99/69[illegible]3/F - ger file

APPLICATION NO:
F/2000/1387

LOCATION:
Omega Gipsy Lane, Wokingham.

APPLICANT:
Mr & Mrs Tizzard

PROPOSAL:
Proposed detached double garage and single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **09/06/2000**
28 Day members exp: 13/06/2000.
APPLICATION EXPIRY DATE: **27/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Tizzard
Omega
Gipsy Lane
Wokingham
Berkshire
RG402HP

Application Number: F/2000/1387

Parish: **WOKINGHAM**

Location: **Omega, Gipsy Lane, Wokingham.**

Proposal: ***Proposed detached double garage and single storey rear extension to dwelling to form conservatory.***

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

Condition
3. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 16/06/2000

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.

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

Tel: (0118) 974 6492

Date: **16 May 2000**

My ref: F/2000/1387

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/1387
Omega, Gipsy Lane, , Wokingham.
Proposed detached double garage and single storey rear extension to dwelling to form conservatory.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1387**
Omega, Gipsy Lane, , Wokingham.
Proposed detached double garage and single storey rear extension to dwelling to form conservatory.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: (0118) 974 6492

Date: **16 May 2000**

My ref: F/2000/1387

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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Proposed detached double garage and single storey rear extension to dwelling to form conservatory.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2000/1387

Proposal:
Proposed detached double garage and single storey rear extension to dwelling to form conservatory.

Location:
Omega, Gipsy Lane, , Wokingham.

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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/06/2000. 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

16 May 2000

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1387

Applicant : Mr & Mrs Tizzard .

Location : Omega, Gipsy Lane, , Wokingham.
Proposal : Proposed detached double garage and single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5

Date Registered : 02/05/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 27/06/2000

Consultation Responses :

WBC TC: 13/6 - no objections subject to garage roof pitch being within planning policy

highways: 30/5 - condition

neighbours/EN : none received.

Planning Issues : (10'd see)

1) Impact upon neighbouring properties } WBE1
2) —— " —— the streetscene. } SBE1/2
3) —— " —— highway safety - WBS3

NB: Previous application 99/69963/F - for a simila style extn joined to dwelling

Application Number: F/2000/1387

Appraisal :

- Development: a) Single storey rear ext forming a conservatory app 4×4m & set in from side of dwelling by 20cm with pitched roof (2.3m eaves/ 3.9m ridge). Will be app 6m from boundary with Inglewood & 7m from Giaconda (there is a 1.8m fence bounding the rear of the dwelling).
b) Detached double garage ≈ 0.8m from dwelling & 0.8m (min) & 2.3m (max) from the boundary with Inglewood (1.8m fencing). It will be 5.8m × 6.5m. It will have a pitched roof with ½ hip at the front & rear. It will be 2.4m to eaves & 6m to the ridge.

1) Impact upon neighbouring properties.
~~There is an existing garage~~ It is considered that the conservatory would have no detrimental impacts.
- There is an existing garage set further from the boundary to be demolished. The previous consent (99/69963/F) incorporated a similar style garage to be joined to the dwelling with a study workshop + kitchen - which was given approval.
The proposed garage would be detached from 'Omega' & therefore a further ≈ 0.5m closer to Inglewood than previously approved. Inglewood is in turn ≈ 4m from the boundary.
Considering the previous approval - it is considered that the movement of the detached dwelling 0.5m closer to Inglewood could not warrant a refusal.

2) Impact upon the streetscene.
The design of the garage - is similar mirroring certain aspects of the main dwelling is considered to be bulky and could be considered a feature detrimental to the character of the streetscene - however the design reflects that which was approved under 99/69963/F (no objections were received then). Not to made the comments ~~that they recommend~~ they made no objection subject to the garage roof pitch being within planning policy.
Due to the fact that this proposal matches that approved under 99/69963/F - there would be no detrimental impacts to the streetscene.

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

3) Impact upon highway safety.
Existing garage to be demolished - new garage plus parking on driveway - If they remain there will be no detrimental impacts to highway safety (condition added).

Application Number F/2000/1387
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SRC2	
2	SC53	SR12	
3	SC23	SR06	Parking, garaging + turning

John Murrain
16/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Omega Gipsy Lane Wokingham.

APPLICATION NUMBER: F/2000/1387

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes (30/5) tree by entrance to property -

2. DESCRIPTION OF SURROUNDINGS

Residential.
Detached with detached garages (mixed designs)

3. DESCRIPTION OF SITE/BUILDING

Existing detached double garage to be demolished.
Existing roof - with mono-pitched tiled front -
Runs parallel to dwelling
conservatory exists - set back from side b'lines & away from all boundaries

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached
Inglewood - parallel to boundary but set back from it
It has a rear conservatory.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

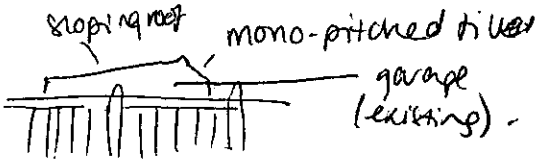
LEVELS front - 1.8m fence with Inglewood - shrubs etc non road

BOUNDARY TREATMENT 1.8m fence surrounding.

OTHERS flat roof → Garage of Inglewood along boundary (but behind fence)
pitched → Garage of Gioconda forms part of boundary.



NB: conservatory visible from road - existing garage (side) not visible



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 MAY 2000
Officer: NAB	Application No. F/2000/1387

75B/~~88~~

Map No.	Site ...0.06...
Easting:	Flood Pln .....
Northing:	Mineral .....

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

Description:
(F) Proposed Detached double garage + Single storey rear extension to dwelling to form conservatory.

Location: Omega Gypsy Lane

Parish: Wokingham Ward: Wescott
16.5.2000

Applicant: Mr + Mrs Tizzard

Fee Received 0.00 Required ..... Additional ..... Refund .....

Re-submission 99/69963/F

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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.5.2000 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 + Bretherton, Gioconda, Inglewood } Gipsy lane ✓

113 - Easthampstead Rd.

PLANNING SERVICES UNIT
POL
DC
APP
CS
COPIES TO:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1387

Proposal: Proposed detached double garage and single storey rear extension to dwelling to form conservatory.

Site Address: Omega, Gipsy Lane, Wokingham.

Applicant: Mr & Mrs Tizzard

Your observations are required in respect of this application by **09/06/2000**

● **No objection – subject to the garage roof pitch being within planning policy.**

●

SIGNED: _____ **DATE:** 09/06//00

CLERK TO Wokingham Town Council

[redacted]HWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 16 May 2000

Application Number: F/2000/1387

Proposal: Proposed detached double garage and single storey rear extension to dwelling to form conservatory.

Parish: WOKINGHAM TOWN

Site Address:
Omega, Gipsy Lane, , Wokingham.

Applicant:
Mr & Mrs Tizzard .

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 & Turning).

SR: 06

Signed: [signature] **Print name:** Stephanie Knowles.

30/05/00.

02.MAY2000* 1387

Mr & Mrs Tizzard.
'Omega'
Gypsy Lane
Wokingham
Berkshire
RG40 2HP

28th April 2000

Wokingham District Council
Planning Services
Environmental Services Depaartment
P.O. Box No. 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

Ref: Proposed Detached Double Garage and Conservatory to Rear of Property.

Further to our previously approved application 99 / 69963 / F. I now confirm this large alteration will not proceed.

I have decided to reconstruct the garage and install a conservatory as shown on the attached drawing & therefore submit a new application for planning consent together with the following:-

1. Six copies of application form.
2. One copy of certificate A.
3. Six copies of drawing No. 02

I believe this application is exempt of any further fee.

Yours faithfully

T Tizzard.

Mr T. Tizzard.

ADDRESS ~~Omega~~ Gipsy Lane PARISH Wokingham

PLOT No. Renamed ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/20/61	[illegible]	[illegible]	9.5.61	APP C/A
R/61/63 9/9/63	Mr Wilkinson	Mono drive + entrance from NE to SW side	26/9/63	C/A
FP99/8910	Mr. + Mrs. Tyrrell	2 SE/S bed + GW Alc.	24/6/99	APP
99/69963/F	"	2 SE/S exts	23/8/99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

02.MAY2000* 1387

WOKINGHAM DISTRICT COUNCIL

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 & MRS TIZZARD
	Address and postcode	OMEGA GYPSY LANE WOKINGHAM BERKSHIRE RG40 2HP
	Phone number	
	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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	DETACHED DOUBLE GARAGE & CONSERVATORY
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.	FACING BRICKS/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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: —
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

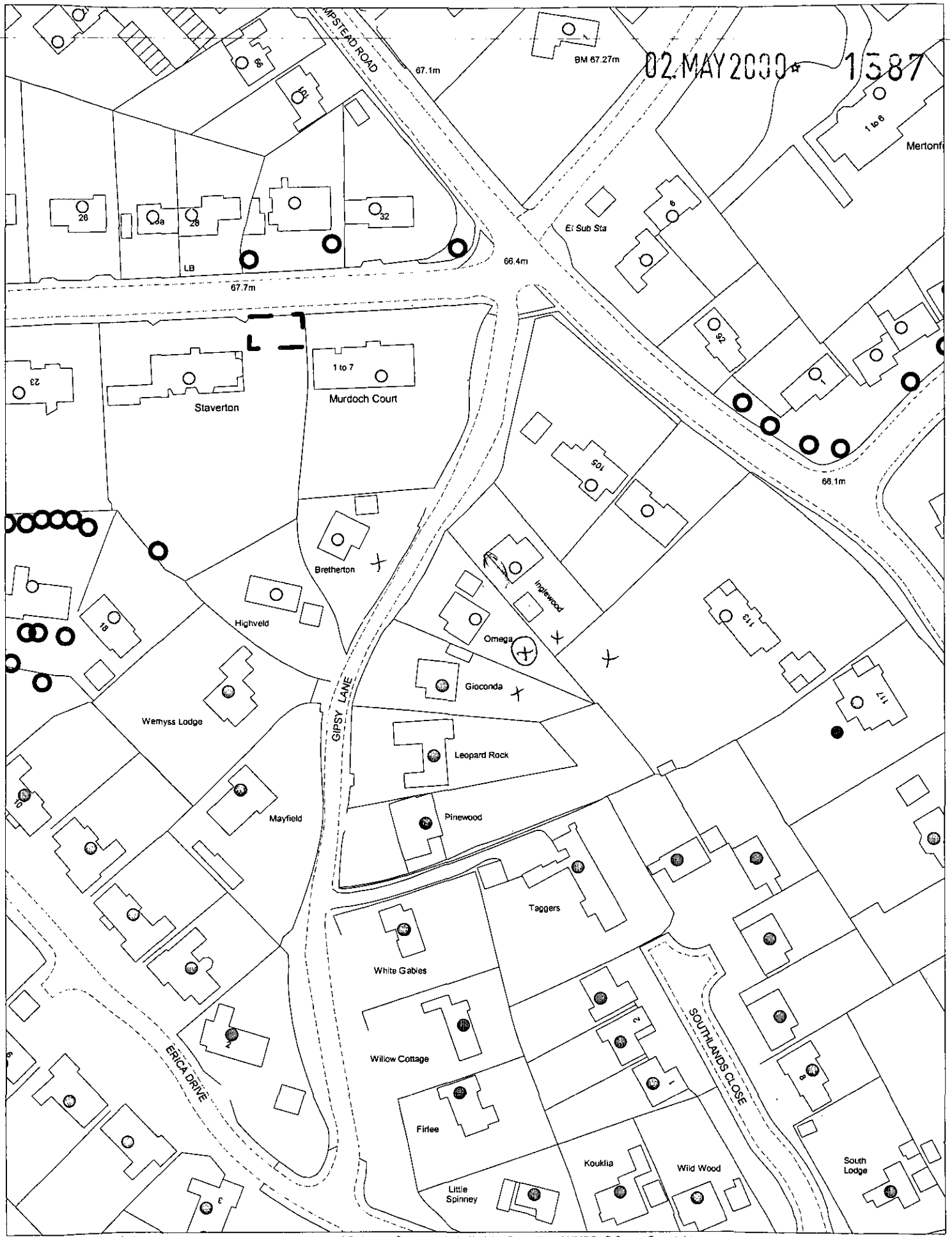
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 28:4:00

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



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Development Control Section, Environmental Services, Wokingham District Council.

9 May 2000

Scale: 1 : 1250

N W E S