[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/0931

LOCATION:
27 Tattersall Close, Wokingham.

APPLICANT:
Mr K Cull C/O Andesign

PROPOSAL:
Proposed extension to garage.

EARLIEST DATE FOR DECISION: **16/04/2000**

APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Cull
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0931

Parish: **WOKINGHAM**

Location: **27, Tattersall Close, Wokingham.**

Proposal: **Proposed extension to garage.**

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.

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) no windows or similar openings shall be constructed in the north elevation of the garage facing 28 Tattersall Close.

Condition
4. During the period of construction no alterations to ground levels, or storage of equipment, spoil or materials, shall take place within 6 metres of the trunk of the preserved Oak tree in the rear garden of 39 Froghall Drive.

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. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of the future health and amenity value of the trees.

John Mitchell

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

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.

Please file in application file

24 MAR 2000

To:
Neil Etherington
Senior Arboricultural Officer

PGL	
DC	
APP	
CS	
24 MAR 2000	
COPIES TO:	ACK:
	FILE:

From: Natalie Brown

Date: 22 March 2000

Application Number: F/2000/0931

Proposal: Proposed extension to garage..

Site Address:
27, Tattersall Close, , Wokingham.

Applicant:
Mr K Cull C/O Andesign.

Your observations are required in respect of this application within **7 days** of the above date.

Mature oak in neighbour (M - <75)

Check distance.
Seems OK

Natalie
Neil emailed his comments from home, so they were passed on to you on 5th June without these documents.

Cheers
6/7

Application Number F/2000/0931
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	INS: WORK NORTH ELEVATION OF THE GARAGE FACING 28 TATTERSALL CLOSE.
③	SC08	SR05	
④		SR18	The oak tree in the back garden covered by TREE Preservation order 4/1980 ~~There should be no storage of equipment, spoil or materials will not be permitted within 6m of the oak tree in the rear garden of 39 Ingshall Drive, covered by Tree Preservation order 4/1980.~~ During the period of construction no alterations to ground levels, or storage of equipment, spoil or materials, shall take place within 6 metres of the trunk of the oak tree in the rear garden of 39 Ingshall Drive preserved

John Mullen
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 27 Tattersall Close Wokingham.

APPLICATION NUMBER: F/2000/0931

OFFICER: Natalie Brown

DATE OF SITE VISIT: 1014

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
Detached Residential with integ/detached garages.
(flat roof overporch/garages.
→ some variation in design.

3. DESCRIPTION OF SITE/BUILDING
Detached garage (flat roof) app 5 x 2.5 m. (2.3 m).
(3m from rear boundary at present).
Lawn.
patio area in front of house.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached
Garage is on boundary with No 28

5. SITE CONSTRAINTS

TREES 1 x Tree at rear in neighbours garden not behind garage.
conifers at rear of No 28.

ACCESS/PARKING Garage space.

LEVELS

BOUNDARY TREATMENT 1.8m fence surrounding

OTHERS
pitched roofs at:
No 18 / No 19 : pitched over side integral garage
No 17 & No 14 : detached garage, pyramid pitched roof
No 30 & 48-51 pitched roof over integral garage/porch

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0931

Applicant : Mr K Cull C/O Andesign.

Location : 27, Tattersall Close, , Wokingham.
Proposal : Proposed extension to garage.

Site Notice Displayed ? :	YES	NO	DATE
		✓	10/4.

Date of Neighbour Notifications : .....

Date of Site Visit : 10/4.

Date Registered : 14/03/2000

Earliest Date for Decision : 16/04/2000

Latest Consultation Date/Site Notice Expiry Date : 16/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :

Wokingham TC: 29/3: "No objections"

Trees: 5/6/2000 – no objections – recommends condition

Highways: 11/4 – approval with no conditions

Neighbours SN: none received.

Planning Issues : (TPO @ rear, D'd site).

1) Impact upon neighbouring properties } WBE1
2) Impact upon the street scene } SBE1.
3) Impact upon highway safety
4) Impact upon the health of the TPO tree at rear of d'ment.

Application Number: F/2000/0931

Appraisal :

1) Impact upon neighbouring properties :
The proposed development is for an extension to the existing detached garage and pitched roof over the flat roof existing. The garage is currently app 2.7m width & 5.5m length & 2.4m high. Proposed length: 8.5m, width: 3.35m, height (west elev) 2.2m (eaves) & 4m (ridge). The extension will be at the rear of the garage with an increase in width along the side facing the garden (i/e/ not the side along boundary with N° 28).
- Boundaries: 1.8m fence surrounding
  Garage wall forms part of the boundary with N° 28
  (NB: Notice was served on N° 28 - no response received).
  There are tall conifers at the rear of N° 28.
- There will be no detrimental impacts to neighbouring properties by overlooking, overshadowing or thorough overbearing.
  (The pitched nature of the roof will take the mass up away from N° 28)

2) Impact upon the streetscene:
- Materials will match existing
- A number of properties in Tattersall close have pitched roofs over the detached garages in a pyramid style (i/e/ N°s 14 + 17).
- Others have integral garages with pitched roofs (i/e/ N°s 18 + 19).
- Some properties still retain the flat roof the garages.
- As there are some properties with pitched roofs over garages it is not felt that a pitched roof over the garage at N° 27 will have any detrimental impact to the streetscene.

3) Impact upon highway safety.
There will be no detrimental impact as the garage is not being removed - just enlarged.

4) Impact upon the health of TPO tree.
Trees dept say the proposed d'mens is 6.2m from the centre of the tree (guidelines say no d'ment should be within 6m - but can be reduced by 1/3 on one side - see comments) - so d'mens in relation to the tree is acceptable.
Recommends a condition to ensure no driveway equipment etc within 6m.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 MAR 2000
Officer: NAB	Application No. F/2000/0931

Map No. 76.. Site ..03..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED EXTENSION TO GARAGE

Location: 27 TATTERSALL CLOSE

Parish: WOKINGHAM Ward: Wescott
22.3.2000

Applicant: MR K CULL

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

Enforcement (S) 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	Are trees shown correctly? GIS shows large tree with TPO just over boundary into next property		
3	Forms unsigned			
4	Correct S 66 certificate	[redacted]		
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 : 22.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
(Trees)	(NK:) TPO on property to rear.
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 + 37 & 39 Froghall Drive ✓

2, 3, 4, 26, 28, Tattersall close.

Received by Wokingham District Council

Application No: F/2000/0931

Proposal:
Proposed extension to garage.

Location:
27, Tattersall Close, , 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 letter 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* 16/04/2000. 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

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

Tel: (0118) 974 6492

Date: **22 March 2000**

My ref: F/2000/0931

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/2000/0931**
27, Tattersall Close, , Wokingham.
Proposed extension to garage.

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0931**
27, Tattersall Close, , Wokingham.
Proposed extension to garage.
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: **22 March 2000**

My ref: F/2000/0931

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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Proposed extension to garage.

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0931**
27, Tattersall Close, , Wokingham.
Proposed extension to garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 3 June 2000

Location: 27 Tattersall Close, Wokingham

Proposal: Extension to garage.

Application Number: F/2000/0931

In response to your consultation dated 24th March 2000 for the above application, the arboricultural comments are as follows:

The Oak tree in the back garden of the neighbouring property is a mature specimen and is highly significant in the surrounding landscape. It is included in Tree Preservation Order No. 4/1960.

British Standard 5837:1991 'Guide for trees in relation to construction' recommends that no development should take place within 6 metres of this tree. However, it allows for that distance being reduced by 1/3rd on one side only providing there is a corresponding increase in distances of undisturbed land in all other directions.

The proposed development is shown as being 6.2 metres from the centre of the tree and is therefore acceptable in relation to the tree.

I would recommend that a condition is attached requiring that no alterations to ground levels or storage of equipment, spoil or materials is allowed within 6 metres of the tree.

Neil Etherington
Senior Arboriculturist

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 22 March 2000

Application Number: F/2000/0931

Proposal: Proposed extension to garage.

Site Address:
27, Tattersall Close, , Wokingham.

Applicant:
Mr K Cull C/O Andesign.

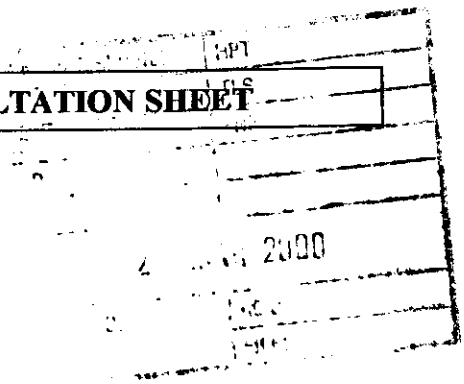
Your observations are required in respect of this application within **7 days** of the above date.

✓ 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).

Signed: N. S. Trotter 4-4-00 **Print name:** N TROTTER

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Natalie Brown

Application Number: F/2000/0931

Proposal: Proposed extension to garage

Site Address: 27 Tattersall Close, Wokingham

Applicant: Mr K Cull c/o Andesign

Your observations are required in respect of this application by **16/04/2000**

Objections:

No Objections

SIGNED: _____ **DATE:** 28/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

ADDRESS 27 TATTERSALL CLOSE PARISH WOKINGHAM

PLOT No. 26 ORD. SHEET No. SU 8268 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/S/71	KENDISH HOMES LTD	O/APP DETACHED BG RANGER LANE - SD DWELLINGS AT REAR	8.6.71	N/A REF.
O/86/72	" "	O/APP 76 DWELLINGS	26.6.72	N/A REF.
O/87/72	" "	O/APP 63 "	23.11.72	N/A REF.
R/18/73	BOEN DEVELOPMENTS LTD.	SD DET HOUSES + GARAGES	6.6.73	N/A C/A
9559	" "	" "	7.9.73	REF. N/A
02982	" "	DETACHED HOUSE + GARAGE	7.8.73	N/A O/A
BR3164	" "	" "	20.8.75	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION O/S/71 - APPEAL GRANTED 26.6.72

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only. Application number:

14.MAR2000* 0931

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	K. CULL
	Address and postcode	27 TATTERSALL CLOSE WOKINGHAM BERKS RG40 2LP
	Phone number	9773877
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE EXTENSION AND ALTERATIONS

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

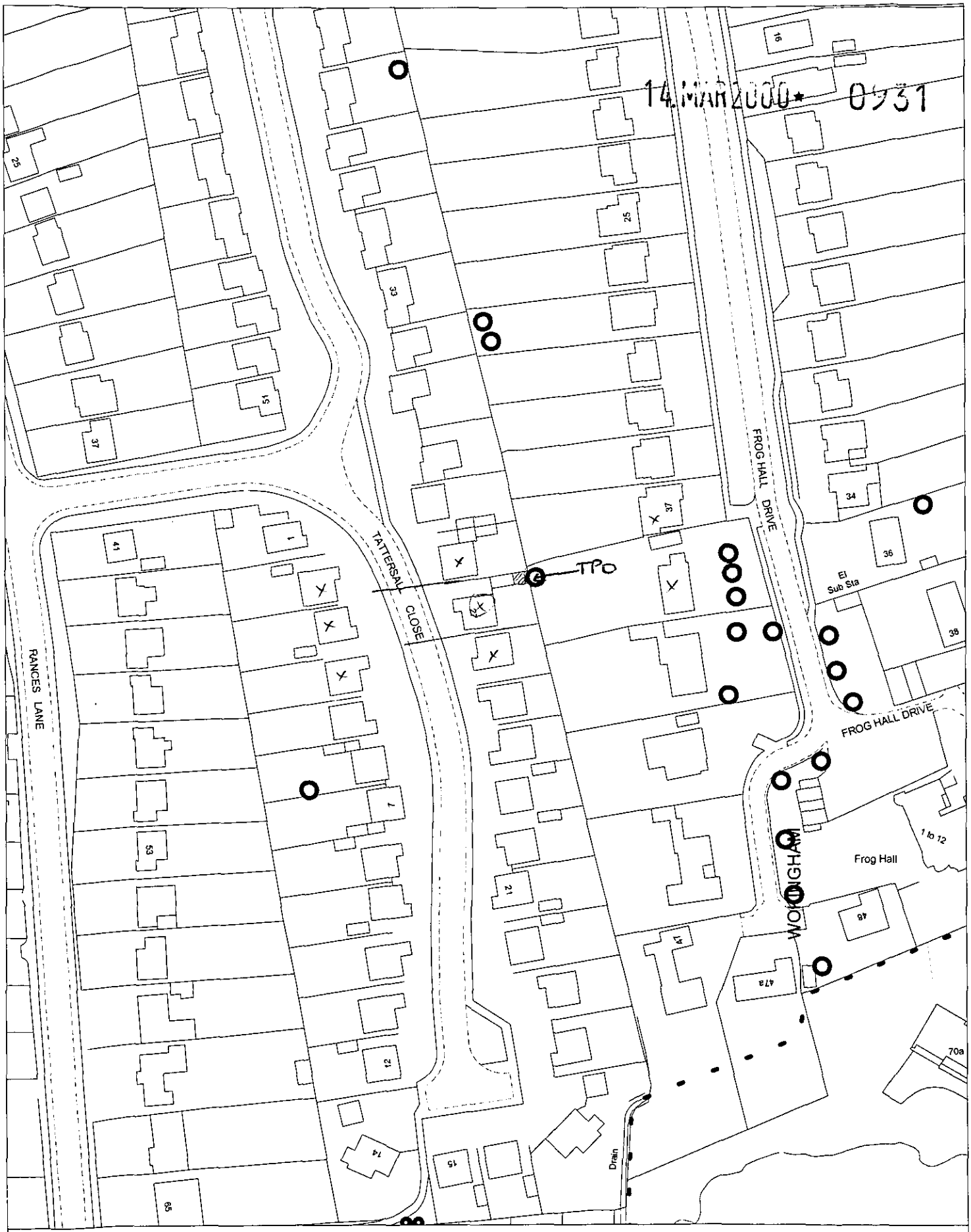
Owner's name	Address at which the notice was served	Date on which the notice was served
MRS P. SHUTTLEWORTH	28 TATTERSALL CLOSE WOKINGHAM BERKS	13/3/2000

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of K. CULL

Date 13/3/2000

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: 21 March 2000

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