APPLICATION NO:
F/2000/1534

LOCATION:
8 Ambleside Close, Woodley Reading.

APPLICANT:
Mr N Goldring

PROPOSAL:
Proposed erection of detached double garage with trailer store and workshop.

EARLIEST DATE FOR DECISION: **24/06/2000**

APPLICATION EXPIRY DATE: **14/07/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Goldring
8 Ambleside Close
WOODLEY
Berkshire
RG5 4JJ

Application Number: F/2000/1534

Parish: **WOODLEY**

Location: **8 Ambleside Close, Woodley, Reading**

Proposal: **Proposed erection of detached double garage with trailer store and workshop**

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 brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. This permission relates to the application as amended by and shall be carried out in accordance with revised unnumbered plan submitted to the Local Planning Authority on 10th July 2000 showing a velux window on the front and rear elevations.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the roof.

Condition
5. The landing window in the north-east flank elevation of the proposed development shall not at any time be glazed other than with obscure glass and non-opening.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. For the avoidance of doubt.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of residential amenity.

Informative
1. The applicant is advised that the hobby room should be used only for purposes incidental to the enjoyment of the dwelling house.

John Mitchell
Development Control Manager
Date: 11/07/2000

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 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/1534
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

Mr N K Goldring
8 Ambleside Close
Woodley
READING
Berkshire
RG5 4JJ

Dear Mr Goldring

PLANNING PERMISSION F/2000/1534
SITE: 8 AMBLESIDE 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 F/2000/1534 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 you 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 sincerely

H. P. Morgan

HEATHER MORGAN
Senior Planning Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1534 HM
BUILDING CONTROL NUMBER.	FP2000/1060 Paul
APPLICANT/~~AGENT~~	Mr N. Goldring
ADDRESS OF SITE	8 Ambleside Close WOODLEY
DESCRIPTION OF PROPOSED WORK	new detached double garage with trailer store + workshop

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 29/8/00	rec'd. 10/7/00
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - additional roof light	
DATE	5/9/00	

PROBLEMS Heather has already informed applicant	REQUESTED	RECEIVED	REMINDER
New PLANNING PERMISSION NEEDED	5/9/00		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1534

Applicant : Mr N Goldring .

Location : 8, Ambleside Close, Woodley, Reading.
Proposal : Proposed erection of detached double garage with trailer store and workshop.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/6/00

Date of Neighbour Notifications : 30/5/00

Date of Site Visit : 25/6/00

Date Registered : 19/05/2000

Earliest Date for Decision : 24/06/2000

Latest Consultation Date/Site Notice Expiry Date : 24/06/2000

Application Expiry Date: 14/07/2000

Consultation Responses :

① Highways - No objection subject to conditions.
SC23 (parking & garaging) sheet.

② Woodley TC - no comments.

③ Consultations - No response

④ Trees and Landscape - Acceptable. Screened by existing fencing & trees.

Planning History

39188 - Two storey extension. Approved 13/4/92.
40959 - Single storey extension / pitched roof to front. Approved 30/4/93.

~~extension~~

Planning Issues

1/ **Impact on residential amenity**

The proposed building would be located a minimum of 14 m with the side boundary of No 9 Ambleside Close The building would have an eaves level of 2.7m

Application Number: F/2000/1534

Appraisal :

and a ridge height of 5.9m. It is considered that the distance of 18m is sufficient to ensure the building does not appear overdominant in relation to the neighbours. The application has been revised to delete a side window to ensure there is no overlooking to the rear garden of No 9 from the first floor hobby room.

To the west lies the library. There would be no overlooking to this property. In addition, it is not considered the proposal would appear overdominant.

Impact on the Streetscene

The property currently has 2m high solid gates at the end of the drive level with the front of the main dwelling. [redacted] Whilst the building would be visible the set back is adequate to ensure the streetscene is not adversely affected.

The applicants are now proposing a velux window in the southern elevation to allow light to the hobby room. This would not result in any additional overlooking and is a reasonable relationship between front elevations.

Recomendation : Approval: ☑ [redacted] ☐

(tick appropriate box)

Application Number F/2000/1534
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
(1)	SC01	SR02	
(2)	SC53	SR12	Brickwork
(3)	SC04	SR04	permission [redacted] unnumbered plan received on 10/07/00 showing a velux window on the front and elevations.
		Ref	
(4)	SC08	SR10	~~roof~~
(5)	SC20	SR10	landing -- add 'and non opening'

INFORMATIVE

The applicant is advised that the hobby room should be used only for purposes incidental to the enjoyment of the dwelling-house.

1 elevation north-east flank?

John Mercer
11/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 8 Ambleside Close Woodley Reading.

APPLICATION NUMBER: F/2000/1534

OFFICER: Heather Morgan

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Residential Area. Houses opposite, to SW School, to W library, to N houses

3. DESCRIPTION OF SITE/BUILDING Residential.

4. RELATIONSHIP TO ADJOINING PROPERTIES Adjacent Semi. has had a S/S/r flat roofed extension.

Del. side window. front velux → no o'looking

5. SITE CONSTRAINTS

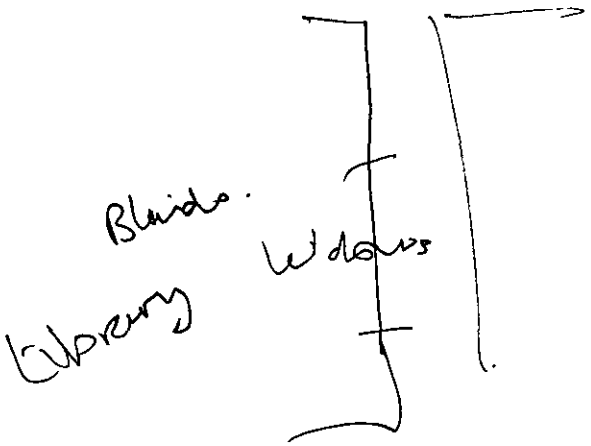
TREES Conifer. No objection if lost

ACCESS/PARKING Existing

LEVELS Flat

BOUNDARY TREATMENT 1.8 m dof.

OTHERS



Next door S/S/F/roofed
Rear extension.

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

Tel: (0118) 974 6446

Date: **30 May 2000**

My ref: F/2000/1534

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2000/1534
8, Ambleside Close, Woodley, Reading.
Proposed erection of detached double garage with trailer store and workshop.

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1534**
8, Ambleside Close, Woodley, Reading.
Proposed erection of detached double garage with trailer store and workshop.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

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

Tel: (0118) 974 6446

Date: **30 May 2000**

My ref: F/2000/1534

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

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/2000/1534
8, Ambleside Close, Woodley, Reading.
Proposed erection of detached double garage with trailer store and workshop.

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If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1534**
8, Ambleside Close, Woodley, Reading.
Proposed erection of detached double garage with trailer store and workshop.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Samuel

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

Received by Wokingham District Council

Application No: F/2000/1534

Proposal:
Proposed erection of detached double garage with trailer store and workshop.

Location:
8, Ambleside 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/06/2000. 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

30 May 2000



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Development Control Section, Environmental Services, Wokingham District Council.

25 May 2000

Scale: 1 : 1250

N W E S

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 29th June 2000

Location: 8 Ambleside Close, Woodley.

Proposal: Proposed erection of detached double garage with trailer store and workshop.

Application Number: F/2000/1534

In response to your consultation dated 30th May 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The proposed garage is a large building and is tall to include a hobbies room in the pitched roof above the garage. The only first floor window overlooks the owner's garden. The development fits in with adjacent buildings including the Woodley Library and Beechwood School. It is largely screened by existing fencing and trees along the boundary of the property.

Patricia Green

Patricia Green
Landscape Consultant

FROM: Heather Morgan

DATE: 30 May 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1534

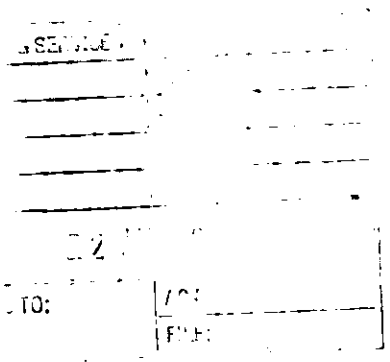
Proposal: Proposed erection of detached double garage with trailer store and workshop..

Site Address: 8, Ambleside Close, Woodley, Reading.

Applicant: Mr N Goldring .

Your observations are required in respect of this application **by 24/06/2000** .

The committee had no comment to make on this application.



Tel. Con 4/7

No objection to additional [illegible]. Needs some form of lights to the stairs.
Agreed to small windows on stairs, obscurely glazed.

Heather M

30917

SIGNED: [signature]

DATE: 21.6.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan

Date: 30 May 2000

Application Number: F/2000/1534

Proposal: Proposed erection of detached double garage with trailer store and workshop.

Parish: WOODLEY TOWN

Site Address:
8, Ambleside Close, Woodley, Reading.

Applicant:
Mr N Goldring .

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

SC:23 (Insert Parking & Garaging).

SR:06.

Signed: _____ **Print name:** Stephen Knowles.

07/06/00.

F/2000/1534

HM

30 MAY 2000

8 Ambleside Close
Woodley
Reading
Berkshire
RG5 4JJ

24 May 2000

Mrs Hurst,
Planning Dep't
Wokingham District Council,
Shute End,
Wokingham,
Berks.
RG40 1BN

Dear Mrs Hurst,

Please find enclosed six copies of the west elevation drawing to be attached to my planning application.

Regards

Nick Goldring.

N Goldring

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	[illegible]
Officer: HM	Application No. F/2000/1534

Map No. ..... Site ...005...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE WITH TRAILER STORE & WORKSHOP

Location: 8 AMBLESIDE CLOSE

Parish: WOODLEY Ward: Emmbrook ✓ 3015

Applicant: MR N GOLDRING

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

Enforcement Section (9) 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	other side elevation	19/5 to follow	
6	Floor plans	confirm now no window in side elevation		
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 : 30.5..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
(Trees)	(NK:) ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N + Woodley Library, Headley Road .....

..... 7 & 9 Ambleside Close .....

PC 23 010 008

ADDRESS 8 AMBLESIDE CLOSE PARISH WOODLEY

PLOT No. 99 ORD. SHEET No. SU.7673(42)

BUILDER Messrs. G. Wimpey & Co. Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
73/57	Messrs. G. Wimpey & Co. Ltd	Outline	25.2.58	N/A	Refuse
0/49/58	"	Outline layout	8.4.58	N/A	C/A
0/102/58	"	Outline-Layout of Rds & Sewers	9.9.58	N/A	C/A
147/59	"	Layout-Semi/Det. House	13.10.59	App	C/A
052/58	Messrs G. Wimpey & Co Ltd	Roads & Sewers etc	9-9-58	App	C/A
BR 11918	MR. N DOYLE	GARAGE TO STUDY, NEW GARAGE	25.9.79	APP	N/A
11743	"	" " " "	22.11.79	N/A	CA
39188	MR. N. GOLDRING	2/St. LET	13.4.92		C/A
FP/92/0423A	"	"	5.11.92 ~~30.6.92~~	Ref	App
40959	"	2/St. LET / PITCHED ROOF TO FRONT	30.4.93		C/A
FP/93/1308	"	~~[illegible]~~ PORCH	5.4.93	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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 Address and postcode 19 MAY 2000* 1554 Phone number	N. GOLDRING 8 AMBLESIDE CLOSE WOODLEY BERKS RG5 4JJ 0118 9694657
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	DETATCHED DOUBLE GARAGE / TRAILER STORE / WORKSHOP
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.	RED/BROWN BRICKS AND INTERLOCKING ROOF TILES TO MATCH EXISTING. WHITE UPVC WINDOWS
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 ☐ NEW GARAGE

3544 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.

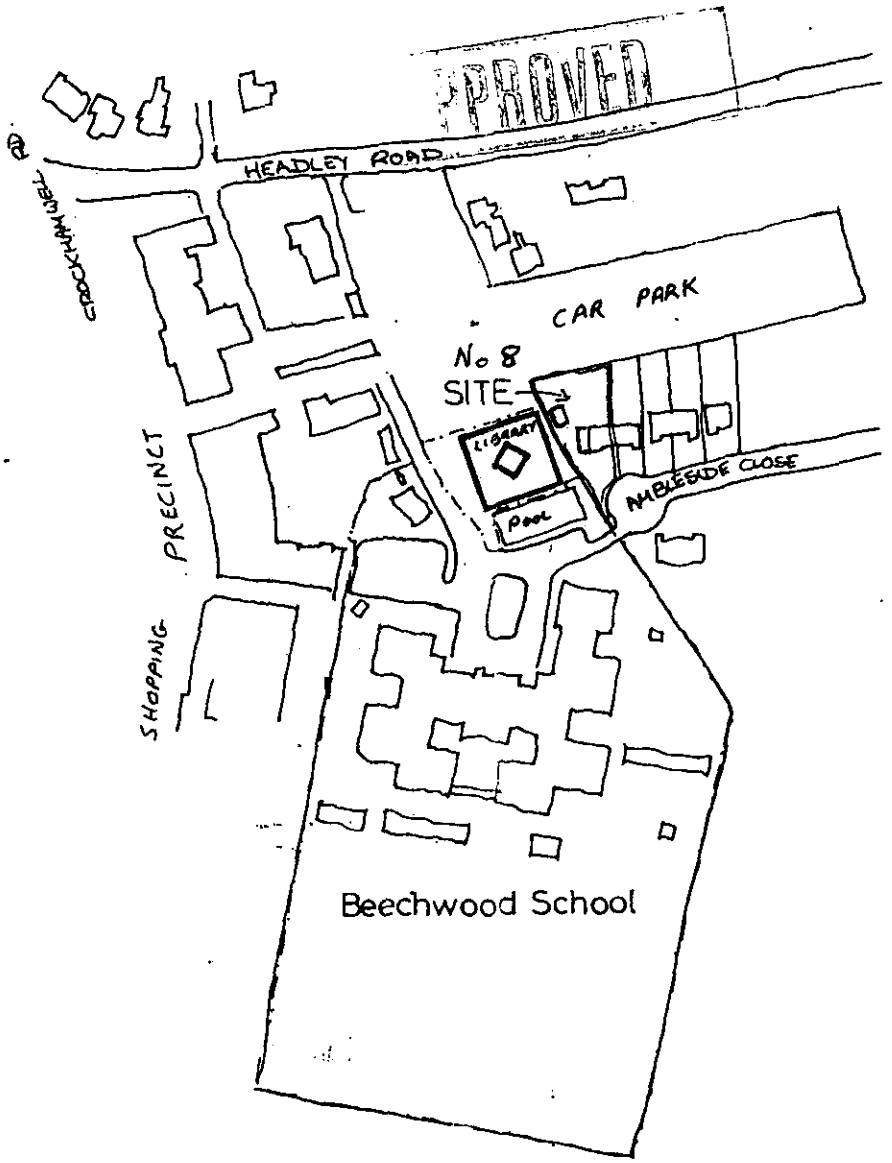
Owner's name	*Address at which the notice was served*	*Date on which the notice was served*

None of the land forms part of an agricultural holding.

Your signature: N Goldney on behalf of

Date 19-5-00

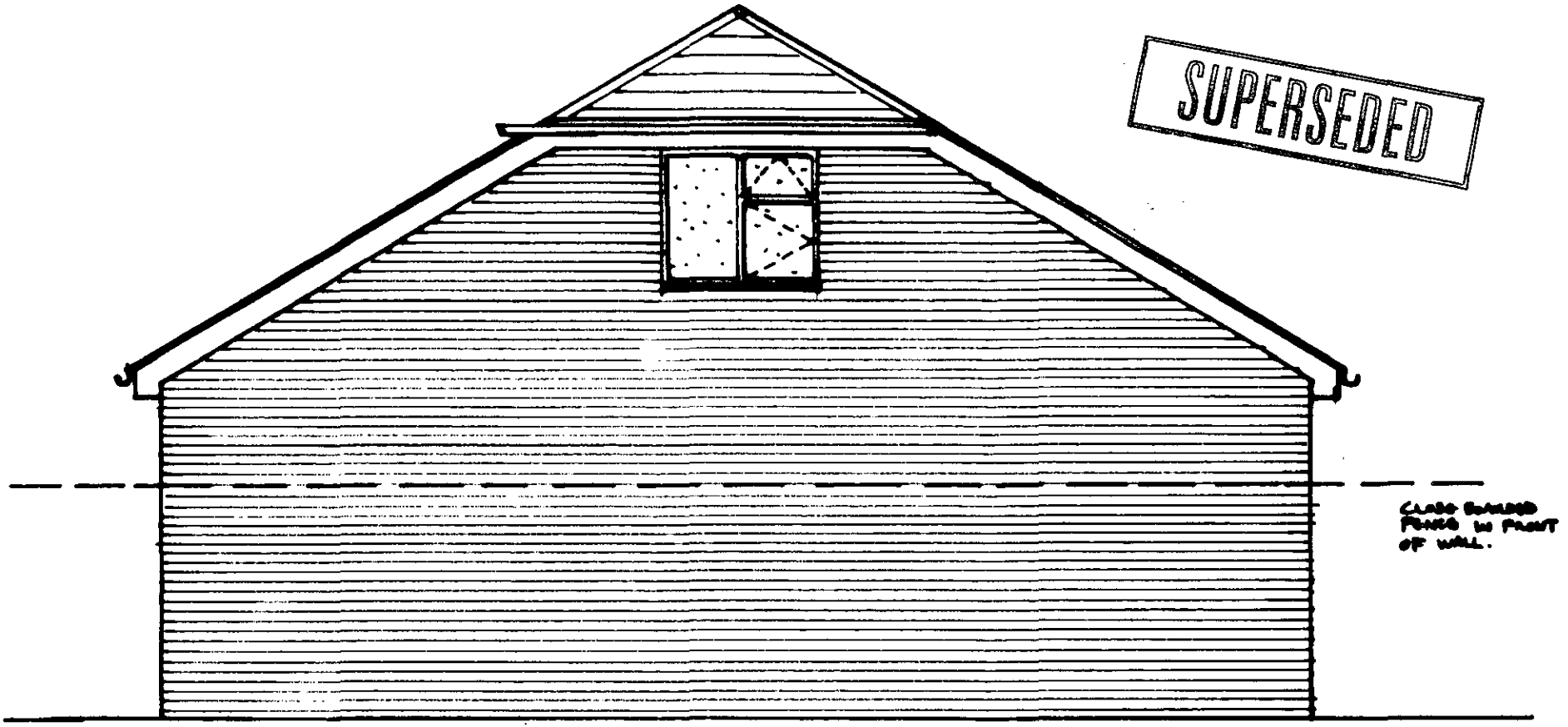
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



LOCATION 1:2500

LOCATION PLAN FOR 8 AMBLESIDE CL. WOODLEY

19.MAY2003* 1554



SIDE (W) ELEVATION 1:50 (FACING LIBRARY)

MR AND MRS N. K. GOLDRING
8 AMBLESIDE CLOSE
WOODLEY, READING
BERKSHIRE
RG5 4JJ