APPLICATION NO:
F/2001/3566

LOCATION:
17 Tiger Close, Woodley Reading.

APPLICANT:
Mrs Letchford C/O Greg Farrell

PROPOSAL:
Proposed conversion of garage to habitable room for disabled person and new porch with ramp.

EARLIEST DATE FOR DECISION: **16/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/05/2001

CASE OFFICER: **Helen Pollock**

1st floor [illegible] APPROVED

1384

D4

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Letchford
C/O Greg Farrell
43 Wendover Way
TILEHURST
Berkshire
RG30 4RU

Application Number: F/2001/3566

Parish: **WOODLEY**

Location: **17 Tiger Close, Woodley, Reading**

Proposal: **Proposed conversion of garage to habitable room for disabled person and new porch with ramp.**

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. 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.

Condition
4. The driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

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 ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. In the interest of highway safety and convenience.

Informative
1. 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 LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 30/04/2001

Notice checked by: _____

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.

3566

14 MAR 2001 3566

Tel. Extn:

My ref: dlg4

Your ref:

Community Services Department
Wellington House
Wellington Road
Wokingham
Berkshire RG40 2QB
Tel: (0118) 978 9656
Fax: (0118) 978 9261

Dear Sirs

~~PRESCRIBED FEES FOR PLANNING & BUILDING REGULATIONS~~
APPLICATIONS

This is to confirm that :- JOSHUA LETCHFORD of 14 TIGER'S CLOSE WOODLEY

is registered with this Department as a disabled person in accordance with the Chronically Sick and Disabled Persons Act 1970, and therefore fees for the proposed work are waived.

Yours faithfully

D BROWN

Occupational Therapist/Care Manager

1610

Tel. 0118 974 6463 (Direct Line)

Date. 2 March, 2001

My ref. JM/MLT/PD/WOODLEY

Your ref.

Mr G Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

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
E-mail:

Dear Mr Farrell,

RE: PROPOSED PORCH AND GARAGE CONVERSION AT 17 TIGER CLOSE, WOODLEY.

Thankyou for your letter which was received on 20 November 2000, and my apologies for the late response.

I can inform you that, providing the porch is under 3 metres in height, it could be constructed under permitted development rights and, therefore would not require planning permission.

The proposed garage conversion is acceptable in principle, providing any alterations to the elevations are considered acceptable. This conversion would require planning permission as the garage has a condition attached that prevents its conversion to a habitable room without the prior written consent of the Local Planning Authority.

In order that I may advise whether or not the proposed disabled access ramp would require planning permission, I would be grateful if you could supply me with sketched, dimensioned elevational drawings.

I hope this advice is of use to you, however, it is given without prejudice to the determination of any application received. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

MLT

M L THORP

Principal Development Control Officer

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

36730
POL | TLS
DC TM | ENF
APP
CS
20 NOV 2000
COPIES TO: | ACK:
FILE:
Reply Req

Wokingham District Council
Shute End
Wokingham
Berks
FAO Di Brown
Social Services Dept

18th November 2000

Dear Sir

Re: 17 Tiger Close, Woodley, Reading.

Please find enclosed two copies of preliminary layout plans for the above site. Option A shows alterations to the garage only, leaving the existing porch intact whilst option B shows the porch increased in size with alterations to the door swing etc which improves the accessibility considerably. Please note the bath is reduced in size to approximately 1400mm and please advise if this would be considered satisfactory. I have also shown a space layout plan at a scale of 1:20 which I trust will be of assistance in providing the final design layout to suit requirements.

I look forward to discussing this project with you in more detail as soon as you have had a chance to view these plans.

Yours faithfully

G Farrell

Greg Farrell

History
Garage conv.
building cont.
1400mm bath
(disabled)
Jess Miller

Application 19124 continued

4. The communal car parking areas serving plots 26-31, 35-66, 83-86, 87-97, 104-113, 142-148 and 310, as shown on the approved layout, shall be provided to the satisfaction of the District Planning Authority and there shall be no restrictions on the use of the parking spaces by occupiers or visitors to any of the dwellings.

REASON: In the interests of traffic flow and road safety. (61)

5. A detailed schedule and also samples of all the materials to be used in the elevations of the proposed development (including details of the mortar) shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

REASON: To ensure the use of appropriate materials and the submission of adequate details in this respect. (21)

6. The garages hereby permitted shall all be built concurrently with the respective dwellings on the site. The garages shall all be used as domestic garages only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.

REASON: In the interests of amenity and to ensure that the garages are retained in accordance with the District Planning Authority's parking standards, to avoid also the subsequent erection of garages of different designs and materials which would be likely to detract from the appearance of the development. (20)

7. Before the foundations of any of the proposed buildings are laid, all the roads shown on the approved layout shall be laid out and constructed (other than the final surface course) to the satisfaction of the District Planning Authority. Furthermore, all the footpaths/footways shown on the approved layout shall be satisfactorily completed before any building is occupied.

REASON: To ensure a satisfactory access for the occupiers of the new buildings and to help with the accurate setting out of the foundations. (120)

200. Notwithstanding the provisions of the Town and Country Planning General Development Orders, 1977-[illegible] wall, fence, gate, hedge or any means of enclosure shall be erected or planted beyond the forwardmost part of any wall of any dwelling hereby approved which fronts on a highway, unless permission has been granted by the District Planning Authority on an application made for the purpose.

REASON: In the interests of visual amenity. (230)

District Secretary

15 APR 1983

ADDRESS 17 Tiger Close PARISH Woodley

PLOT No. 294 AREA 2 B,C Woodley Airfield ORD. SHEET No. SU 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	Adnes	S/det. House & Garage	31.3.83	N/A CIA
BR20606	Bryant	"	12.7.83	App N/A

DATE OF COMPLETION

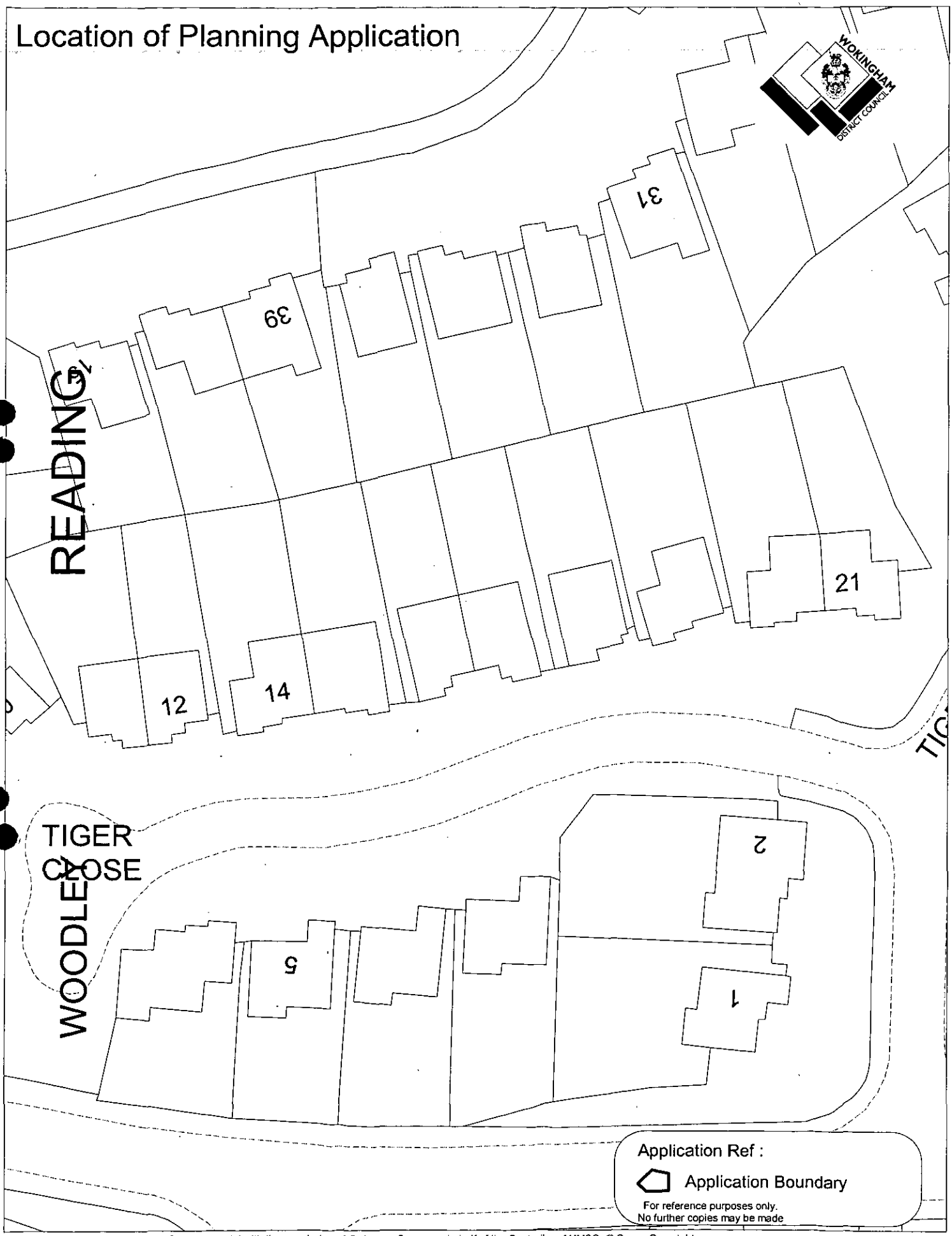
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

15 December 2000

Scale: 1 : 500

N
W E
S

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3564	HP.
BUILDING CONTROL NUMBER.	FP 2001/1820	Nick.
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	17 Tiger Close WOODLEY	
DESCRIPTION OF PROPOSED WORK	garage conversion (+ new porch with ramp - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Latch 01C	Latch 01B
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/5/01	

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 : Helen Pollock

Application Number : F/2001/3566

Applicant : Mrs Letchford C/O Greg Farrell.

Location : 17, Tiger Close, Woodley, Reading.
Proposal : Proposed conversion of garage to habitable room for disabled person and new porch with ramp.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/04/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 10/04/01.

Date Registered : 14/03/2001

Earliest Date for Decision : 16/04/2001

Latest Consultation Date/Site Notice Expiry Date : 16/04/2001

This application will have expired on: 09/05/2001. 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 :

Highways : C/A.

Woodley T.C : No Comment

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street Scene
3) Impact upon highway Safety.

Application Number: F/2001/3566

Appraisal:

The proposed development is for a conversion of the garage to a ground floor bedroom and bathroom for use by a disabled person. This requires permission because condition 06 of consent 19124 removes the right to convert the garage in to a habital room. Alterations will also be made to the porch to improve disabled access and a ramp will be created to the front door, these alterations are classed as permitted development and will not be considered as par of this application.

The conversion would initial the removal of an up and over garage door and replacement with a window in the front elevation. It is also proposed to insert a small window in the side elevation.

1. Impact upon neighbouring properties

The conversion would involve the insertion of one window in the front elevation and one in the side elevation, facing No.18, which has no ground floor widows. It is considered that there will be no adverse impact upon the neighbouring property.

2. Impact upon the street scene

The proposal involves the removal of an up and over garage door in the front elevation and its replacement with a window, in matching materials to the existing. It is considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety –parking provision

The property has 3 bedrooms and would therefore need to provide 2 vehicle-parking spaces on site, this requirement has been met and provided that appropriate parking is provided, there would be no adverse effects upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3566
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	R007	R007	
2	C014	R014	
3	C122	R122	
4			The driveway must be widened to a minimum of 4.8metres and the associated crossing extended to accommodate this.
		Reason	In the interest of highway safety + Convinience.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Murray
(Development Control Manager)

Date: 30/4/07

RECORD OF SITE VISIT

SITE ADDRESS: 17 Tiger Close Woodley Reading.

APPLICATION NUMBER: F/2001/3566

OFFICER: Helen Pollock

DATE OF SITE VISIT: 20.4.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on garage door.

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING Semi detached 2 Storey house with integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi with n° 16, = 2·5-3m from n° 18 → Same front building line
→ 18 has ~~no side windows~~. 1st floor side window obscurely glazed - opposite one already in 17

5. SITE CONSTRAINTS

TREES Cherry blossom tree in front garden - is this to be removed?

ACCESS/PARKING 1 driveway + 1 garage

LEVELS N/A

BOUNDARY TREATMENT 1·8m Standard fence to front between 17 + 18 + down side between 17+18.

OTHERS

no other houses on St. have conversions or widened driveways?

→ Existing side windows @ 1st floor not shown.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3566
CASE OFFICER: Helen Pollock

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

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

Tel: 0118 974 6480

Date: **23 March 2001**

My ref: F/2001/3566

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2001/3566
17, Tiger Close, Woodley, Reading.
Proposed conversion of garage to habitable room for disabled person and new porch with ramp.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3566**
17, Tiger Close, Woodley, Reading.
Proposed conversion of garage to habitable room for disabled person and new porch with ramp.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: 0118 974 6480

Date: **23 March 2001**

My ref: F/2001/3566

CONFIDENTIAL

Councillor 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

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17, Tiger Close, Woodley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3566**
17, Tiger Close, Woodley, Reading.
Proposed conversion of garage to habitable room for disabled person and new porch with ramp.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6480

Date: **23 March 2001**

My ref: F/2001/3566

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2001/3566
17, Tiger Close, Woodley, Reading.
Proposed conversion of garage to habitable room for disabled person and new porch with ramp.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3566**
17, Tiger Close, Woodley, Reading.
Proposed conversion of garage to habitable room for disabled person and new porch with ramp.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

FROM: Helen Pollock

DATE: 23 March 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3566

Proposal: Proposed conversion of garage to habitable room for disabled person and new porch with ramp..

Site Address: 17, Tiger Close, Woodley, Reading.

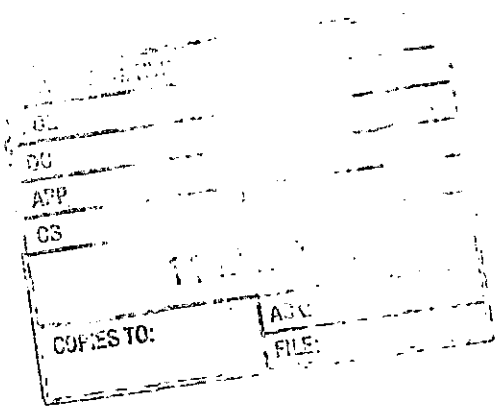
Applicant: Mrs Letchford C/O Greg Farrell.

Your observations are required in respect of this application **by 16/04/2001** .

COMMENTS:

Members had no comment to make on this application but asked that any neighbours' comments on the proposal should be taken into account.

DELEGATED



SIGNED: _____ DATE: 9/4/01

pp Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 23 March 2001

Application Number: F/2001/3566

Proposal: Proposed conversion of garage to habitable room for disabled person and new porch with ramp.

Parish: WOODLEY TOWN

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

Applicant:
Mrs Letchford C/O Greg Farrell.

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).

1/ C122, R122.

2/ The driveway must be widened to a minimum of 4.8 metres and the associated dropped kerb extended to accommodate this.

DELEGATED

NO7

Signed: _____ **Print name:** Adam Coggins 26/03/01

Environmental Services

For office use only.
Application number: 14.MAR2011 3566

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	MRS LETCHFORD 17 TIGER CLOSE WOODLEY READING
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 DELEGATED
4 Give brief details of the proposal for example, two storey side extension About the application	NEW PORCH + GARAGE CONVERSION
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.	BRICKWORK 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. → SEE ATTACHED LETTER		
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 MRS LETCHFORD

Date 22/2/01

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

ADDRESS 17 TIGER CLOSE

PARISH WOODLEY

PLOT No. 294 AREA 2 B,C WOODLEY AIRFIELD

ORD. SHEET No. SU. 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	ADNEST	S/DET. HOUSE & GARAGE	31.3.83	N/A CIA
BR20606	BRYANT	"	12.7.83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

DELEGATED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~26 FEB 2001~~ Valid 14 MAR 2001	Map No. 42 Site ..003...
Officer: HP | Application No. F/2001/3566	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED CONVERSION OF GARAGE TO HABITABLE ROOM FOR DISABLED PERSON AND NEW PORCH WITH RAMP.

Location: 17 TIGERS CLOSE

Parish: WOODLEY Ward: Loddon. 23.3.01 B

Applicant: MRS LETCHFORD for disabled person.

Fee Received 00-00 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			14 MAR 2001
5	Elevation plans	window shown but not on floor plan	phone 12/3	
6	Floor plans	where is option B? ← only relates to internal arrangement		
7	Metric scale disclaimer	Side elevation ramp	12/3	
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 : 23.3.01 B 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 ✓ .....
— Disabled Access off. ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

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: See map.

Environmental Services

For office use only.
Application number: 3566

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	MRS LETHFORD 17 TIGER CLOSE WOODLEY READING
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	NEW PORCH & GARAGE CONVERSION
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.	BRICKWORK 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.	NO FEE - SEE ATTACHED LETTER.	
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 MRS LETCHFORD

Date 22/2/01

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

FAO: CAROLE HURST - PLANNING

Planning, Building Regulations & Structural Design

Building & Design Consultant

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel 0118 941 6249
Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com

Six copies of revised plans for Tyler Close as discussed. I hope this can be registered without delay.

With Compliments

Regards
Greg Farrell

14 MAR 2001

3566

ADDRESS 17 TIGER CLOSE

PARISH WOODLEY

PLOT No. 294 AREA 2 B,C WOODLEY AIRFIELD

ORD. SHEET No. SU. 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	ADNEST	S/ALT. HOUSE & GARAGE	31.3.83	N/A CIA
BR20606	BRYANT	"	12.7.83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2001/3566

Proposal:
Proposed conversion of garage to habitable room for disabled person and new porch with ramp.

Location:
17, 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

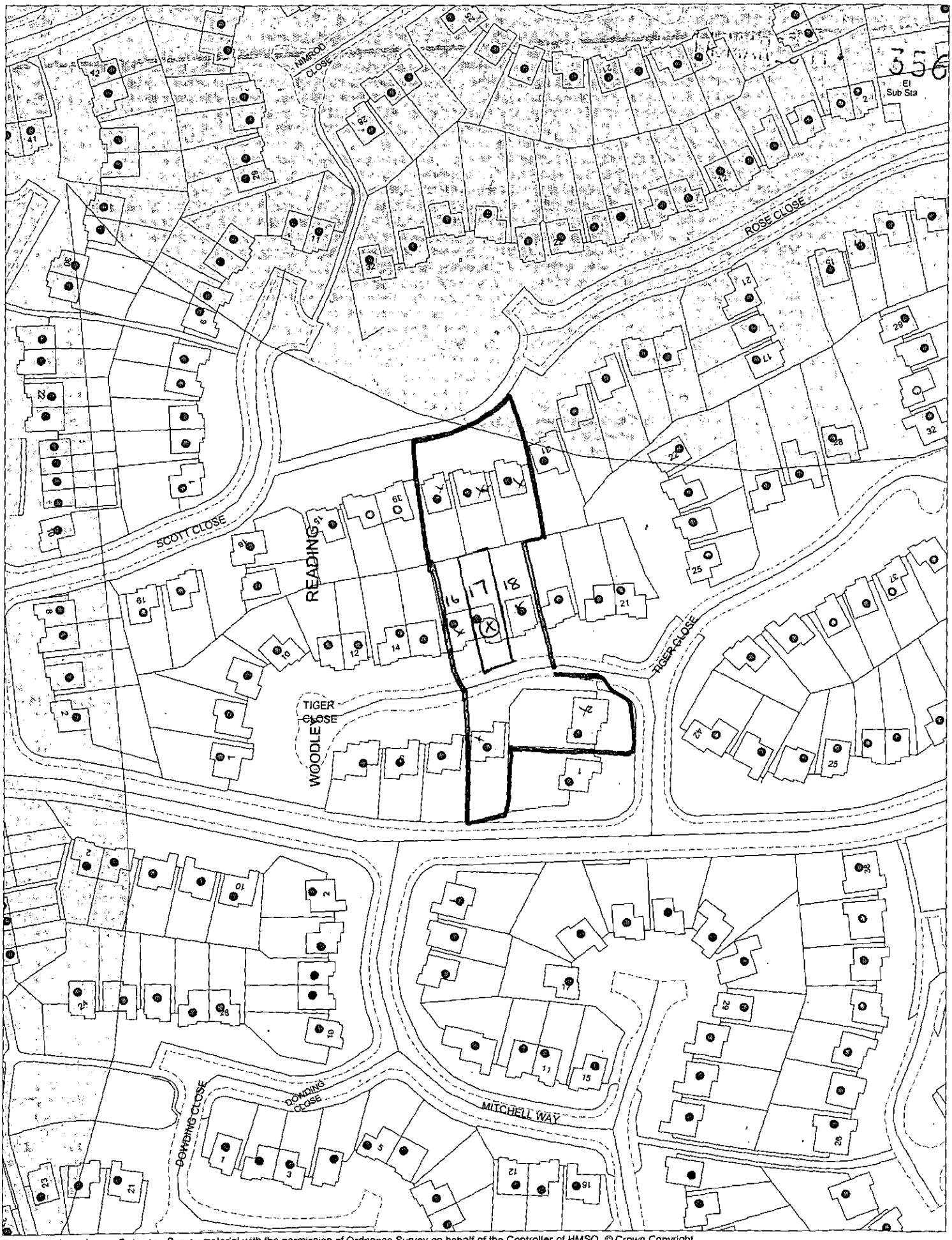
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2001. 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

23 March 2001



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Development Control Section, Environmental Services, Wokingham District Council.
2 March 2001

Scale: 1 : 1250

N W E S