SOUTHPORT U.K.
LONDON OFFICE
YSTEMS LTD

APPLICATION NO:
F/2000/0559

LOCATION:
7 Tiger Close, Woodley Reading.

APPLICANT:
Mr & Mrs A Johnson C/O Greg Farrell

PROPOSAL:
Proposed first floor rear extension to dwelling.

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

APPLICATION EXPIRY DATE: **04/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Johnson
C/O Greg Farrell
43 Wendover Way
Tilehurst
READING
Berkshire RG30 4RU

Application Number: F/2000/0559

Parish: **WOODLEY**

Location: **7 Tiger Close, Woodley, Reading**

Proposal: **Proposed first floor rear extension to dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 05 April 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. 31 May, 2000
My ref. BC/DC/2000/0559

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 & Mrs Johnson
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Dear Sirs

PLANNING PERMISSION 2000/0559
SITE: 7 TIGER CLOSE, WOODLEY

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 2000/0559 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	0559 AT
BUILDING CONTROL NUMBER.	FP 2000/0623 Nick.
~~APPLICANT~~/AGENT	Greg Lovell
ADDRESS OF SITE	7. Tiger Close. Woodley.
DESCRIPTION OF PROPOSED WORK	First floor rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	A Johnson B	A Johnson A
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/11/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Nine	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/11/00.	

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	

Received by Wokingham District Council

Application No: F/2000/0559

Proposal:
Proposed first floor rear extension to dwelling.

Location:
7 , Tiger Close, 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

Application Number F/2000/0559
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	'Work'

RECORD OF SITE VISIT

SITE ADDRESS: 7 Tiger Close
Woodley Reading.

APPLICATION NUMBER: F/2000/0559

OFFICER: ~~Natalie Brown~~ Andrew Hoxley
DATE OF SITE VISIT: 14/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on board in front garden

2. DESCRIPTION OF SURROUNDINGS
predominantly residential area, detached 2 storey houses, with integral garages

3. DESCRIPTION OF SITE/BUILDING End plot facing Tiger Close, open plan at front.
(clay pantile roof)
2 storey detached house, brick to first floor, render and white work above, white UPVC window + door frames

4. RELATIONSHIP TO ADJOINING PROPERTIES
In line with No 8 b'line, see plan.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING As existing on site.

LEVELS /

BOUNDARY TREATMENT – No 8, 1.8m chestnut pale fencing, reduces to 1.7m at rear.
– Comet Way, 1.8m high brick wall and close boarded fence.
– No 2. Victor Way, 2m hedging/shrubbery covering a 1.8m brick wall.

OTHERS

Tel: (0118) 974 6492

Date: 22 nd March 2000

My ref: F/2000/0559

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

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2000/0559
7 , Tiger Close, Woodley, Reading.
Proposed first floor rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

Andrew Thorley 6487

If you have any questions please do not hesitate to contact ~~Natalie Brown~~ on **(0118) 974 ~~6482~~**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3rd April 2000

Yours faithfully

Chris Lloyd

Head of Planning and Transportation

LISTING FORM Andrew Thorley

Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0559**
7 , Tiger Close, Woodley, Reading.
Proposed first floor rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 22nd March 2000

My ref: F/2000/0559

CONFIDENTIAL

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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/2000/0559
7 , Tiger Close, Woodley, Reading.
Proposed first floor rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

Andrew Thorley 6487

If you have any questions please do not hesitate to contact ~~Natalie Brown~~ on **(0118) 974 ~~6492~~**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3rd April 2000

Yours faithfully

Chris Ord
Head of Planning and Transportation

LISTING FORM Andrew Thorley
Case officer: ~~Natalie Brown~~ Application Number: **F/2000/0559**
7 , Tiger Close, Woodley, Reading.
Proposed first floor rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 22nd March 2000

My ref: F/2000/0559

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

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2000/0559
7 , Tiger Close, Woodley, Reading.
Proposed first floor rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact ~~**Natalie Brown**~~ Andrew Thorley on **(0118) 974 ~~6492~~ 6637**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3rd April 2000

Yours faithfully

Chris Lord

Head of Planning and Transportation

LISTING FORM Andrew Thorley

Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0559**
7 , Tiger Close, Woodley, Reading.
Proposed first floor rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : ~~Natalie Brown~~ Andrew Thaley

Application Number : F/2000/0559

Applicant : Mr & Mrs A Johnson C/O Greg Farrell.

Location : 7, Tiger Close, Woodley, Reading.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/03/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 14/03/2000

Date Registered : 08/02/2000

Earliest Date for Decision : 12/03/2000

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

Application Expiry Date: 04/04/2000

Consultation Responses :

Woodley PC : No Comment

Neighbours/SN : None received

Planning Issues : (Indeed) : WDLP/WOS2/WBE1
LALP/LBE1/LBE2.

1.) Impact on streetscene / visual amenity
2.) Impact on amenities of neighbouring properties.

Application Number: F/2000/0559

Appraisal :

1) Impact on Streetscene / visual amenity

The proposed development is for a first floor rear extension, forming an extension to the first floor bathroom and rear bedrooms. It will be 5.5m wide and extend 1.1m, in line with the existing 'dining room' (below) on the ground floor. A pitched gable roof would be formed and this would be tied back into the main structure, 5.1m to the eaves and 7.1m to the ridge.

Although the new roof will be visible from the road along Comet Way and the proposed windows in the rear elevation are of the same size as existing, I do not think this will have a significant impact. Materials proposed will match existing. ∴ no detrimental impact to the streetscene

2) Impact on amenities of neighbouring properties.

No8, to the north. No windows in flank elevation. Due to position and relationship - no adverse impact on occupiers of No8.

No2, Victor Way, to the west - windows (ground and first floor) in rear elevation facing No7, due to the position and distance away the occupiers of the property will not be overlooked - no adverse impact.

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

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 14/3 Time 11.35

WHILE YOU WERE OUT

Name Greg Farrell. (Agent).

Of

Phone No. 9716 249 Ext.

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

MESSAGE 7 Tiger Close (F/2000/0559)

- wants an update of how the application is progressing.

- has SV been done, etc etc

phoned back informed of site visit 15/3 AJT. and progress.

+ [redacted]

Signed Natalie

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 FEB 2000

Officer: NAB | Application No. F/2000/0559

Map No. 42 Site 0.04

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 7 TIGER CLOSE

Parish: WOODLEY Ward: Loddon
17.2.2000

Applicant: MR/MRS JOHNSON

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

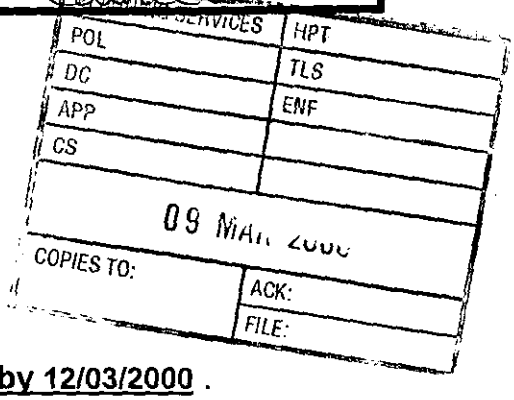
		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

FROM: Natalie Brown

DATE: 17 February 2000

Consultation Sheet

Woodley Town Council



Application Number: F/2000/0559

Proposal: Proposed first floor rear extension to dwelling..

Site Address: 7 , Tiger Close, Woodley, Reading.

Applicant: Mr & Mrs A Johnson C/O Greg Farrell.

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

No comment.

SIGNED: Anne Keenan DATE: 8.3.00.

CLERK TO

ADDRESS 7 TIGER CLOSE PARISH WOODLEY

PLOT No. 303 AREA 2B 2C WOODLEY AIRFIELD ORD. SHEET No SU 7773 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	ARNEST	DET. HOUSE & GARAGE	31.3.83	N/A CL
AR 20606	BRYANT	"	12.7.83	APP N/A
35820	MR. A. JOHNSON	PORCH / ENLARGE GARAGE	19.6.90	C
BRA 9261	"	EXT TO GARAGE WHALL DT.	3.8.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 08.FEB.2000* 0559

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 Address and postcode Phone number	Mr + Mrs A Johnson 7 Tiger Close Woodley
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 applicant
4	Give brief details of the proposal for example, two storey side extension. About the application	First floor rear 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.	Tiles & render 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: 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: R. Farrell on behalf of Mr & Mrs Johnson

Date 3/2/2000

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



Site Plan, Scale: 1 to 1250

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Date: 14 February 2000

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W E
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