APPLICATION NO:
F/2000/2735

LOCATION:
154 Fairwater Drive, Woodley Reading.

APPLICANT:
Mr A Haines

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **08/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
29/12/2000

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Haines
154, Fairwater Drive
Woodley
Reading
RG5 3JF

***Application Number:* F/2000/2735**

Parish: **WOODLEY**

Location: **154, Fairwater Drive, Woodley, Reading.**

Proposal: ***Proposed single storey side 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 EN1.

Loddon Area Local Plan Policy LBE1.

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.

Enhanced

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2735 LH
BUILDING CONTROL NUMBER	B/2001/1463 Andy
APPLICANT/AGENT	Mr A. Haines
ADDRESS OF SITE	154 Fairwater Drive Llandaff
DESCRIPTION OF PROPOSED WORK	S/S side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	rec'd 9/11/01	rec'd 3/11/00
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/12/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	20/2/01	

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 : Farah Humayun

Application Number : F/2000/2735

Applicant : Mr A Haines .

Location : 154, Fairwater Drive, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/00

Date Registered : 03/11/2000

Earliest Date for Decision : 08/12/2000

Latest Consultation Date/Site Notice Expiry Date : 08/12/2000

This application will have expired on: 29/12/2000. 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, request neighbours comments to be taken into account.

HIGHWAYS - Recommend approval.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE

Application Number: F/2000/2735

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is proposed single storey side extension to dwelling. The prop. extension has a pitched roof design which stands at 4 metres to the ridge and 2.5 m to the eaves.

The exten. projects 3.5 metres from the side of the property. It is well screened by a perimeter boundary fence. ~~The~~ NO 154 is the end property in a line of terraces. Therefore it is not considered that the prop. dev will have an adverse impact upon the residential amenity of neighbouring properties

IMPACT UPON THE STREET SCENE

The property is located on the end of a line of terraces. It is set lower in level to that of the pavement. It is well screened by boundary fence. It is also set back by 1 metre from the front of the property. Therefore it is considered the prop. dev will be in keeping in character ~~in~~ in the street scene and will not have a detrimental impact upon the wider area.

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

Application Number F/2000/2735
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: 154 Fairwater Drive Woodley Reading.

APPLICATION NUMBER: F/2000/2735

OFFICER: Farah Humayun

DATE OF SITE VISIT: 6/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - SIDE FENCE.

2. DESCRIPTION OF SURROUNDINGS

RES - ALL TERRACED IN VICINITY.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY END TERRACE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

1 SIDE FACING WINDOWS TO PROP.
OPEN PLAN TO FRONT - NO EXIS TO HOUSES IN AREA.
HOWEVER WELL SCREENED FROM PRI AREA. WILL REMAIN FENCED

GARAGES TO REAR FRONT ?

5. SITE CONSTRAINTS

TREES NONE.

ACCESS/PARKING —

LEVELS PROP. SUNK. ½ M LOWER THAN PAVEMENT.

BOUNDARY TREATMENT 1.8 CB FENCE TO BOUNDARY WITH HIGHWAY.

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 14 November 2000

Application Number: F/2000/2735

Proposal: Proposed single storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
154, Fairwater Drive, Woodley, Reading.

Applicant:
Mr A Haines .

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 22/11/00

FROM: Farah Humayun

DATE: 14 November 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2735

Proposal: Proposed single storey side extension to dwelling..

Site Address: 154, Fairwater Drive, Woodley, Reading.

Applicant: Mr A Haines .

CS

12 DEC 2000

COPIES TO: | ACK: | FILE:

Your observations are required in respect of this application **by 08/12/2000** .

The committee had no comment to make on this application but particularly asked that any neighbours comments be taken into account.

SIGNED: _____ DATE: 7.12.00

Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **14 November 2000**

My ref: F/2000/2735

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/2000/2735
154, Fairwater Drive, Woodley, Reading.
Proposed single storey side 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 **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2735**
154, Fairwater Drive, Woodley, Reading.
Proposed single storey side 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 6482

Date: **14 November 2000**

My ref: F/2000/2735

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
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John Mitchell
Development Control Manager

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154, Fairwater Drive, Woodley, Reading.
Proposed single storey side 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 6482

Date: **14 November 2000**

My ref: F/2000/2735

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2735**
154, Fairwater Drive, Woodley, Reading.
Proposed single storey side 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**********

Received by Wokingham District Council

Application No: F/2000/2735

Proposal:
Proposed single storey side extension to dwelling.

Location:
154, Fairwater 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2000. 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

14 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03 NOV
Officer: FH	Application No. F/2000/2735

Map No. 44a Site ...0.25...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 154 FAIRWATER DRIVE

Parish: WOODLEY Ward: Southlake
14.11.2000 FJ

Applicant: MR A HAINES

Cash banked 3/11/00

Fee Received 95-00 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			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.11.2000 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) may affect parking area? ✓

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 + 150, 152, 156, 162, 164 Fairwater Drive ✓
96, 96, 98 Highgate Road

PC 23 620 154
32362000 15400

ADDRESS 154 FAIRWATER DRIVE PARISH WOODLEY

PLOT No. 10 (Stage 5) ORD. SHEET No. SU.7572 (46)

BUILDER Cooks of Reading Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/32/61	J.T. Cook & Son Ltd	Outline	Deferred GBC	P.C. No decision
0/278/65	"	Outline	30.12.65	N/A. Refuse
[illegible]/76/66	"	"	11.3.66	N/A. Refuse
94/66	"	Layout	1.9.66	N/A. C/A.
PD/685/66	"	Roads, Sewers etc.	22.12.66	App. N/A.
0/156/67	Cooks of Reading Ltd	Outline Rds. & Layout	26.10.67	N/A. Refuse
9/68	"	Terraced House	14.3.68	App. C/A.
0/25/65	J.T. Cook & Son Ltd	outline - commercial & shopping & domestic devpt.	20.5.65	N/A. Refuse
BRA 1229	MR. N KELL	EXT. TO LOUNGE/DINER	20.8.66	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

Cash £95-00

1305A

Environmental Services

For office use only.
Application number: 03.NOV.2006* 2755

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. A. HAINES
	Address and postcode	154 FAIRWATER DRIVE WOODLEY READING RG5 3JF
	Phone number	07970 434291
	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.	154 FAIRWATER DRIVE WOODLEY READING RG5 3JF
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE 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.	FACING BRICKS - RED/BROWN TO MATCH EXTG ROOF TILES - CONC. RED/BROWN TO MATCH EXTG
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

1305B

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

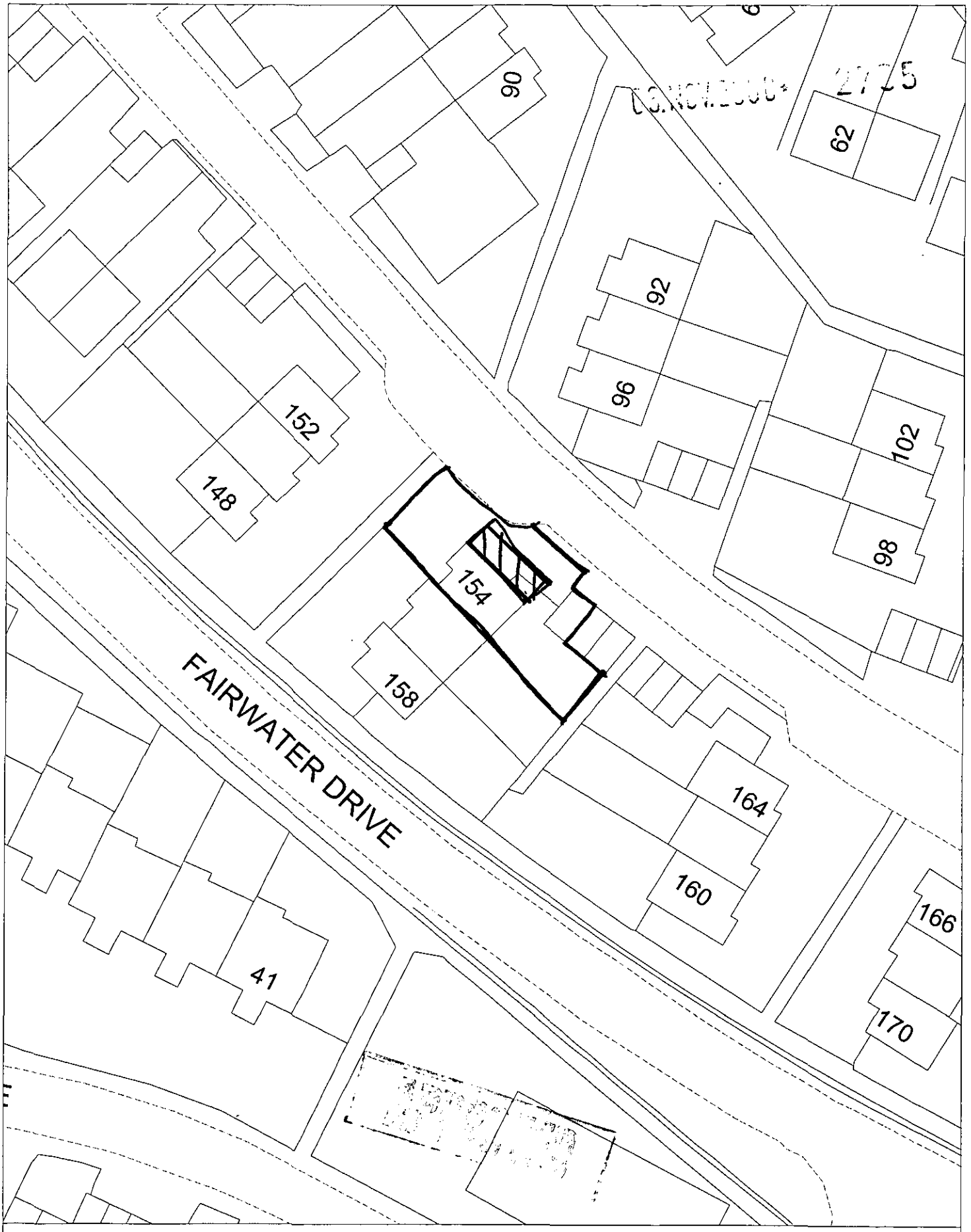
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 3 NOV 2000

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



Site Plan, Scale: 1 to 500

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Date: 3 November 2000

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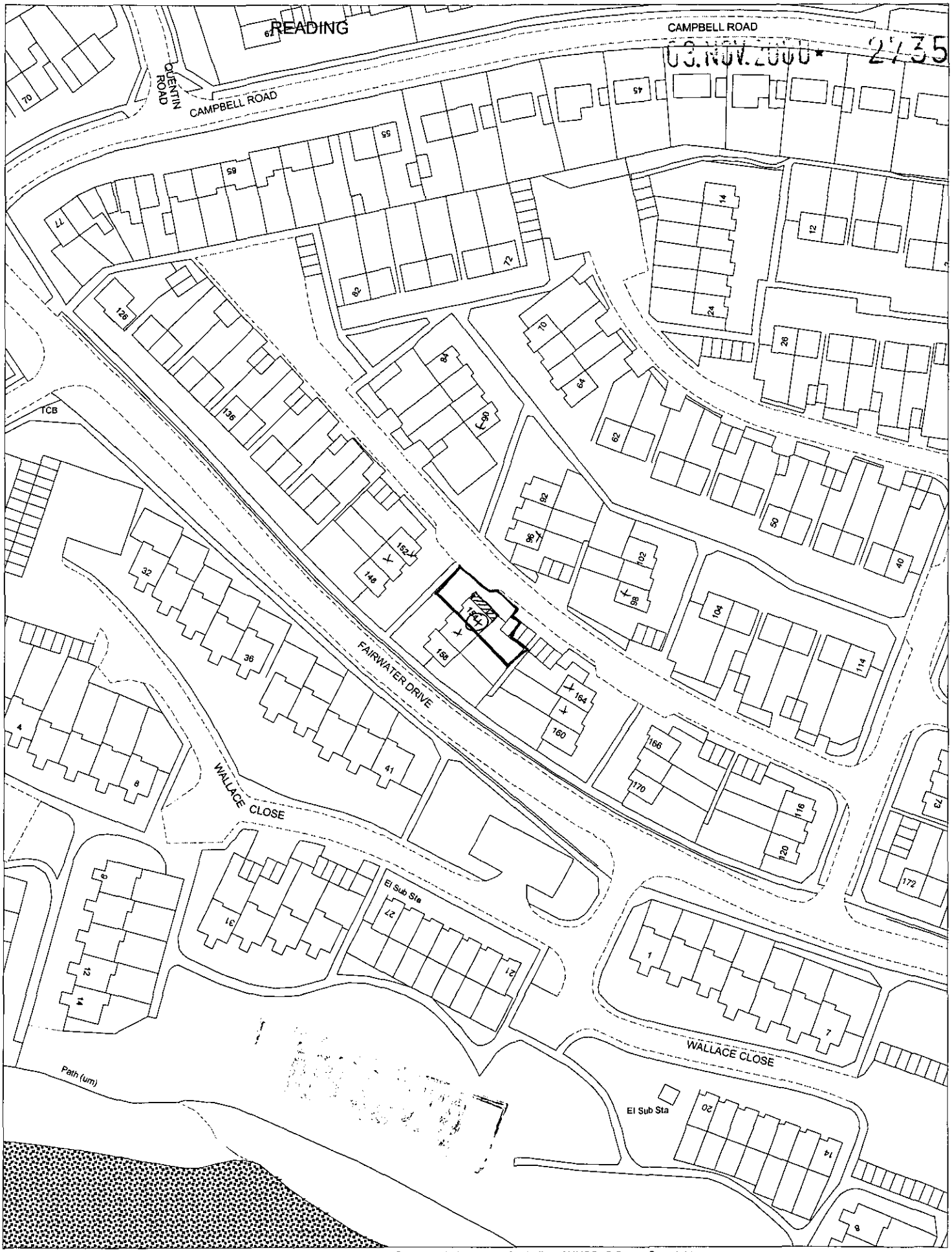

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Development Control Section, Environmental Services, Wokingham District Council.

9 November 2000

Scale: 1 : 1250

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