SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.0741-377-1777 Fax.071-247-6181
SYSTEMS LTD

APPLICATION NO:
F/2000/2701

LOCATION:
15 Kitwood Drive, Lower Earley Reading.

APPLICANT:
Mr P Beckett C/O Richard Fenn Designs Ltd

PROPOSAL:
Proposed first floor side extension to dwelling plus formation of playroom in loft.

EARLIEST DATE FOR DECISION: **03/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/12/2000

CASE OFFICER: **Andrew Thorley**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Beckett
C/O Richard Fenn Designs Ltd
11 Harrier Close
WOODLEY
Berkshire

Application Number: F/2000/2701

Parish: **EARLEY**

Location: **15 Kitwood Drive, Lower Earley, Reading**

Proposal: **Proposed first floor side extension to dwelling plus formation of playroom in loft.**

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. 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) no additional windows or similar openings shall be constructed in the first floor level and above in the north-east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The ensuite window in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
5. 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.

Condition
6. 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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
6. 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 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. 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 LTV1, LTV6, LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 20/12/2000

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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 7 February, 2001
My ref. BC/DC/2000/2701

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) 977 8909
DX: 33506 – Wokingham

Mr P Beckett
c/o Richard Fenn Designs Limited
11 Harrier Close
Woodley
Berkshire

Dear Sirs

PLANNING PERMISSION 2000/2701
SITE: 15 KITWOOD DRIVE, LOWER EARLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/2701 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANDREW THORLEY
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2791	AT
BUILDING CONTROL NUMBER.	FP 2001/1461	Martin
~~APPLICANT~~/AGENT	Richard Fern Designs Ltd	
ADDRESS OF SITE	15 Kitwood Drive Lower EARLEY.	
DESCRIPTION OF PROPOSED WORK	first floor side ext plus form ~~loft~~ playroom in b/o	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		PB 100A
ELEVATIONS	PB 10A	PB 10
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/1/01	

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/2000/2701

Applicant : Mr P Beckett C/O Richard Fenn Designs Ltd.

Location : 15, Kitwood Drive, Lower Earley, Reading.
Proposal : Proposed first floor side extension to dwelling plus formation of playroom in loft.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 7/12/2000

Date Registered : 30/10/2000

Earliest Date for Decision : 03/12/2000

Latest Consultation Date/Site Notice Expiry Date : 03/12/2000

This application will have expired on: 25/12/2000. 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 :

ETC: See comments rec refusal ! only on highway grounds

Highways: Further plan required / Approval with conditions

Neighbours: No comments received

Planning Issues : (identified settlement)

1) Neighbours
2) Streetscene
3) Highways.

Application Number: F/2000/2701

Appraisal:

1) Impact on neighbouring properties.

The proposal is for a first floor side extension to a 2 storey, previously extended detached house, to form an additional bedroom and bathroom. An additional room in the loft area to form a playroom is also proposed which will have a single roof light inserted in the rear roof slope.

The extension will be the same width as the existing garage 2.6 metres wide and will remain at the same depth at ground floor level of 10.9 metres overall. At first floor level the extension will be 2.6 metres wide and 9.75 metres deep the whole width of the main house.

The eaves height will be 4.9 metres with a ridge height of 7.9 metres, which will match the existing eaves and ridge heights of the main house.

Three windows will be inserted at first floor level, one in the north west elevation (front) an obscured glazed window in the north east elevation (side) and one in the south west elevation (rear) together with the additional roof light in the roof slope, but it is considered that these will not cause any overlooking to neighbouring properties.

No.11, to the north east, 2 storey, detached house, footprint is a mirror image to No.15, single storey garage and study with obscured glazed window at ground floor located 2 metres away from the proposal and behind an adjacent existing 1.8 metre high boundary fence. Main windows at ground floor and at first floor face front and rear gardens. There is a first floor high-level obscured glazed window, which faces No.15. However it is considered that there will be no daylight loss to habitable rooms.

Due to the boundary treatments and distance away the occupants of the properties to the rear of the proposal will not be affected.

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

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

3) Highways

Parish council's main concerns are with the number of bedrooms proposed and felt that insufficient parking would remain on site. However our Highways Section has no objection to the proposal and has recommended approval with conditions.

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

Application Number F/2000/2701
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to match
3.	CO44	RO44	'No Windows to be Inserted' "no additional windows or similar openings shall be constructed, in the first floor level and above in the north east elevation of the extension"
4.	CO45	RO45	Obscured Glazing Insert: "en-suite window" in the "north east elevation"
5.	CO49	RO49	
6.	C122	R122	
			INFORMATIVES:
	NO4		Planning Permission Only (not BR approval)
	N16		Relevant Policies BSP: EN1 WDLP: WBE1, WOS2/WOS3 LALP: LTV1/LTV6, LBE1/LBE2

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:

John Mitchell
20/12/02

RECORD OF SITE VISIT

SITE ADDRESS: 15 Kitwood Drive
Lower Earley Reading.

APPLICATION NUMBER: F/2000/2701

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 14/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post

2. DESCRIPTION OF SURROUNDINGS
Residential/open plan front gardens
No. 11, 2 storey detached house, integral garage at side adj to proposal, first floor ~~landing~~ bathroom window obscured
No 17, 2 storey detached house, integral garage (not affected)

3. DESCRIPTION OF SITE/BUILDING
2 storey detached, 1970's red brick, with hung orange tiles at first floor level, dark brown pantiles on roof
White UPVC windows, doors, fascia boards + gutters.
double with single integral garage

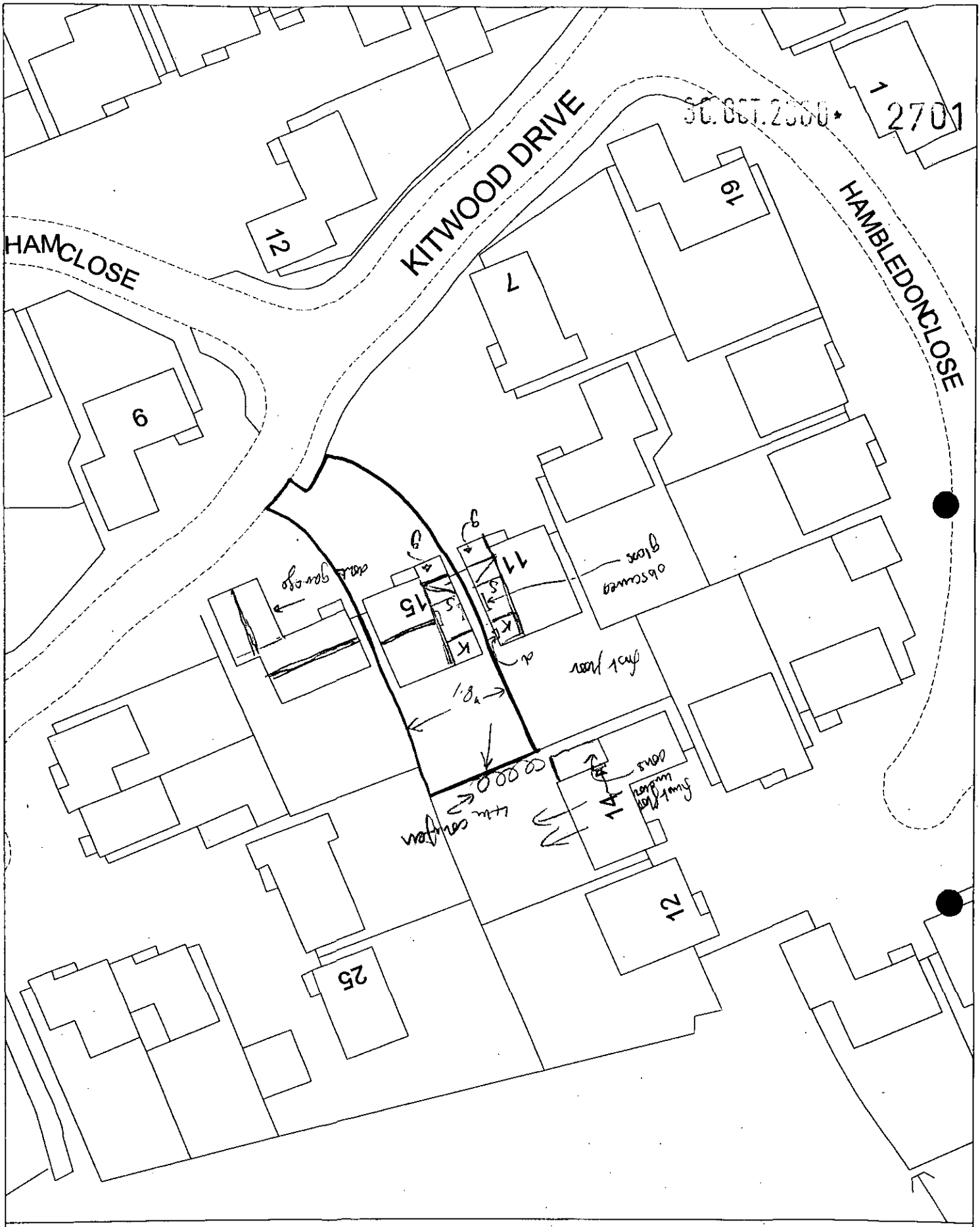
4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site Plan, { No 11, is exactly the same layout but in reverse to No 15.

5. SITE CONSTRAINTS

TREES — None
ACCESS/PARKING — Room for 4No cars, 3 on drive + one in garage
LEVELS — N/C
BOUNDARY TREATMENT — No 11, 1.8m fence on boundary
OTHERS — No 17, 1.8m fence.
— Rear boundary. 1.8m fence + 4m high conifer trees
— Front boundary open plan

Nb See no problem to neighbours property.

No. 11, neighbour layout is a mirror image of No 15.
first floor window obscured glazed bathroom window half size.



Site Plan, Scale: 1 to 500

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Date: 26 October 2000

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

Tel: 0118 974 6441

Date: **09 November 2000**

My ref: F/2000/2701

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2000/2701
15, Kitwood Drive, Lower Earley, Reading.
Proposed first floor side extension to dwelling plus formation of playroom in loft.

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/2000/2701**
15, Kitwood Drive, Lower Earley, Reading.
Proposed first floor side extension to dwelling plus formation of playroom in loft.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6441

Date: **09 November 2000**

My ref: F/2000/2701

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2701**
15, Kitwood Drive, Lower Earley, Reading.
Proposed first floor side extension to dwelling plus formation of playroom in loft.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6441

Date: **09 November 2000**

My ref: F/2000/2701

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2000/2701
15, Kitwood Drive, Lower Earley, Reading.
Proposed first floor side extension to dwelling plus formation of playroom in loft.

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/2000/2701**
15, Kitwood Drive, Lower Earley, Reading.
Proposed first floor side extension to dwelling plus formation of playroom in loft.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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



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Development Control Section, Environmental Services, Wokingham District Council.
6 November 2000

Scale: 1 : 1250

N
W E
S

Received by Wokingham District Council

Application No: F/2000/2701

PROPOSAL:
Proposed first floor side extension to dwelling plus formation of playroom in loft.

LOCATION:
15, Kitwood Drive, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

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 03/12/2000. 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 of Planning and Transportation

09 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2701
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

HM

Start date:	30 OCT 2000
Officer:	AT.
Application No.	F/2000/2701

Map No. 54 Site 0.04

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

+ FORMATION OF PLAYROOM IN LOFT??

Location: 15 KITWOOD DRIVE

Parish: ~~WOODLEY~~ EARLEY Ward: L. Hunsperger 9.11.2000

Applicant: MR BECKETT

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

Enforcement Section (3) 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	Parking? Show position of ext. on block plan	9.11.	
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 : 9-11-2000 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 ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250m Landfill site consu .....

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 + 11, 17, 7, 9, 6, & 23 Kitwood Drive
12 Yorehan Close ✓
14 Hambledon Close

FROM: Andrew Thorley

DATE: 09 November 2000

DELEGATED

PLANNING SERVICES	HPT 36791
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

20 NOV 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2701

Proposal: Proposed first floor side extension to dwelling plus formation of playroom in loft..

Site Address: 15, Kitwood Drive, Lower Earley, Reading.

Applicant: Mr P Beckett C/O Richard Fenn Designs Ltd.

Your observations are required in respect of this application **by 03/12/2000** .

Whilst Councillors had no objection to the extensions, if the proposal was to go ahead, the property would have five bedrooms and a loft which could be used a sixth. It was, therefore, felt that insufficient parking would remain on the site, and particularly as it is understood that access to the site is via a shared driveway. It is requested that this application, is, therefore, refused.

SIGNED: _____ DATE: 16 NOV 2000

Clerk To Earley Parish/Town Council.

Date: 05 December 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/2701

Location: 15, Kitwood Drive, Lower Earley, Reading.

Proposal: Proposed first floor side extension to dwelling plus formation of playroom in loft.

Applicant: Mr P Beckett C/O Richard Fenn Designs Ltd.

Case Officer: Andrew Thorley

The new plans show the following: Revised parking plans showing parking for 4 cars. Drawing no PB 100/A.

Comments are required by 15/12/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

CONDITIONAL APPROVAL

C049, R049.
C122, R122.

Adam Coggins 12/12/00

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : RFDL@richardsmail.com

PLANNING SERVICES | MPT 37312
PCN | TLS
DC AT | ENF
APP
CS
DEC 2000
COPIES TO: | ACK:
FILE:

3rd December 2000.

Dear Mr Thorley,

REF : Proposed first floor side extension to dwelling plus formation of playroom in loft at 15 Kitwood Drive, Lower Earley, Reading, Berkshire for Mr Phil Beckett.
Planning Application No. F/2000/2701.

Further to your letter dated 27th November 2000 please find enclosed as requested 4 copies of our latest drawing no. PB.100a which has been revised to show the 4 car parking spaces following a further survey of the site at the weekend.

As you can see the three car parking spaces can be accommodated on the existing drive without any new hardstanding.

We hope you now have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

ADDITIONAL PLAN

2701

Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.
Attention : Mr Andrew Thorley

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

47 F1

Date: 05 December 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2701

Location: 15, Kitwood Drive, Lower Earley, Reading.

Proposal: Proposed first floor side extension to dwelling plus formation of playroom in loft.

Applicant: Mr P Beckett C/O Richard Fenn Designs Ltd.

Case Officer: Andrew Thorley

The new plans show the following: Revised parking plans showing parking for 4 cars. Drawing no PB 100/A.

Comments are required by 15/12/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

F/2000/

App No 2701 (Planaps) / (Ludhouse) Date Rec. 04/12/2000

Location: 15, Kirkwood Drive,

Parish Lower Earley

Applicant: Mr. P. Beckett.

Description of attached plans Revised parking plans showing parking for 4 No cars

Drawing No's: PB 100/A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 05.12.PS

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES	MPT 37312
PCL	TLS
DC AT	ENF
MPT	
CS	
4 DEC 2000	
COPIES TO:	ACK:
	FILE:

RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE

Telephone : READING (0118) 9691684

Fax : READING (0118) 9628313 E-Mail : RFDL@richardsmail.com

3rd December 2000.

Dear Mr Thorley,

REF : Proposed first floor side extension to dwelling plus formation of playroom in loft at 15 Kitwood Drive, Lower Earley, Reading, Berkshire for Mr Phil Beckett.
Planning Application No. F/2000/2701.

Further to your letter dated 27th November 2000 please find enclosed as requested 4 copies of our latest drawing no. PB.100a which has been revised to show the 4 car parking spaces following a further survey of the site at the weekend.

As you can see the three car parking spaces can be accommodated on the existing drive without any new hardstanding.

We hope you now have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

ADDITIONAL PLAN

2701

Yours Faithfully

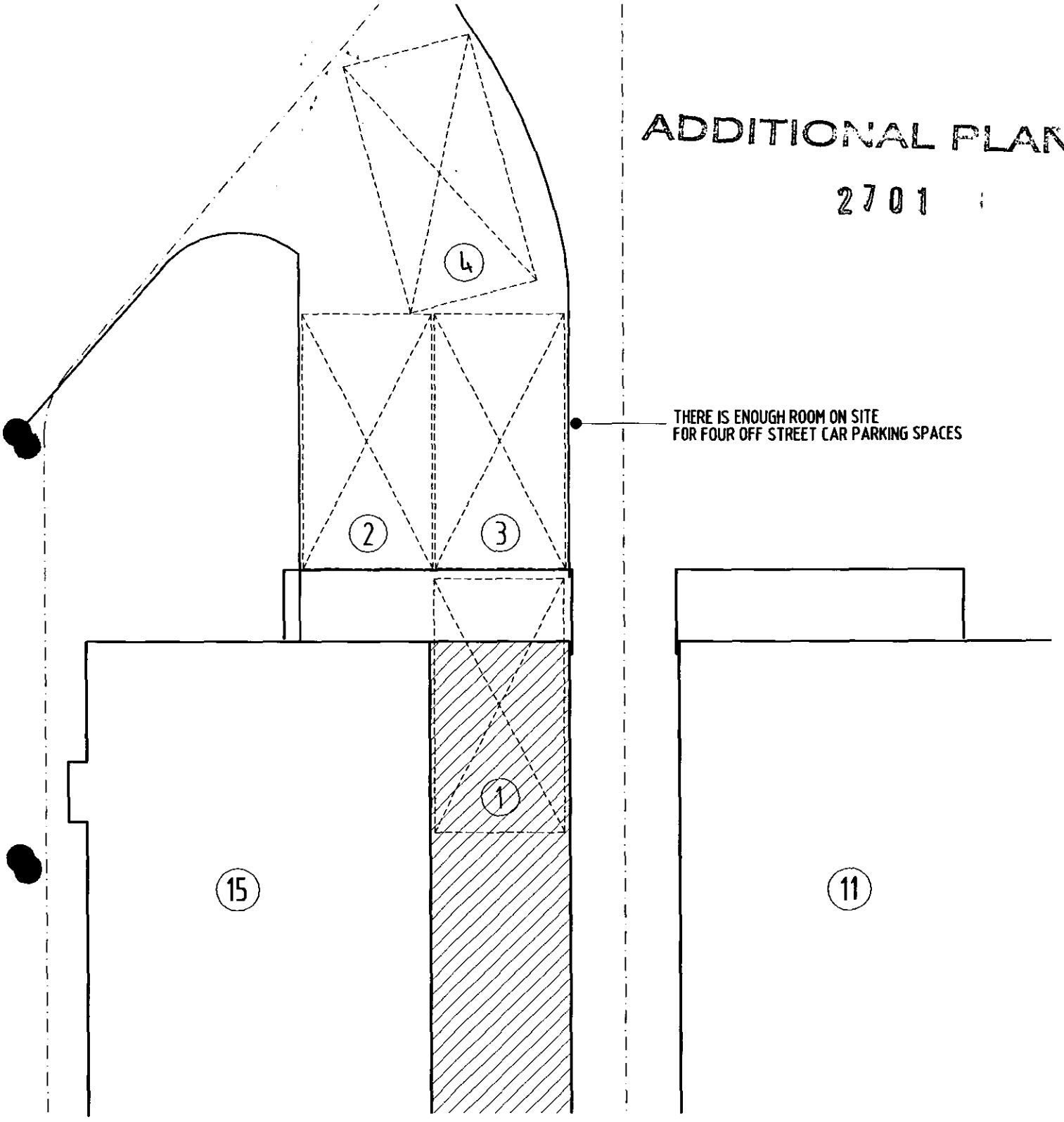
Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.
Attention : Mr Andrew Thorley

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

ADDITIONAL PLAN

2701



THERE IS ENOUGH ROOM ON SITE
FOR FOUR OFF STREET CAR PARKING SPACES

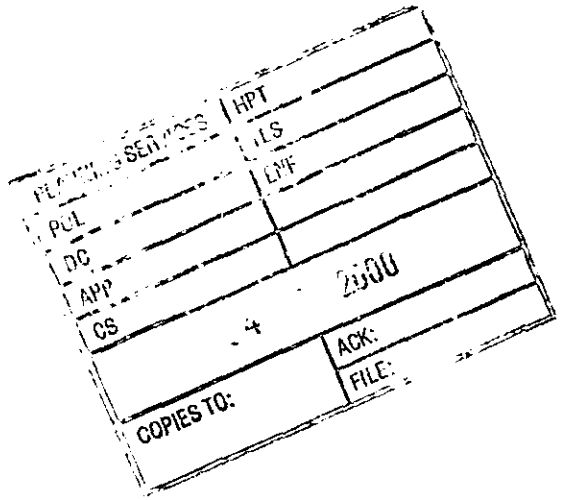
RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone: READING (0118) 9691634.
Fax (0118) 9626313 E-Mail : RFDL@richardsmail.com

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING
PLUS FORMATION OF PLAYROOM IN LOFT
AT 15 KITWOOD DRIVE, LOWER EARLEY, READING FOR MR P.BECKETT.

CAR PARKING PLAN

DATE	SCALE
NOVEMBER 12th 2000	1:100
DRAWING No.	REVISION
PB.100.	A



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4 2000
COPIES TO:
ACK:
FILE:

Tel. 0118 974 6441 (Direct Line)

E-mail:

Date. 27 November, 2000

My ref. AJT/JRM/F/2000/2701

Your ref.

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) 977 8909
DX: 33506 – Wokingham

Richard Fenn Designs Ltd
11,Harrier Close,
Woodley,
Reading,
RG5 4PE.

Dear Mr. Fenn,

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING PLUS FORMATION OF PLAYROOM IN LOFT – 15, KITWOOD DRIVE, LOWER EARLEY.

I refer to your planning application received on the 30th October 2000 and subsequent parking layout received on the 13th November 2000.

Our Highway section, require a more detailed plan showing the following:

- the boundary of the property,
- the extent of the existing driveway,
- the outline of four (4) spaces marked accurately with minimum dimensions of 4.8 m x 2.4 m, within the curtilage of the property,
- and any proposed hardstanding to accommodate extra paring spaces.

I suggest that you submit a revised plan showing these requirements, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

revised plans received 04/12/2000

File: 3,Askew Drive,Spencers Wood.

Date: 17 November 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/2701

Location: 15, Kitwood Drive, Lower Earley, Reading.

Proposal: Proposed first floor side extension to dwelling plus formation of playroom in loft.

Applicant: Mr P Beckett C/O Richard Fenn Designs Ltd.

Case Officer: Andrew Thorley

The new plans show the following: Car parking layout. Drawing no PB.100.

Comments are required by 27/11/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

Comment

The plan is not detailed enough for highway requirements.

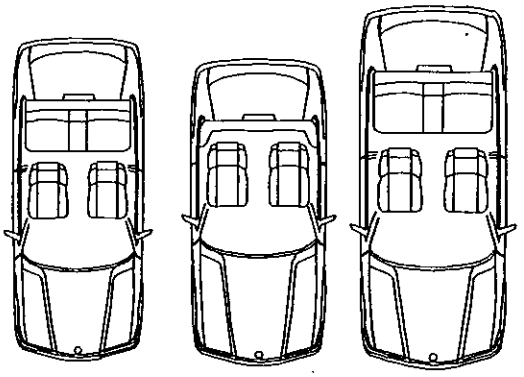
Please indicate the following on one plan:

- The boundary of the property
- The extent of the existing driveway
- outline of four(4) spaces marked accurately with minimum dimensions of 4.8 m x 2.4 m, within the curtilage of the propert
- Any proposed hardstanding to accommodate extra parking spaces.

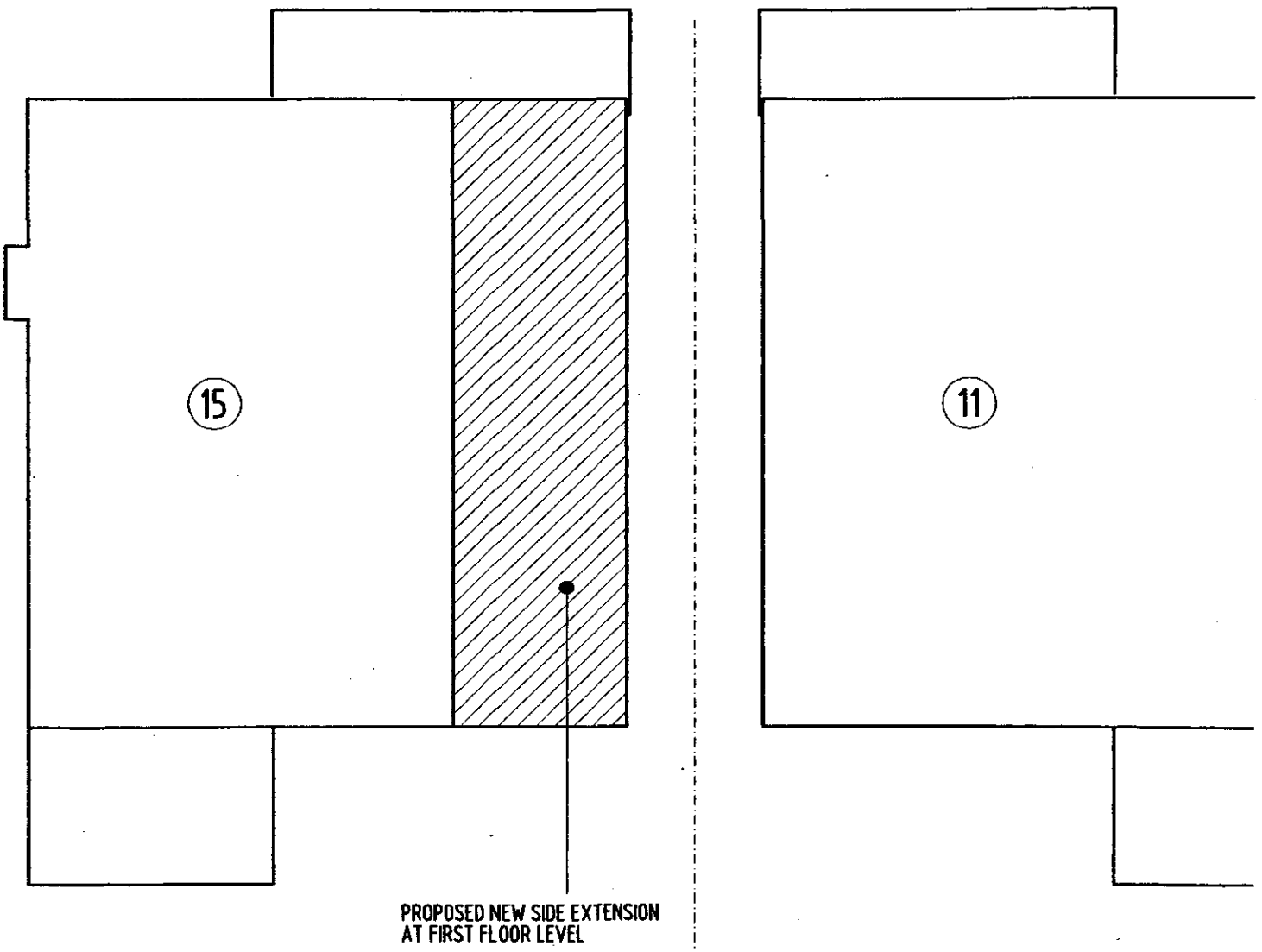
Adam Coggins. 27/11/00.

2701

ADDITIONAL PLAN



THERE IS ENOUGH ROOM ON SITE
FOR FOUR OFF STREET CAR PARKING SPACES



RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone READING (01189) 9691684
Fax (01189) 9628313 E-Mail : RFDL@richardfenn.com

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING
PLUS FORMATION OF PLAYROOM IN LOFT
AT 15 KITWOOD DRIVE, LOWER EARLEY, READING FOR MR P.BECKETT.

CAR PARKING PLAN

DATE	SCALE
NOVEMBER 12th 2000	1:100
DRAWING No. PB.100.	REVISION

Date: 17 November 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2701

Location: 15, Kitwood Drive, Lower Earley, Reading.

Proposal: Proposed first floor side extension to dwelling plus formation of playroom in loft.

Applicant: Mr P Beckett C/O Richard Fenn Designs Ltd.

Case Officer: Andrew Thorley

The new plans show the following: Car parking layout. Drawing no PB.100.

Comments are required by 27/11/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2701 (Planaps) / (Ludhouse) Date Rec. 13/11/2000

Location: 15, Kilnwood Drive,

Parish Lower Burley

Applicant: Mr - P. Beckett

Description of attached plans Car Parking Layout

Drawing No's: PB.100

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 17.11.R

Yellow - Part One Copy
Green - Officer's Copy

AT

RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : RFDE@richardsmail.com

SERVICES INFO 36431
DC ENF
AP
CS

13th November 2000.

13 NOV 2000

COPIES TO: ACK:
FILE:

Dear Mr Thorley,

REF : Proposed first floor side extension to dwelling plus formation of playroom in loft at 15 Kitwood Drive, Lower Earley, Reading, Berkshire for Mr Phil Beckett. Planning Application No. F/2000/2701.

Please find enclosed as requested 4 copies of the car parking layout as requested.

We hope you now have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

ADDITIONAL PLAN
2701

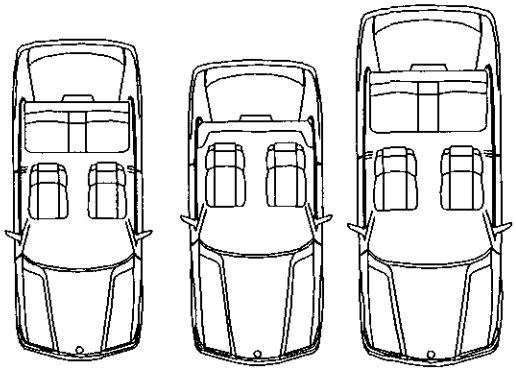
Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.
Attention : Mr Andrew Thorley

2701

ADDITIONAL PLAN



THERE IS ENOUGH ROOM ON SITE
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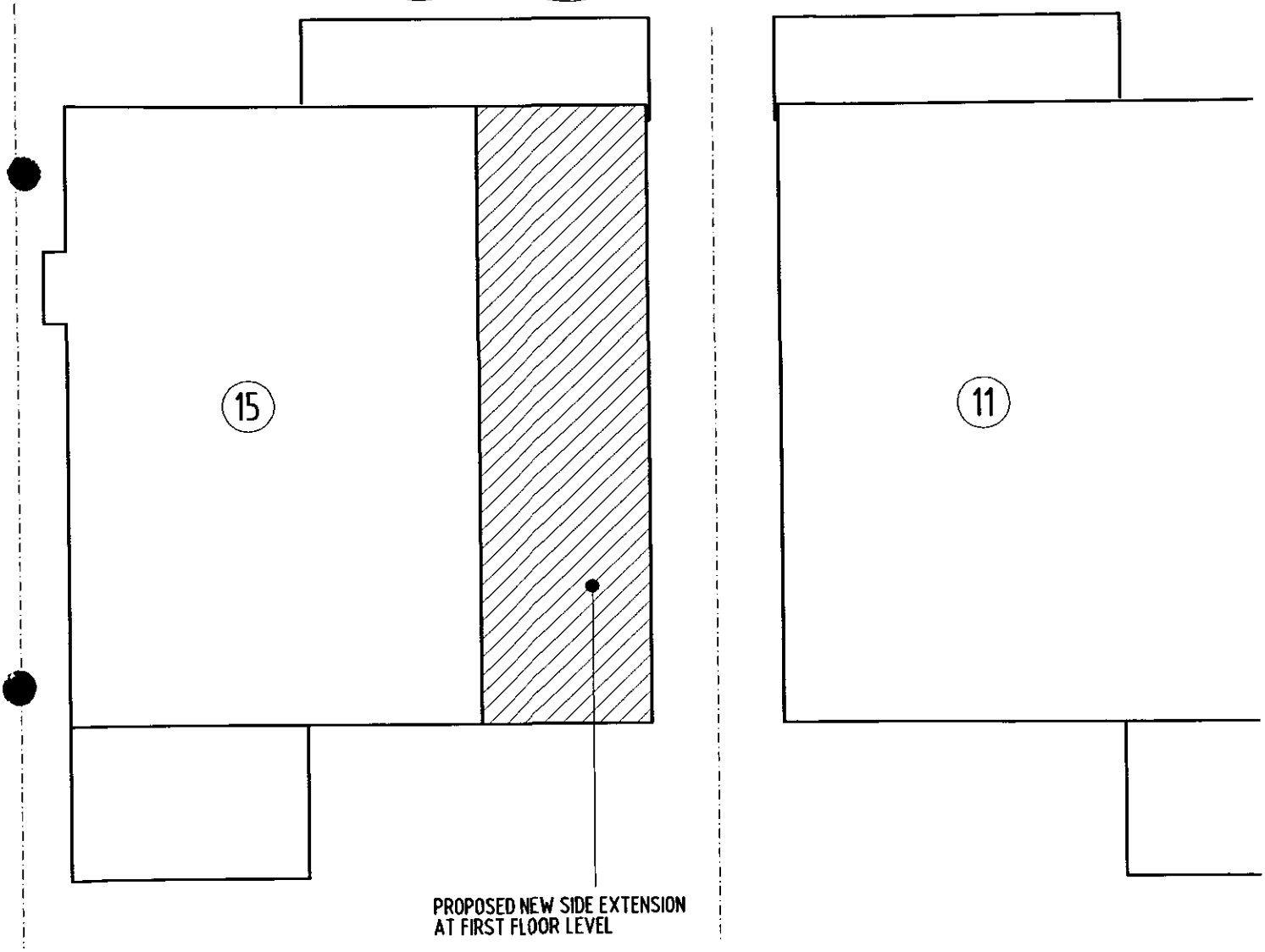

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PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING
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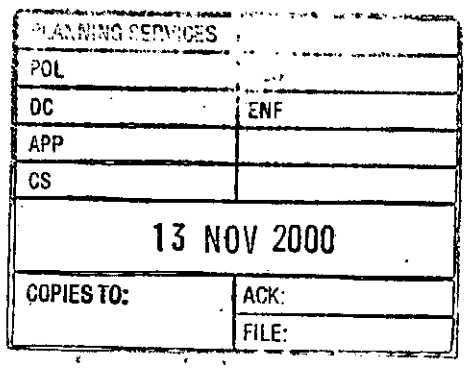
CAR PARKING PLAN

DATE	SCALE
NOVEMBER 12th 2000	1:100
DRAWING No. PB.100.	REVISION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FILE:

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : RFDL@richardsmail.com

27th October 2000.

Dear Sir/Madam,

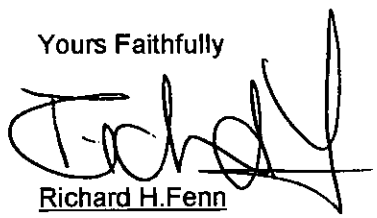
REF : Proposed side extension at first floor level at 15 Kitwood Drive, Lower Earley, Reading, Berkshire for Mr Phil Beckett.

Please find enclosed a planning application which has been prepared on behalf of our client Mr Phil Beckett which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing nos. PB.01 and PB.10.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. A cheque to the value of £95.00p which we believe is the correct planning fee for a proposal of this type.

Finally we hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully



Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

Copy : Mr P.Beckett.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 09 November 2000

Application Number: F/2000/2701

Proposal: Proposed first floor side extension to dwelling plus formation of playroom in loft.

Parish: EARLEY TOWN

Site Address:
15, Kitwood Drive, Lower Earley, Reading.

Applicant:
Mr P Beckett C/O Richard Fenn Designs Ltd.

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).

Comments.

Please could highways have a revised plan showing the driveway and parking layout for 4 vehicles within the curtilage of the property.
Spaces are to be marked accurately on the plan with minimum dimensions of 5.5m x 2.4m in front of the garage and 4.8m x 2.4m as standard.

Signed: _____ **Print name:** Adam Coggins 13/11/00

MASTER CARD FOR

ADDRESS KITWOOD DRIVE PARISH ~~WOODLEY~~ EARLEY 1.4.86

PLOT No. AREA H - LOWER EARLEY ORD. SHEET No. SU.7670 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/161/69	MR. S. PHILLIPS	O/APP. RES. DEV.	1.1.70	N/A RE
1765/73	PYE	"	13.6.70	N/A RE
04546	"	"	10.6.76	N/A RE
01945	"	LOWER EARLEY PLAN	APP. ACC. TO MINUTES	
07235	BOVIS	R.E.K.L.T.Y. - DISTR.	24.11.77	N/A C/A
07295	"	ROADS TO ALL PHASES	15.12.77	N/A C/A
15554	MARTIN GRANT HOMES	82 DWELLINGS	WITHDRAWN	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 15 KITWOOD DRIVE PARISH ~~WOODLEY~~ EARLEY 1.4.86

PLOT No. 60 ORD. SHEET No. SU 7670 (59

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15834	MARTIN GRANT HOMES	DET. HOUSE & GARAGE	30.7.81	N/A C/A
BR 17470	"	"	22.9.81	APP. N/A
27096			20.3.87	C/A
BRA 2019	MR & MRS. L. MAYLES	CHIMNEY / FIREPLACE	10.12.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

30.OCT.2000 *2701

Environmental Services

For office use only.
Application number:

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 P. BECKETT
	Address and postcode	15 KITWOOD DRIVE LOWER EARLEY READING
	Phone number	0118-9666843
2	Agent's Name	RICHARD FENN DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY READING
	Phone number	0118-9691684
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.	15 KITWOOD DRIVE LOWER EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE EXTENSION AT FIRST FLOOR
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.	ALL AS 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 ☑

3546 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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

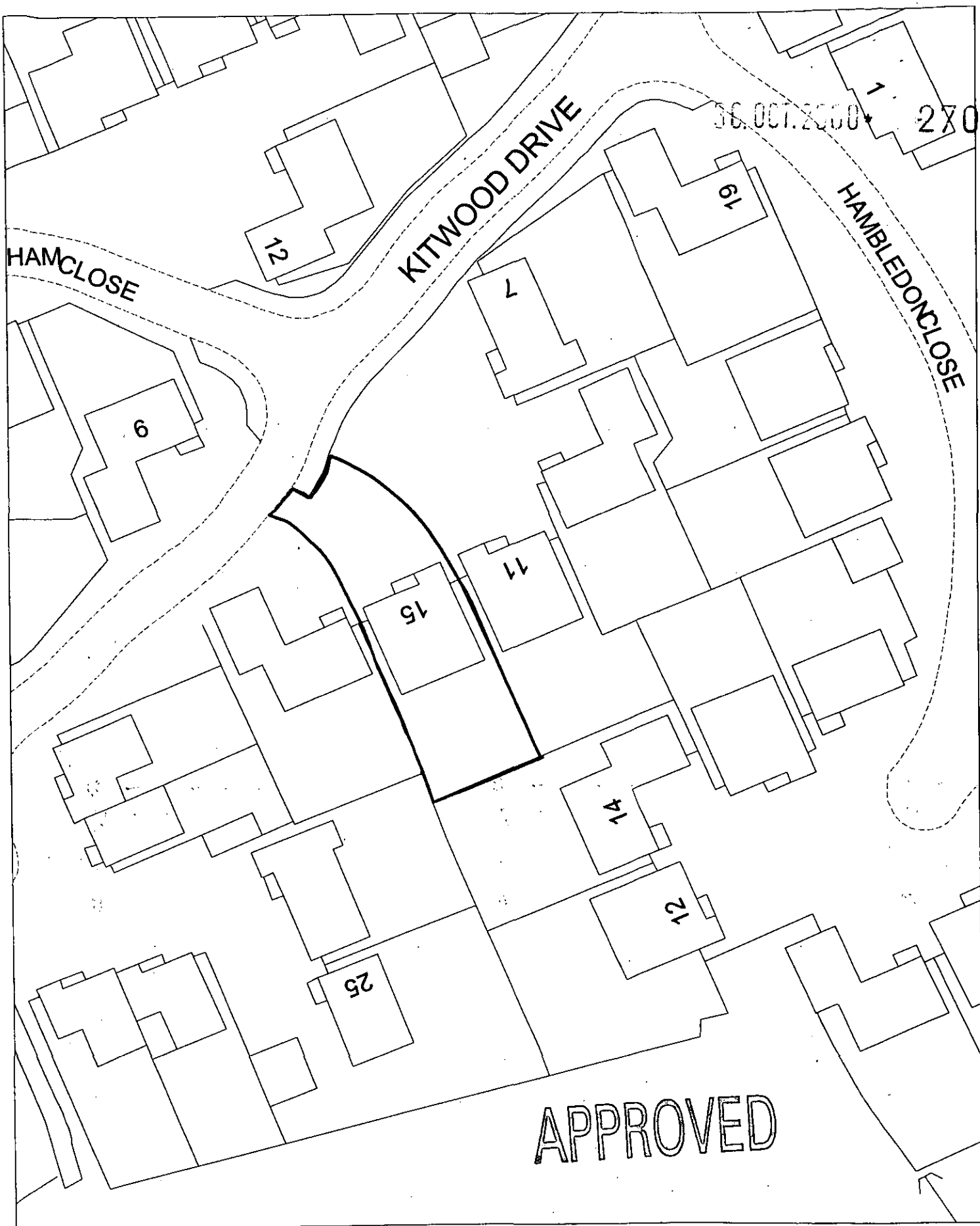
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR P. BECKET

Date 27/10/2000

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: 26 October 2000

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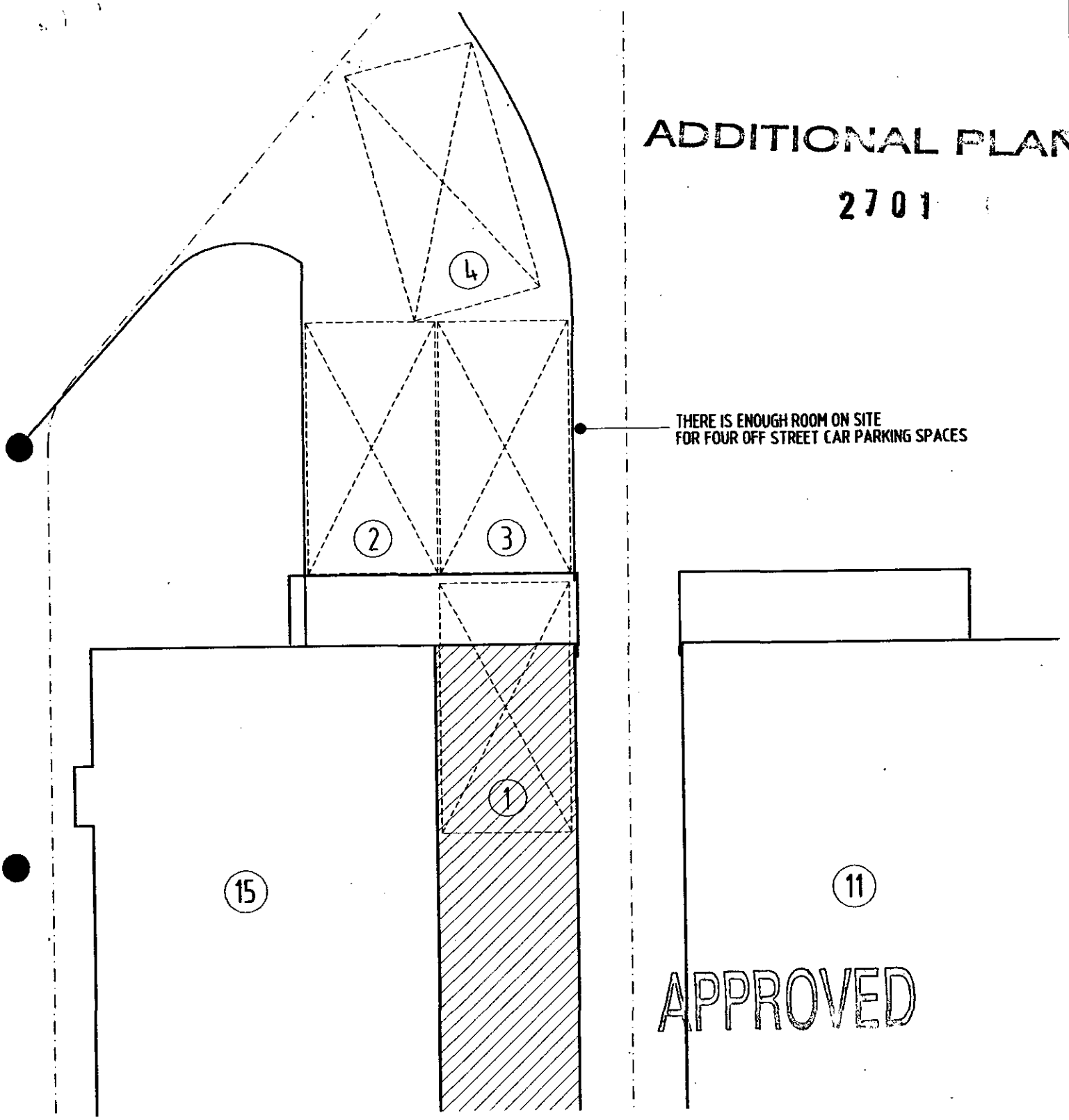
ADDITIONAL PLAN

2701



THERE IS ENOUGH ROOM ON SITE
FOR FOUR OFF STREET CAR PARKING SPACES

APPROVED

RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone READING (0118) 9691684
Fax (0118) 9628813 E-Mail : RFDL@richardsmail.com

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING
PLUS FORMATION OF PLAYROOM IN LOFT
AT 15 KITWOOD DRIVE, LOWER EARLEY, READING FOR MR P.BECKETT.

CAR PARKING PLAN

DATE	SCALE
NOVEMBER 12th 2000	1:100
DRAWING No.	REVISION
PB.100.	A



Site Plan, Scale: 1 to 2500

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Date: 26 October 2000

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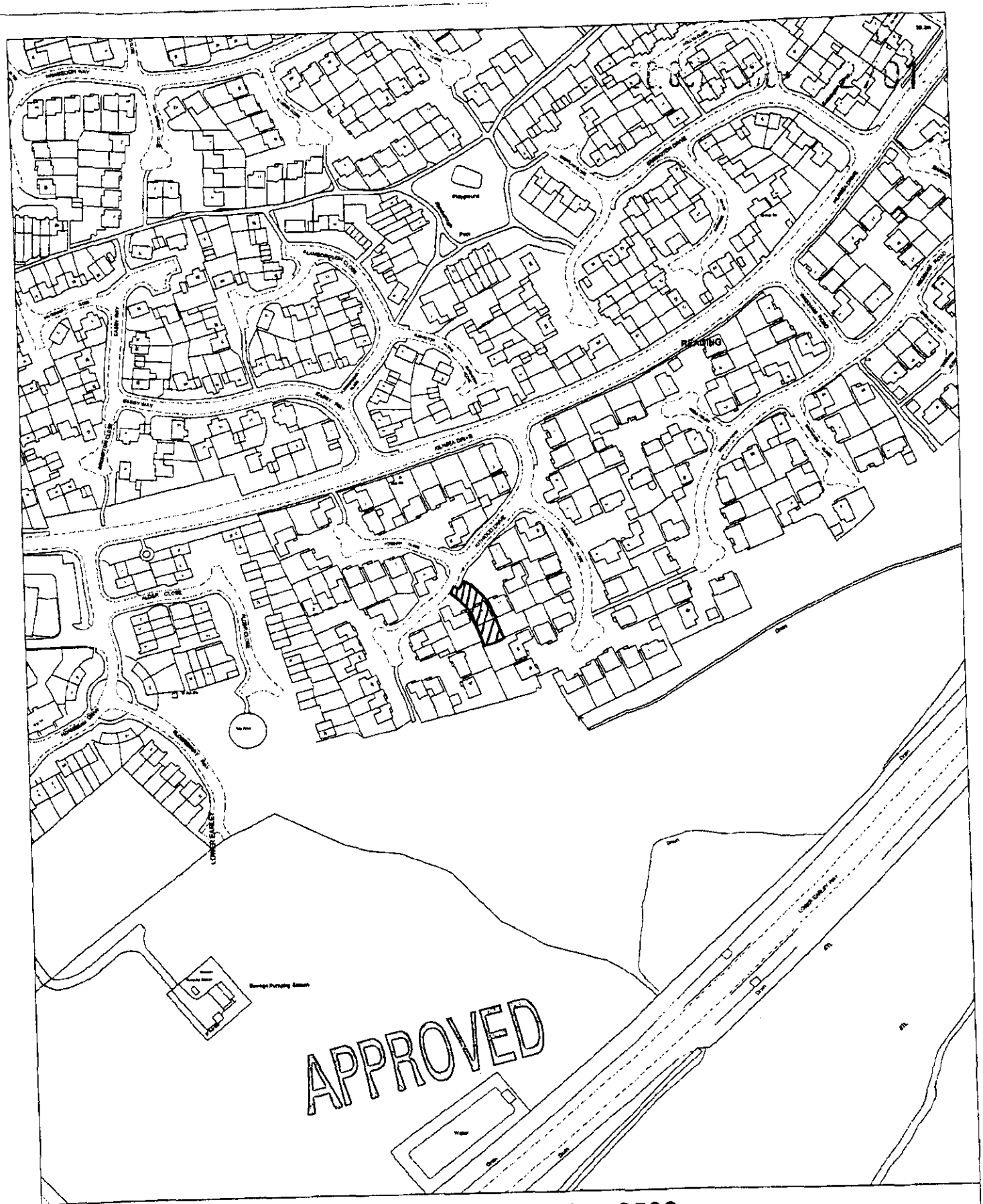

Site Plan, Scale: 1 to 2500

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Date: 26 October 2000