 12 MARTINS DRIVE ✓
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 6 MARTINS DRIVE PARISH [illegible]

PLOT No. 6 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]47/64	Luff	Res Dev	29/10/64	REF
-B/31/66	Lamp	do	29/9/66	C/A
-B/46/66	do	do	26/1/67	C/A
-B/40/67	do	do	30/8/67	C/A
-B/35/68	Huzvalley	do	27/2/69	C/A
B.C/33/68	Smith	12 hses & garages	17/10/68	C/A
B/27/69	Huzvalley	Amend. to 6 hses	10/7/69	C/A
B/7/70	do	Int alt & ext mod.	20/5/70	C/A
30650	J.&B. RICHARDSON	RELOC. & REPL. WALL WITH [illegible]	10 8 88	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng. - proposed extension to fence - Mrs Richardson - 26.09.00

DRAINAGE

091074

please show clearly on

1:500 plan exactly

where existing & proposed

fence lines are Not very

clear.

Return to officer.

6 marins drive:

#12000/2803

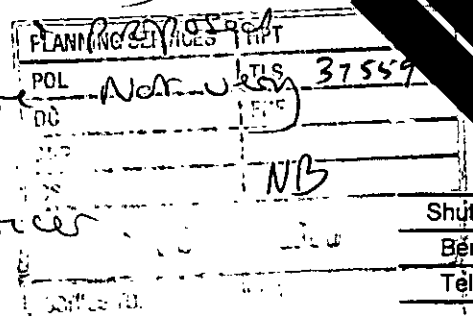
PLANNING SERVICES | HPT

POL | TLS 37559

DC | FPE

NB

WOKINGHAM DISTRICT COUNCIL





Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

* I trust the enclosed is satisfactory

JB Rutherford.

With Compliments

LAND REGISTRY

TITLE NUMBER

BK100780

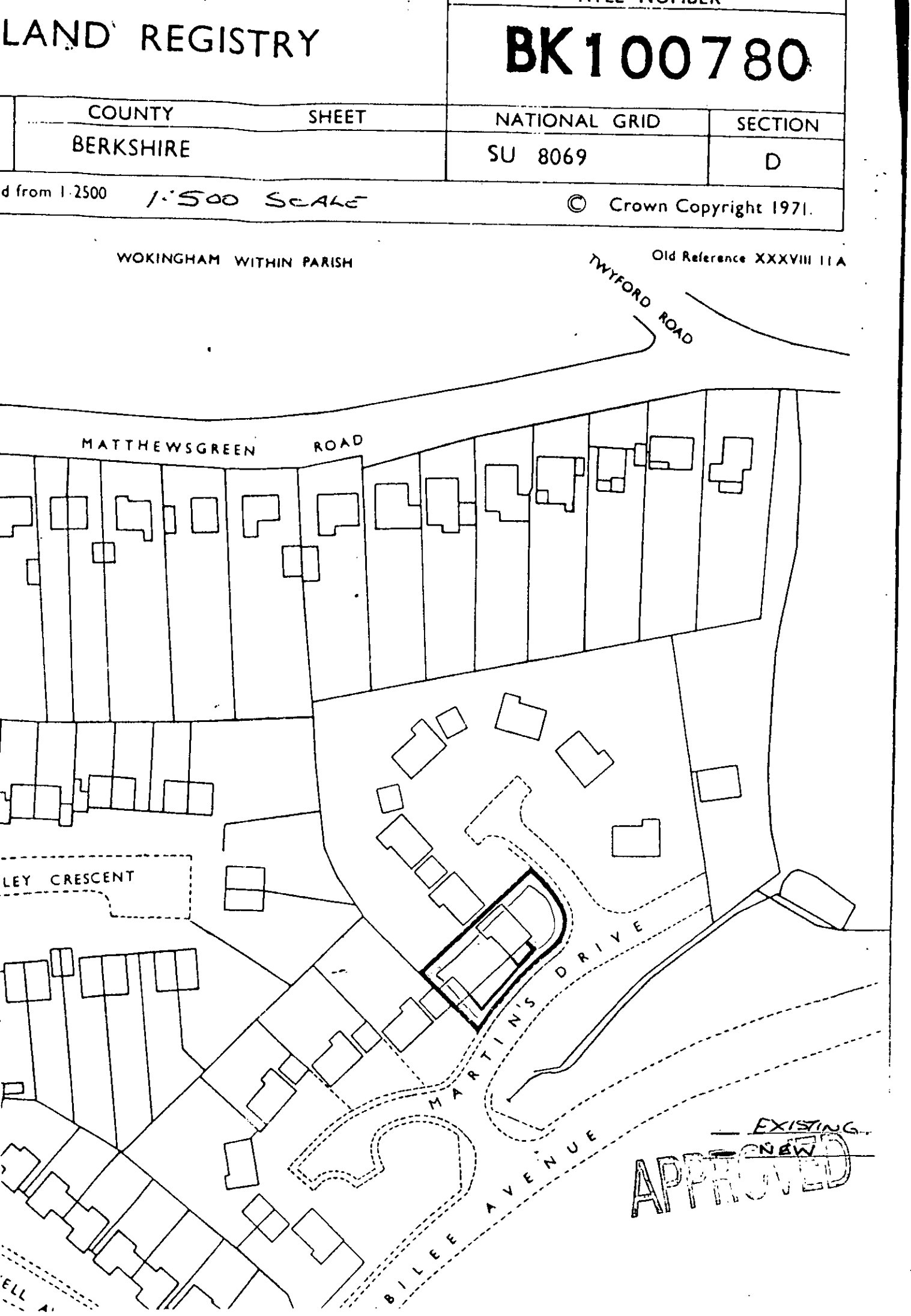
COUNTY	SHEET	NATIONAL GRID	SECTION
BERKSHIRE		SU 8069	D

d from 1:2500 1:500 SCALE

© Crown Copyright 1971.

WOKINGHAM WITHIN PARISH

Old Reference XXXVIII 11A



EXISTING
NEW

APPROVED

Tel. **(0118) 974 6492**

Date: 21 November 2000

Your Ref:

My Ref: **Natalie Brown - F/2000/2803**

Mrs J B Richardson

6
Martins Drive
Wokingham
Berkshire
RG41 1NY

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 Sir/Madam

Application Number: F/2000/2803

Site Address: 6, Martins Drive, , Wokingham.

Proposal: Proposed extension to boundary fence..

Thank you for the above application, which has now been accepted along with the sum of £95 in fees.

We aim to determine applications within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **02/01/2001** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application contact your case officer, **Natalie Brown,** on **(0118) 974 6492** quoting reference number **F/2000/2803.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

John Mitchell

Development Control Manager