APPLICATION NO:
F/2001/3427

LOCATION:
23 Kingfisher Drive, Woodley Reading.

APPLICANT:
Mr G Connell C/O Impulse Design

PROPOSAL:
Proposed erection of detached garage with car port.

EARLIEST DATE FOR DECISION: **29/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 18/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

SYSTEMS LTD
SOUTHPORT U.K Tel 0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Connell
C/O Impulse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: F/2001/3427

Parish: **WOODLEY**

Location: **23, Kingfisher Drive, Woodley, Reading.**

Proposal: **Proposed erection of detached garage with car port.**

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. Except where stated otherwise on the approved drawings, 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/04/2001

Notice checked by: C Hurst

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3427	AT
BUILDING CONTROL NUMBER	FP 2001 1610 Part	
~~APPLICANT~~/AGENT	Impulse Design	
ADDRESS OF SITE	23. Kingfisher Drive Woodley	
DESCRIPTION OF PROPOSED WORK	double garage and carport	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	1198-01	1198-01
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/5/01	

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 : Andrew Thorley

Application Number : F/2001/3427

Applicant : Mr G Connell C/O Impulse Design.

Location : 23, Kingfisher Drive, Woodley, Reading.
Proposal : Proposed erection of detached garage with car port.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 20/03/01

Date Registered : 21/02/2001

Earliest Date for Decision : 29/03/2001

Latest Consultation Date/Site Notice Expiry Date : 29/03/2001

This application will have expired on: 18/04/2001. 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 :

Highways: Approval with conditions

Woodley TC: See comments re: garage should be ancillary to the domestic nature of the property

Neighbours: No comments received

Planning Issues : (identified settlement)

1) neighbours
2) Streetscene.
3) highways

Application Number: F/2001/3427
Appraisal:

The proposal is for the erection of a double garage and carport to the rear of a 2-storey, semi-detached house.

To be constructed in brick with a flat roof. It will be 9.6 metres wide by 6 metres deep. The flat roof will have an eaves height of between 2.8 metres and 2.9 metres.

The proposal would be located 0.175 metres away from the side boundary with No. 21, and 0.175 metres away from the north boundary with the junior school. At the rear there will be a set back from the highway boundary of 2 metres.

1) Impact on neighbouring properties.

No. 21, to the south, 2-storey, semi-detached neighbour with detached single storey garage, which is located adjacent to highway boundary. Main windows at ground floor and at first floor face rear garden. It is considered that the due to the distance away and boundary treatment with No. 23, which consists of 2 metre high close-boarded fence, the occupants of this property would not be affected by the proposal.

Nos. 7 and 9, to the east, 2-storey, semi-detached houses with detached single storey garages located adjacent to highway boundary. Main windows at ground floor and at first floor face rear garden. It is considered that the due to the distance away, the occupants of these properties would not be affected by the proposal.

2) Impact on street scene /visual amenity of the area

The design and materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Woodley Town Council had no objections to the proposal but asked that the use of the garage should be ancillary to the domestic nature of the property.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] Refusal: [ ]
(tick appropriate box)

Application Number F/2001/3427
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission - 5 years
2.	C015	R015	External Finishes - unless stated to match
3.	C049	R049	Garage to be retained for vehicle parking.
			Informatives
	N04		Planning Permission Only (Not BR Approval)
	N05		Within curtilage

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Nutter
(Development Control Manager)

Date: 9/4/07

RECORD OF SITE VISIT

SITE ADDRESS: 23 Kingfisher Drive Woodley Reading.

APPLICATION NUMBER: F/2001/3427

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 20/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post near fence

2. DESCRIPTION OF SURROUNDINGS Residential / School Playing fields
No 22, semi-detached, 2 storey house, backing onto rear enclosed garden, has a single storey garage built of similar construction at the rear.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-detached house Yellow/cream/pink mix of brick with Brown/dark coloured pantile roof white UPVC windows + doors, fascia boards enclosed rear garden, construction of garage under way.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site Plan / End of cul-de-sac access to garages + to rear gardens.

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — At the rear, car access / site currently under construction
At the front pedestrian access only

LEVELS — N/C

BOUNDARY TREATMENT — North boundary 1.8 approx ht fence with 0.3m approx wire on top.

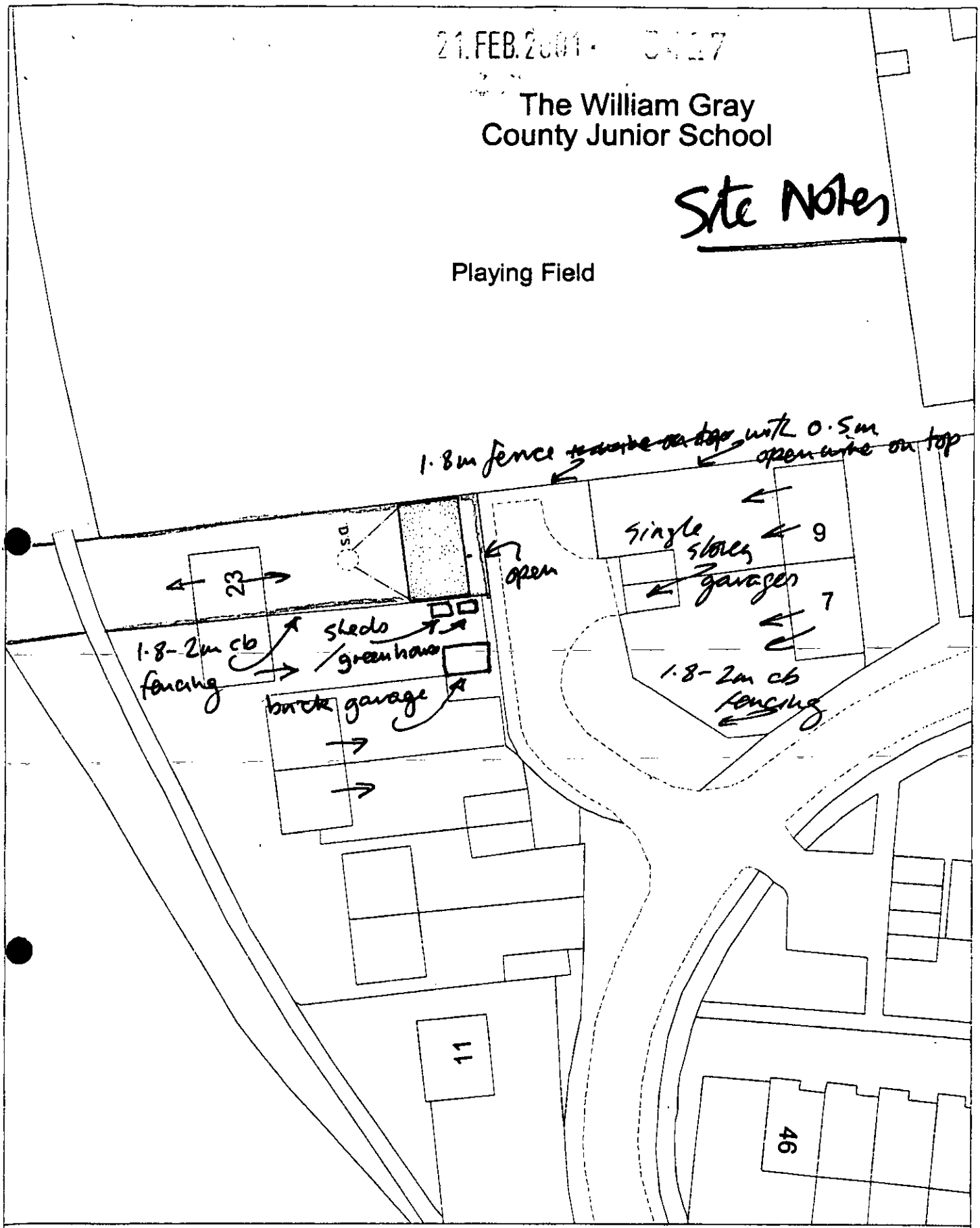
OTHERS — No 21, 1.8 - 2m high close boarded fencing adj sited greenhouse in rear garden
Has a similar design + brick single storey garage adjacent. with flat roof

21.FEB.2001

The William Gray County Junior School

Site Notes

Playing Field



Site Plan, Scale: 1 to 500

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Date: 16 February 2001

N W E S

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

Tel: 0118 974 6441

Date: **05 March 2001**

My ref: F/2001/3427

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/2001/3427
23, Kingfisher Drive, Woodley, Reading.
Proposed erection of detached garage with car port.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3427**
23, Kingfisher Drive, Woodley, Reading.
Proposed erection of detached garage with car port.
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 6441

Date: **05 March 2001**

My ref: F/2001/3427

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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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2001/3427**
23, Kingfisher Drive, Woodley, Reading.
Proposed erection of detached garage with car port.
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 6441

Date: **05 March 2001**

My ref: F/2001/3427

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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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3427**
23, Kingfisher Drive, Woodley, Reading.
Proposed erection of detached garage with car port.
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/2001/3427

Proposal:
Proposed erection of detached garage with car port.

Location:
23, 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. 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/03/2001. 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 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

05 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3427
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3427**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 8/3 Time 1.30

WHILE YOU WERE OUT

Name Mr O'Farrell

Of

Phone No. 921 2282 Ext.

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

MESSAGE Re: 23 Kingfisher Drive, Woodley.

Would like to discuss possibility of changing materials to be used from brickwork to blockwork rendered.

I prefer brickwork as it will match existing brick garages built in the area.

Signed Jan

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 FEB 2001
Officer: AT	Application No. F/2001/3427

Map No. 46 Site 0.04

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

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

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

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

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE WITH CAR PORT

Location: 23 KINGFISHER DRIVE

Parish: WOODLEY Ward: Southlake 5.3 01.B

Applicant: MR G CONNELL

Fee Received 95-00 (10) 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	Pedestrian access?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.3.01 B 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 r See map .....

FROM: Andrew Thorley

DATE: 05 March 2001

DATE RECEIVED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3427

Proposal: Proposed erection of detached garage with car port..

Site Address: 23, Kingfisher Drive, Woodley, Reading.

Applicant: Mr G Connell C/O Impulse Design.

WOODLEY TOWN COUNCIL
- 6 MAR 2001
ACTION

Your observations are required in respect of this application **by 29/03/2001** .

The committee had no objections to this proposal but asked that use of the garage should be ancillary to the domestic nature of the property.

SIGNED: Andrew Thorley DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 05 March 2001

Application Number: F/2001/3427

Proposal: Proposed erection of detached garage with car port.

Parish: WOODLEY TOWN

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

Applicant:
Mr G Connell C/O Impulse Design.

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).

To comply with our standards the garage should be set back 5 metres from the highway boundary, however in this instance and without prejudice to our standards the highway authority have no objections.

C049, R049.

Signed: _____ **Print name:** Adam Coggins.

ADDRESS 23 KINGFISHER DRIVE PARISH WOODLEY

PLOT No. 7 (Stage 6) ORD. SHEET No. SU.7572 (46)

BUILDER Cooks of Reading Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/132/61	J.T. Cook & Son Ltd	Outline	Referred to BCPC	No decision
0/148/62	" "	"	31. 1. 63	N/A. Min of HLG. C/A.
83/66	" "	Layout Plan	4. 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.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only
Application number 21.FEB.2001* 3427

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. CONNELL ESQ.
	Address and postcode	23, KINGFISHER DRIVE WOODLEY READING BERKS.
	Phone number	
2	Agent's Name	IMPULSE DESIGN
	Address and postcode	36, LOXWOOD EARLEY READING BERKS. RG6 5QZ.
	Phone number	0118 9212282
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.	23, KINGFISHER DRIVE WOODLEY READING BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED DOUBLE GARAGE AND CARPORT.
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.	BRICKWORK TO MATCH EXTG FLAT ROOF.
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: 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: P.R.O'FARRELL on behalf of G.CONNELL ESQ

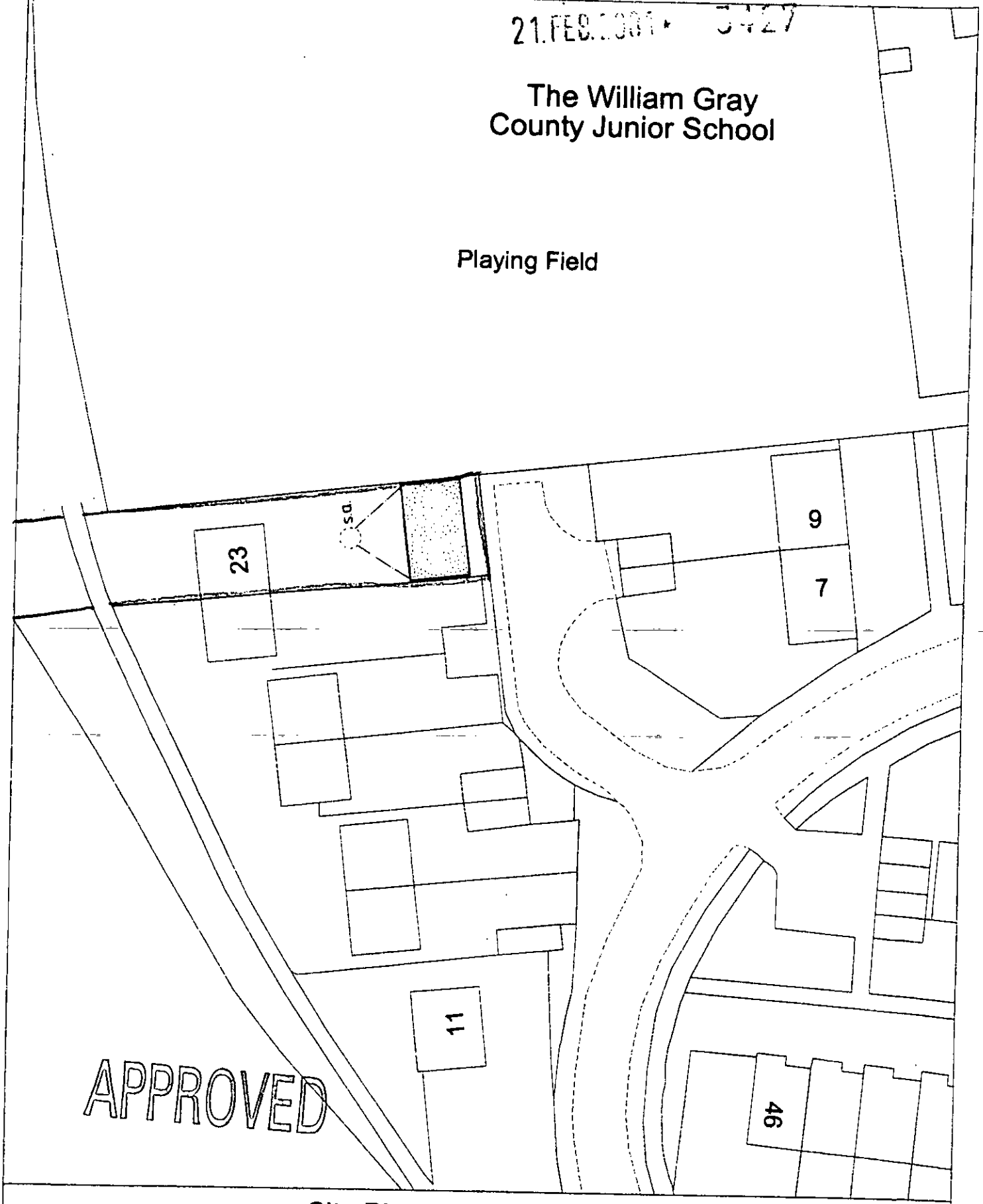
Date 20TH FEB 2001.

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

21.FEB.2001

The William Gray County Junior School

Playing Field



Site Plan, Scale: 1 to 500

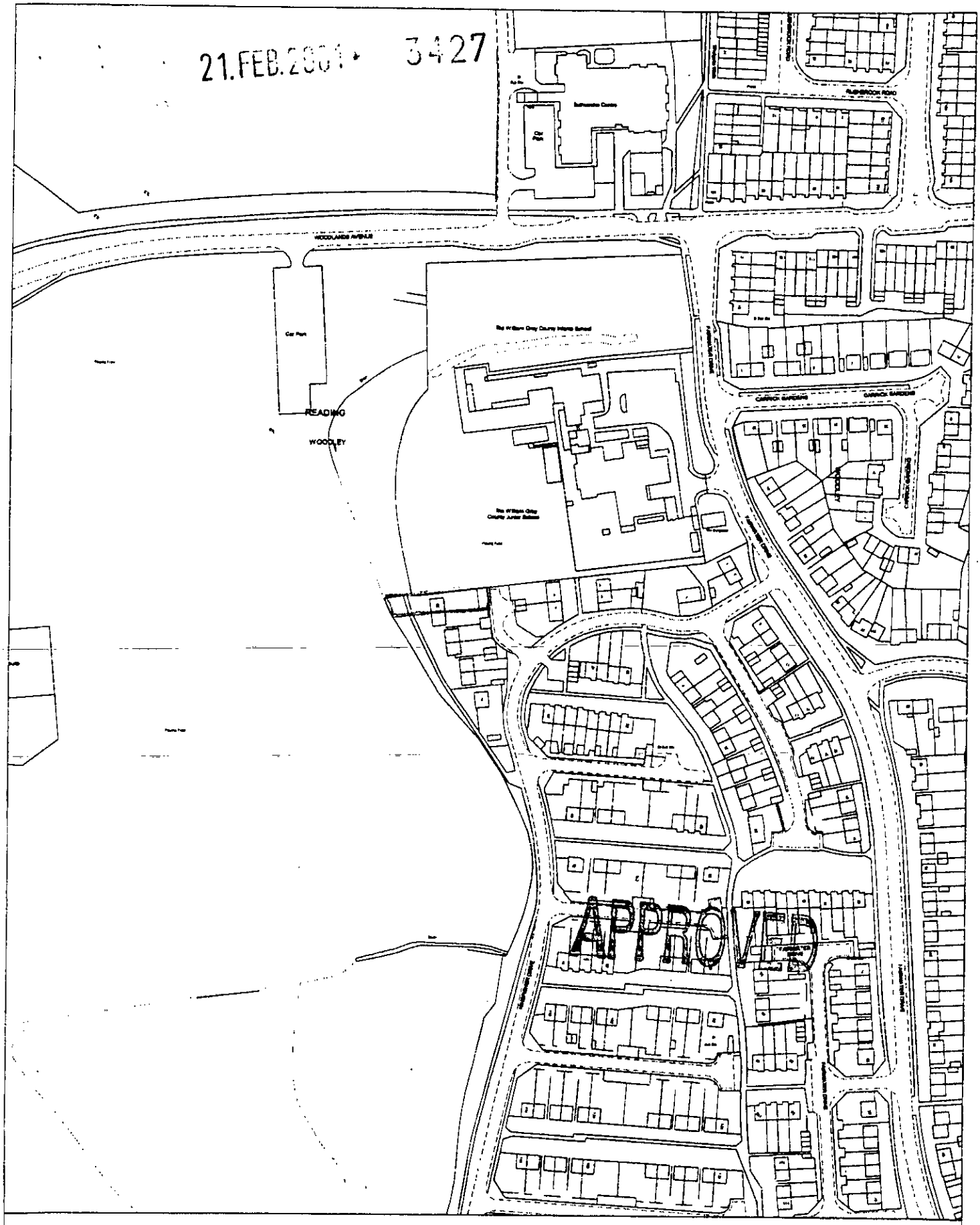
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Date: 16 February 2001

N
W E
S

21.FEB.2001 3427



Site Plan, Scale: 1 to 2500

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Date: 16 February 2001

N
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Development Control Section, Environmental Services, Wokingham District Council.

28 February 2001 Scale: 1 : 1250

N W E S