APPLICATION NO:
F/2002/8006

LOCATION:
116 Fairwater Drive, Woodley Reading.

APPLICANT:
Mr/Mrs Durrant C/O Andesign

19/12

PROPOSAL:
Proposed single storey rear extension to dwelling and 2 storey side extension.

EARLIEST DATE FOR DECISION: **15/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/01/2003

CASE OFFICER: **Phillip Taylor**

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Durrant
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/8006

Parish: **WOODLEY**

Location: **116, Fairwater Drive, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling and 2 storey side extension.**

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.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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 a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/12/2002

Notice checked by: CHurst

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8006	PT
BUILDING CONTROL NUMBER	FP 2002/3681	Nick
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	116 fairwater Drive WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + 2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3443	AH/E/3443
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/12/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	9/1/03	

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	

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLAN... 67393
POL
RXK
24 MAR 2003
COPIES TO
FILE

Mr Richard Knight
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref: 4392

21st March 2003

Dear Mr Knight,

re: Application No. F/2003/8284 - 118 Fairwater Drive, Woodley

Further to our telephone conversation on 20th March 2003, at the request of your Planning Committee please find enclosed 6 copies of my revised drawing number AH/E/3467B showing the front door substituted for a window. You will appreciate that it is totally contrary to my advice, but I am making this alteration in order for you to issue a formal Planning Consent in accordance with your Committees wishes. I thank you for your personal assistance in this matter.

Yours faithfully,

A. Hester

Development Control Ref No:	Received	Listed by:	Parish
F/2002/8284	06.01.03	Councillor Rowland	Woodley

Applicant: Mr/Mrs A Singh
Location: 118 Fairwater Drive, Woodley
Proposal: Two storey side extension

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Richard Knight

SUMMARY:

Proposal
This application was deferred from the Development Control Committee on 26th February 2003 for Members to carry out a site visit. The site visit was scheduled for 7th March 2003. Any comments on issues raised at the site visit will be reported verbally to the Committee.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions as set out on the attached report.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/8284	06.01.03	Councillor Rowland	Woodley

Applicant: Mr/Mrs A Singh
Location: 118 Fairwater Drive, Woodley
Proposal: Two storey side extension

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Richard Knight

SUMMARY:

Proposal
The proposal is a two storey side extension forming entrance lobby, cloakroom/shower and utility room on the ground floor and an additional bedroom on the first floor.

The application is before the Development Control Committee because it has been listed by Councillor Rowland and on the grounds of unneighbourly development and massing.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

1 HISTORY

The site is a semi-detached house located in the defined settlement of Woodley. It lies in a flat rectangular site with a detached garage in the rear garden. The property has the benefit of a previous single storey rear extension. Development in the area is characterised by two storey semi-detached houses and chalet style dwellings, with either garages or parking spaces. The adjoining dwelling to the north west, No 116, is a chalet style semi-detached dwelling, which has planning permission for a similar side extension approved in December 2002 (F/2002/8006).

2 CONSULTATIONS

Access & Movement Officer: No objections subject to a condition relating to the retention of parking and an informative.

Woodley Town Council: Support refusal because of terracing effect, loss of off-road parking spaces, the additional front door is of odd design and it could result in the extension being used as a separate dwelling. (Refer to attached)

Occupiers of 120 Fairwater Drive have objected to terracing effect, the possibility of a second dwelling or annex being formed, no justification for second front door and effect of car parking spaces in front garden when viewed with similar arrangement at 116 Fairwater Drive.

3 APPRAISAL

Main Issues:

A. Impact on the street scene and neighbour
Loddon Area Local Plan policies LBE1 and LBE2
Wokingham District Plan policies WOS1 and WOS3

B. Car Parking issues
Loddon Area Local Plan policy LT6
Wokingham District Local Plan policy WT6

C. Use of property for dual occupancy

D. Flooding Issues.

E. Concerns of Town Council and neighbours

A. <u>Impact on street scene and neighbour</u>

The proposal is for a two storey extension 2.3 m wide and 7m long. It will be set back one metre from the current façade at first floor level and have pitched roof to match the existing house at both ground and first floor levels. Parking will be provided by 3 spaces in the front of the property. A second front entrance has been provided to the cloakroom/ utility room, which will provide access to the rear of the property without having to travel through the full length of the house.

The neighbouring property at no 116 has the benefit of a similar extension with the same car parking arrangement. This is currently under construction. The proposed extension is also set back from the frontage at first floor level but has an open way under to the garage at the rear and is of different design as the dwelling is a chalet style.

With regard to the street scene, whilst the two properties will be close together if both extensions are constructed a terracing effect will be avoided by the set back at first floor level. The design in this respect is in concert with the recently adopted Supplementary Planning Guideline B2. The car parking layout this could be achieved in any event without the need for express planning permission.

It is considered therefore that the proposal will not have a detrimental effect on the street scene and due to the relationship with the neighbouring property would not adversely affect the amenity of neighbouring occupiers.

B. Car parking issues
Car parking is provided to the current acceptable standards. There are no policies, which would prevent car parking being provided in this way.

C. Use of property
With regard to dual occupancy the additional door provides the only direct access to the rear of the property. This appears to be a sensible arrangement given the length and layout of the dwelling. There is no internal staircase and no indication is given of the provision of a separate dwelling. Should this occur it would in any event require planning permission and enforcement action could be taken. For the avoidance of doubt however it is possible to impose a suitable condition to prevent subdivision from occurring.

D. Flooding issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Concerns of the Town Council and neighbours
The concerns of the Town Council and neighbours have been noted. Issues of impact on the streetscene, neighbours and parking have been dealt with above.

4 CONCLUSION
The development will not have a significant or detrimental effect on the street scene and the future use of the premise can be controlled. There is sufficient car parking provision to meet the current standards and the design is in accordance with the Council's recently adopted Supplementary Planning Guidance. The proposal is therefore considered acceptable.

5 RECOMMENDATION
That planning permission be GRANTED subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In pursuance of section 91(1) of the Town and Country Planning Act 1990

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory.

3. The development hereby approved shall only be used as ancillary accommodation to the main dwelling. No separate unit of residential accommodation shall be formed or provided.

Reason: To prevent overdevelopment of the site

4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space herein approved has been provided. The vehicle parking space shall be permanently maintained and used for no other purposes.

Reason:To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informatives.

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 policies LBE1, LBE2 andLT6.
   Wokingham District Local Plan policies WOS1, WOS3 and WT6.
2. This permission is in respect of the ordnance survey plan and Plan No AH/E/3467 received by the local planning authority on 6 January 2003.
3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does not authorise the construction of such works.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8006

Applicant : Mr/Mrs Durrant C/O Andesign.

Location : 116, Fairwater Drive, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling and 2 storey side extension.

Site Notice Displayed ? :	YES	NO	DATE
		✓	25/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 25/11/02

Date Registered : 15/11/2002

Earliest Date for Decision : 15/12/2002

Latest Consultation Date/Site Notice Expiry Date : 15/12/2002

This application will have expired on: 10/01/2003. 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 :

x2 letter in support of the application
Town Council – inconsiderate + unneighbourly – terrace attached

Planning Issues :

Impact upon Neighbouring property / Character of the Area / Highways

Policy: LBE1, LBE2, LT5, 6
WOS3, WBE1, WT6, 7
EN1

Application Number: F/2002/8006

Appraisal

The application proposes a two-storey side and single storey rear extensions to this semi-detached property set within the identified settlement. The first floor would be set on piers and project 2.15m to the side. The extension to the dormer windows would be set in 800mm from the gable end. The roof of the extension would be set lower than the main roof with a full gable. The single storey element would project 4.2m out from the rear of the building and match the size and form of neighbours single storey extension.

Impact on Neighbouring Properties

The attached neighbour No.114 would be unaffected by either proposed extension. The unattached neighbour No.118 has no side windows and would not suffer any adverse impact.

Impact on the character of the area/ Highways

The application property is built in-line with the adjacent properties. The extension is set in at the front and would not be prominent in the streetscene. The single storey element would not be visible from the road.

The application also proposes to convert the front garden to a hard standing area to accommodate three parking spaces. Many other properties have had similar work done and thus it would not be out of character with the area.

√ Approval

Application Number F/2002/8006
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C.22	R.22	

RECORD OF SITE VISIT

SITE ADDRESS: 116 Fairwater Drive
Woodley Reading.

APPLICATION NUMBER: F/2002/8006

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 25/11/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~Yes~~ No

2. DESCRIPTION OF SURROUNDINGS Res. detached Street
Semi - terraced

3. DESCRIPTION OF SITE/BUILDING Semi detached House with front car park to side driveway has 1 car space.

4. RELATIONSHIP TO ADJOINING PROPERTIES
In line with unattached 118
No 114 - S/S rear extension



5. SITE CONSTRAINTS parking.

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/8006	Map No : 46
Case Officer : PT	Site Area : 0.03
Valid Date : 15.11.02	Received Date: 15/11/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling and 2 storey side extension.

Location : 116, Fairwater Drive, Woodley, Reading.

Parish : WY Ward : SOU

Applicant : Mr/Mrs Durrant C/O Andesign. 21.11.02 B.

Fee Required: £110 Fee Received: £110 (6)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
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 21-11-02 JB

Building Control

Heritage (Harold Sanders)

Landscape

(Trees) T.P.O on site ✓

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

Site Note & See Map.

.....

.....

No pre-app's.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8006. (Case Officer:Phillip Taylor)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
DC	ENF
APP	
CS	

26 NOV 2002

COPIES TO 26/11

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8006

YOUR NAME: KRISHNAN VIJAYAN

YOUR ADDRESS: (if these details are incorrect please amend)
114 FAIRWATER DRIVE
WOODLEY
READING
RG5 3JB

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8006. (Case Officer:Phillip Taylor)

WOKINGHAM UNITARY
Aiming for Excellence

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RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES
RECEIVED
29 NOV 2002
COPIES TO
ACK 3/12
FILE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8006

YOUR NAME: T. M. BARRY

YOUR ADDRESS: (if these details are incorrect please amend)
171 FAIRWATER DRIVE
WOODLEY
READING
RG5 3JQ

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

FROM: Phillip Taylor

DATE: 21 November 2002

8006

DELEGATED

PLANNING	
POL	
DC	
CS	

12 DEC 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8006

Proposal: Proposed single storey rear extension to dwelling and 2 storey side extension..

Site Address: 116, Fairwater Drive, Woodley, Reading.

Applicant: Mr/Mrs Durrant C/O Andesign.

Your observations are required in respect of this application **by 15/12/2002** .

The committee agreed that this proposal would be inconsiderate and unneighbourly and they had some concerns that it could create a terracing effect.

SIGNED: _____ DATE: 11.12.02.

Clerk To Woodley Parish/Town Council.

Organisation_Name	Building_Name	address1	Postcode
		114FAIRWATER DRIVEREADING	RG5 3JB
		116FAIRWATER DRIVEREADING	RG5 3JB
		118FAIRWATER DRIVEREADING	RG5 3JB
		165FAIRWATER DRIVEREADING	RG5 3JQ
		167FAIRWATER DRIVEREADING	RG5 3JQ
		169FAIRWATER DRIVEREADING	RG5 3JQ
		171FAIRWATER DRIVEREADING	RG5 3JQ
		11QUENTIN ROADREADING	RG5 3NF
		7QUENTIN ROADREADING	RG5 3NF
		9QUENTIN ROADREADING	RG5 3NF

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

Tel: (0118) 974 6442

Date: 21 November 2002

My ref: F/2002/8006

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 E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Dear Councillor

Application Number: F/2002/8006
116, Fairwater Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling and 2 storey side extension.

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/2002/8006**
116, Fairwater Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling and 2 storey side extension.
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**********

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

Tel: (0118) 974 6442

Date: 21 November 2002

My ref: F/2002/8006

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

Dear Councillor

Application Number: F/2002/8006
116, Fairwater Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling and 2 storey side extension.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8006**
116, Fairwater Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling and 2 storey side extension.
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: 21 November 2002

My ref: F/2002/8006

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/2002/8006
116, Fairwater Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling and 2 storey side extension.

I write to let you know that the above mentioned application has been received.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8006**
116, Fairwater Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling and 2 storey side extension.
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**********

Received by Wokingham District Council

Application No: F/2002/8006

Proposal:
Proposed single storey rear extension to dwelling and 2 storey side extension.

Location:
116, 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 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/2002/8006 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 15/12/2002. 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

21 November 2002

Environmental Services

For office use only.
Application number: 15.NOV.2002 8006

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 DISTRICT COUNCIL

15 NOV 2002
8006

1	Your name	MR & MRS. M. DURRANT
	Address and postcode	116 FAIRWATER DRIVE
		WOODLEY
		BERKS
		RG5 3JB
	Phone number	9616722
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY
		WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION & TWO 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.	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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£110	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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
MR & MRS KRISHNAN VIJAYAN	114 FAIRWATER DRIVE WOODLEY, BERKS RG5 3JB	14/11/2002

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MR & MRS. M. DURRANT

Date 14/11/2002

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

Pc 23 620 116 32362000116 00 E

ADDRESS 116 FAIRWATER DRIVE PARISH WOODLEY

PLOT No. 806 ORD. SHEET No. SU. 46 7572

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
466/57	Messrs Wells Estates Ltd	"	9.7.57	N/A Refuse
0/247/58	Mr + Mrs Ben. S. Clark	"	17.4.59	N/A C/A.
164/64	J.T. Cook + Son Ltd	Semi/Det House	29.10.59	App. C/A.
185/64	"	Semi/Det. House	21.12.64	App. C/A.
F/2002/8006	Mr + Mrs Durrant	S/St R. ext + 2/St ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE