APPLICATION NO:

F/2002/5708

LOCATION:

23 Tippings Lane, Woodley Reading.

APPLICANT:

Mrs H Cross C/O W M Graham Associates

PROPOSAL:

Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

EARLIEST DATE FOR DECISION: **22/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
15/03/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs H Cross
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berks
RG40 1DJ

Application Number: F/2002/5708

Parish: **WOODLEY**

Location: **23, Tippings Lane, Woodley, Reading.**

Proposal: **Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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 with or without modification) no fences, gates, walls or other means of enclosure shall be

erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation walls of the proposed house on plot C hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. The bathroom window on the first floor of the proposed dwelling on Plot C hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
8. 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
9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
11. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
12. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
13. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7.0 metres measured from the carriageway edge.

Condition
14. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 - *Construction of new buildings on gas-contaminated land* in order to control the ingress of landfill gas to inhabited spaces.

Condition
15. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
16. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment along the footpath between Rothwell Gardens and Tippings Lane, as well as along Tippings Lane to the existing access point shall consist of an open type fence that vegetation shall grow over to provide screening. The approved scheme shall be implemented prior to the first occupation of the dwellings or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of landscaping for the proposed development. This is to show any existing vegetation to be retained and tree protection measures to BS 5837 for the retained trees during the construction works. This should also show additional planting along the frontage of Tippings Lane and along the frontage of the footpath running between Rothwell Gardens and Tippings Lane. The additional planting shall be planned with respect to the boundary fence required in Condition 16. The landscaping to the front of the properties should soften the visual impact of the proposed dwelling on Plot C. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the buildings hereby approved and retained.

Condition
18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Reason
4. To safeguard the visual amenities of neighbouring residents and the locality.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
7. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
9. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
10. In the interests of highway safety and convenience.

Reason
11. In the interests of highway safety and convenience.

Reason
12. In the interests of highway safety and convenience.

Reason
13. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
14. To protect the safety of existing/proposed occupants of the application site from landfill gas.

Reason
15. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
16. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
17. In the interests of visual amenity.

Reason
18. In the interests of visual amenity.

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 Policies EN1 and T7.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6, LH1 and LH4.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6, WT7 and WBE10.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
3. It is advised that no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level in order to prevent pollution of groundwater.

Informative
4. You are advised that surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
5. You are advised that roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
6. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Anna Cronin
Head of Planning & Transportation
Date: 13/03/2002

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.

Applicationo	Name & Address
F/2002/5708	M T Green 30 Rothwell Gardens WOODLEY RG5 4TJ
F/2002/5708	Mrs A Milnes Mr Geoffrey Milnes 32 Rothwell Gardens WOODLEY RG5 4TJ
F/2002/5708	Mr & Mrs Johnston 34 Rothwell Gardens Woodley Reading RG5 4TJ
F/2002/5708	Mr & Mrs Shanly 11 Tippings Lane Woodley Reading RG5 4RX
Application Approved	Letters sent 14.03.02

WOKINGHAM UNITARY
Aiming for Excellence

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5708	HL
BUILDING CONTROL NUMBER	FX 2002/3504	North
~~APPLICANT~~/AGENT	W.M. Graham Assoc.	
ADDRESS OF SITE	23 Tippings Lane Woodley	
DESCRIPTION OF PROPOSED WORK	division of existing property to form 2 dwellings with 1 attached garage + one detached garage	

DRAWING NUMBERS	BC	DC (DC has additional detached dwelling)
BLOCK PLAN	no site plan	2325 103A
ELEVATIONS	2325 102A	2325 102A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	11/10/02	

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	

S708

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time limit
2.	C012	R012	External materials
3.	C040	R040	No permitted development (extensions, alterations, outbuildings)
4.	C043	R043	Open Plan Housing (no fencing)
5.	C044	R044	Insert – side elevation walls of the proposed house on plot C
6.		R045	The bathroom window on the first floor of the proposed dwelling on Plot C hereby permitted shall not at any time be glazed other than with obscured glass.
7.	C049	R049	Garage retained for parking
8.	C122	R122	Parking and Turning
9.	C129	R129	Construction vehicles
10.	C130	R130	Mud during construction
11.	C131	R131	Access before development
12.	C137	R137	Insert - dwellings
13.	C140	R140	Insert – 7.0 metres
14.			The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No.212 *Construction of new buildings on gas-contaminated land* in order to control the ingress of landfill gas to inhabited spaces. Reason: To protect the safety of existing/proposed occupants of the application site from landfill gas.
15.			Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays. Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
16.		R017	The development shall not commence until details of all boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment along the footpath between Rothwell Gardens and Tippings Lane, as well as along Tippings Lane to the existing access point shall consist of an open type fence that vegetation shall grow over to provide screening. The approved scheme shall be implemented prior to the first occupation of the dwellings or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
17.		R150	No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of landscaping for the proposed development. This is to show any existing vegetation to be retained and tree protection measures to BS 5837 for the retained trees during the construction works. This should also show additional planting along the frontage of Tippings Lane and along the frontage of the footpath running between Rothwell Gardens and Tippings Lane. The additional planting shall be

			planned with respect to the boundary fence required in Condition 16. The landscaping to the front of the properties should soften the visual impact of the proposed dwelling on Plot C. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the buildings hereby approved and retained.
18.	C151	R151	Landscape planting to be carried out

Informatives for Approvals:

1.	N16
2.	N07
3.	It is advised that no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level in order to prevent pollution of groundwater.
4.	You are advised that surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
5.	You are advised that roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.
6.	Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact David Walters on 01276 454365 for further details*

Policies

Wokingham District Plan:	WOS3, WBE1, WT6, WT7, WBE10
Loddon Area Local Plan:	LBE1, LBE2, LT5, LT6, LH1, LH4
Berkshire Structure Plan:	EN1, T7

13/03/02

Application Number: F/2002/5708

Appraisal:

The proposed development is the subdivision of one dwelling to two dwellings with detached garages, and the erection of another detached dwelling. A previous application (F2001/4403) for a similar design was refused in September 2001 due to parking and highway issues. On 03.07.80 an application for the erection of six dwellings was approved. Four of these dwellings were constructed. The current application's site plan shows the location of the remaining two to be built and providing they comply with the previous plans and conditions relating to that application, they would not require a new application.

The site is in a residential area within an identified settlement. The existing house no.23 Tippings Lane would be subdivided into two separate dwellings. This would involve extending the building to ensure enough room for two dwellings. The extensions carried out will be exactly the same as on the previous application (F/2001/4403).

The new house proposed on Plot C would be exactly the same design as that proposed in application F/2001/4403. The difference will be the placement of it on the site – it has been turned 180 degrees on the site compared to the previous application. This results in the proposed accessway to plot C being off the end of Rothwell Gardens. Unit 1 will also use the same accessway. Unit 2 will make use of the existing accessway on Tippings Lane.

1. Impact upon neighbouring properties

The nearest dwelling to units 1 & 2 would be no.1 Denmark Avenue. This property is approximately 11m from these units and has a landing window on the first floor side elevation. On the boundary of these properties is a row of fir trees approximately 4/5 metres high. The existing dwelling (no.23) has two landing windows and one bedroom window at first floor level. The proposed units would have one landing window and one bedroom window. There would be a two-storey extension to accommodate bedroom three, however there would be no window on the rear elevation resulting from this. There would also be a two-storey front extension to accommodate bedrooms 1 and 2, but this will not result in any adverse detrimental impact on the neighbouring properties with regard to overshadowing, overbearing and privacy issues. There would be one single detached garage and one attached double garage for units 1 & 2. The roofs would be hipped on all sides and their location and modest proportions would minimise any impact on the neighbouring properties.

The nearest neighbours to plot C would be no.11 Tippings Lane. The flank wall of Plot C would be approximately 10.8m from the side elevation of this property. Plot C would be sited to the east of no.11 and there would be several side windows on its flank wall. The majority of these are on ground floor level and the window at first floor level is to a bathroom and could be conditioned to be opaque glass. Only one window on ground floor level is to a habitable room (kitchen) and is therefore not considered to impinge on privacy levels. The roof of the proposed house on Plot C would be hipped away from the property resulting in minimal impact on no.11 with regard to overbearing, overshadowing and privacy issues.

No. 34 Rothwell Gardens would also be approximately 10.8m from Plot C, however any windows on the front elevation would have oblique views. Overshadowing, overbearing and privacy issues are therefore minimal.

Plot B would have no first floor windows on the south elevation therefore any impact from Plot C will be minimal.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this housing development development (as also stated in the previous application report).

2. Impact upon the street scene

Units 1 and 2 would largely be a subdivision of 23 Tippings Lane, an existing chalet styled dwelling. As this dwelling is existing, any impact on the street scene would have already been established, and therefore, minimised.

Plot C is currently covered in trees and shrubs close to the boundary lines with Tippings Lane and with the footpath running between Rothwell Gardens and Tippings Lane. It is also important to note that the boundary line to this property is closer to the footpath than the existing boundary trees are, and in fact runs adjacent to it. The small area of space between the footpath and the existing trees in which a number of further trees have been allowed to grow, help provide amenity to the local area. As the house on Plot C will be 0.6m to the 'real' property boundary and the footpath at the closest point, the majority of this vegetation would have to be removed to make way for the proposed house. This will have an immediate impact on the amenity of the area however it can be conditioned that the applicant submit a detailed landscape scheme for additional planting at the front of the property to soften the visual impact of the proposed dwelling within the street scene. The proposed 1.8m close-board high wall along the edge of the footpath would be unacceptable visually both for users of the footpath and properties on the other side. It can be conditioned that the applicant submit details of an open wire fence in which vegetation can grow over along this boundary.

Although there will be a loss of amenity initially when most of the existing vegetation is removed, this is not considered enough to warrant refusal especially when additional planting can be carried out. In the long term, the impact on the street scene will therefore be minimal.

3. Impact upon highway safety

There have been a number of objections to this development on highway grounds. The objections pertain mainly to:

- The increase of additional vehicles using Rothwell Gardens;
- Potential congestion of Rothwell Gardens and loss of parking spaces on the street; and
- Additional access way onto Rothwell Gardens provides a safety hazard for children going to school and may conflict with the Safe Routes to School Program.

Despite these objections, the highways department objected to the previous application due to an additional access point onto Tippings Lane and commented they would prefer to see all dwellings served via Rothwell Gardens. The current application shows one access point for two dwellings on Rothwell Gardens and the existing access on Tippings Lane to remain. Highways are satisfied the parking standard has been meet and are also happy with the proposed accessway onto Rothwell Gardens. Providing the parking and turning spaces are permanently maintained there would be no implications to the highway safety of the site.

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

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/5708

Applicant : Mrs H Cross C/O W M Graham Associates.

Location : 23, Tippings Lane, Woodley, Reading.
Proposal : Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 18/2/02

Date Registered : 18/01/2002

Earliest Date for Decision : 22/02/2002

Latest Consultation Date/Site Notice Expiry Date : 22/02/2002

This application will have expired on: 15/03/2002. 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 - approval with conditions: C049, C122, C129, C130, C131, C137, C140, N07

Envir. Health - approval with conditions re: hours of construction & building with respect to gas contaminated land

Landscape - 1.8m high walls are visually unacceptable, need landscape plans showing existing vegetation

Woodley Town - object to n° additional vehicles using Rothwell Gardens, safety hazard of new pedestrian route, future impact on trees + would like Plot C turned around by 180 degrees

Neighbours - object as will compromise safety of children on way to school, want to see all driveways on Tippings Lane, as Rothwell Gardens is congested already, loss of trees

Envir. Agency - use previous application comments (as stated in e-mail)

Planning Issues : F/2001/4403

Identified settlement
Highways issues
Character & amenity affects
affects on neighbours

main issues
access ways
loss of vegetation
school travel plan safety

Loddon Area Local Plan

RECORD OF SITE VISIT

SITE ADDRESS: 23 Tippings Lane Woodley Reading.

APPLICATION NUMBER: F/2002/5708

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/02/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area + school close to site.

3. DESCRIPTION OF SITE/BUILDING
Tall trees & shrubs surround outside of site.
Lots of shrubs/vegetation where new house is to go. Old glasshouses, etc on property where new one is to go.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no 11 Tippings - fair distance away

5. SITE CONSTRAINTS

TREES lots

ACCESS/PARKING driveway existing onto no 23

LEVELS level

BOUNDARY TREATMENT hedges & shrubs (lots).

OTHERS

Tel: (0118) 974 6482

Date: 1st March 2002

My ref: F/2002/5708

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2002/5708
23, Tippings Lane, Woodley, Reading.
Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11 March 2002

Yours faithfully

M. Pope

Principal Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/5708**
23, Tippings Lane, Woodley, Reading.
Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

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

Tel: (0118) 974 6482

Date: 1st March 2002

My ref: F/2002/5708

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2002/5708
23, Tippings Lane, Woodley, Reading.
Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11 March 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2002/5708**
23, Tippings Lane, Woodley, Reading.
Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

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

Tel: (0118) 974 6482

Date: 1st March 2002

My ref: F/2002/5708

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

Dear Councillor

Application Number: F/2002/5708
23, Tippings Lane, Woodley, Reading.
Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11 March 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2002/5708**
23, Tippings Lane, Woodley, Reading.
Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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

ENVIRONMENT AGENCY

Our Ref : SP/2002/005243-1/1
Your Ref : F/2002/5708

Date : 06 March 2002

PLANNING SERVICES | HRS 54000
POL | TLS
DC | GNF
APP |
CS |
08 MAR 2002
COPIES TO | PON
BNF

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Heidi Lynch

SUB-DIVISION OF DWELLING TO FORM 2 DWELLINGS WITH DETACHED GARAGES AND ERECTION OF ONEDETACHES DWELLING
23 TIPPINGS LANE, WOODLEY, READING

Thank you for your letter dated 30 January 2002, received on 31 January 2002. Please quote the following reference in any correspondence: SU77SE/22/15.

The Environment Agency has no further comments to its previous letter dated 8 August 2001 regarding your consultation, reference F/2001/4403.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: W M Graham Associates

Date: 12 February 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5708

Location: 23, Tippings Lane, Woodley, Reading.

Proposal: Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

Applicant: Mrs H Cross C/O W M Graham Associates.

Case Officer: Heidi Lynch

The new plans show the following: Additional garage elevations. Drawing no: 102 Rev A.

Comments are required by 22/02/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2002/5708 (Planaps) / (Ludhouse) Date Rec.

Location: 23 Tippings Lane, Woodley

Parish

Applicant: Mrs H. Coss c/- Graham Associates

Description of attached plans Additional Garage elevations

Drawing No's: 102 Rev A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's
1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	
4.	NF (Building Control)	
5.	BC/DC Liaison	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER Heidi

Consultations Sent by Admin. on 12.02.05

Yellow - Part One Copy
Green - Officer's Copy

Rec'd 8.30AM 7.2.02

PLANNING SERVICES	HPT 52836
POL	TLS
DC	ENF
APP	
CS	
07 FEB 2002	
COPIES TO:	ACK:
	FILE:

W.M. GRAHAM ASSOCIATES — **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2325/wmg/cm

6 February 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

ADDITIONAL PLAN

5708

For the attention of H Lynch

Dear Sir

23 TIPPINGS LANE WOODLEY Ref: F/2002/5708

With reference to your request for further details please find enclosed copies of the following: -

Dwg. No. 2325 – 102A X 6

We trust that you find all in order but should you require any further information please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

M. T. Green

♦♦♦

30 Rothwell Gardens ♦ Woodley ♦ Reading, Berkshire RG5 4TJ ♦ U.K
Home Phone 0118 9691923

0822

PLANNING SERVICES	HPT
PD	TLS
DC	ENF
P	

11 FEB 2002

COPIES TO:	ACK: ✓
	FILE:

07 February 2002

Heidi Lynch
Wokingham Unitary
Environmental Services Department
Planning Services
P.O.Box 157
Shute End Wokingham
Berkshire RG40 1WR

Application Number: F/2002/5708 23, Tippings Lane Woodley
Proposed sub-division of existing dwelling to form two dwellings with detached garages and erection of one detached dwelling.

Thank you for the recent notification advising of the above proposed development, this is the second attempt to try and obtain permission, the first was declined. I, together with several neighbours attended the local planning meeting at Woodford Park on Tuesday 5th of February, we expressed several concerns regarding this large development, I, have detailed my comments below for your consideration.

1. The proposal does not include a further two detached properties in Rothwell Gardens, I believe permission was granted some time ago, surely this has now expired as no development has taken place. Is the owner trying to mislead by omitting these from the application?.

2. This proposal requires that three further accesses are opened to the site, all 3 in Rothwell Gardens, these impinge on the present footpath which runs from Tippings Lane through to Rothwell Gardens, this path is a main thoroughfare for children to access Waingels and Willowbank schools to avoid the considerable traffic on the main Tippings Lane/Duffield Road. Surely these extra driveways will greatly compromise the safety of these children at a time when you have highlighted an existing traffic problem by installing a new traffic calming scheme. Surely the entrance to the new detached property and the garage of 23,Tippings Lane can use the existing entrance to Tippings Lane, after all these properties are in TIPPINGS LANE AND NOT ROTHWELL GARDENS.

3. The cul-de-sac in Rothwell Gardens is very small and just about copes with the resident parking needs this proposal will effectively remove at least 3 spaces and deny the residents the right to park outside their own houses. The request for access to the new garage is ludicrous when the main buildings will only be accessed from the existing entrance on Tipping Lane. The creation of these driveways will hamper large vehicles such as dustcarts,ambulances and other emergency services.

4. The site is a host to a great deal of trees and other greenery, it is one of the few sites left in Woodley and would be a great pity if destroyed. There is no way building work can take place without removing trees I do hope this will not be a case of whoops, sorry, oh never mind, when a tree mysteriously disappears.

5. If this permission is granted it will almost be impossible for contractors traffic to access the site without considerable disruption and damage to existing area and parked cars.

I sincerely hope that you look hard at this application and ,if possible, send someone to see the extent of the problem as I believe the developer is pushing for too much and compromising the safety of the local children.

Yours faithfully

R. T. Green

FAO: Heidi Lynch
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Mr Geoffrey Milnes
32 Rothwell Gardens
Woodley
Reading
Berks
RG5 4TJ

11 FEB 2002

8 February 2002

Dear Sirs

REF: Application Number F/2002/5708
23 Tippings Lane, Reading

We are enclosing herewith our previous letter of objection to the above proposals and as far as we can ascertain nothing has really changed apart from a hedge being laid on the boundary line instead of a 6ft fence/wall.

Our main objection as before, is that if these plans are allowed to go ahead, it is going to more than double the amount of traffic that already exists in a small cul-de-sac, which at present is regularly congested. We are talking of another six garages needing access. This is not taking in to account any visitors and trades people that need to find somewhere to park.

Why can Units 1 & 2 and Plot C not be built in such a way that access can be from Tippings Lane, as is the situation at present.

We would urge you to look in to the situation very thoroughly and consider the implication to the existing residents before passing these proposals.

Yours faithfully

G. Milnes

Mr Geoffrey Milnes

A. Milnes

MRS. A. MILNES

001

FAO: Joss Miller
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Mr Geoffrey Milnes
32 Rothwell Gardens
Woodley
Reading
Berks
RG5 4TJ

25 July 2001

Dear Sirs

REF: Application Number F/2001/4403
23 Tippings Lane, Reading

In response to your letter of the 17 July 2001, re: the above application. I list below our objections to the proposals.

1. This will cause serious congestion in a small Close, which already has parking problems at certain times. Eg: evenings & weekends. Due to lack of drive space, some residents and visitors have to park on the road. This problem would also apply to service vehicles needing to gain access in to the Close and will cause a great deal of frustration to existing residents.

2. The drive indicated in the corner of the Close, which is apparently intended to serve 2/3 garages of proposed houses, means there would be a great deal of vehicle movement back and forth. Which will impair safety, particularly to children walking to Willow Bank and Waingel's Copse schools on what at present is considered a safe route. Also reducing spare car space to a maximum of 1 car. In addition, I also object to this entrance running right alongside the corner of my garden. To reverse my car from my drive, I have to back in to this corner to turn round.

3. Why can the access to proposed houses not be made from Tippings Lane, where there is already an existing entrance and exit?

4. As regards the 6ft wall to be built along the boundary line right up against the pathway. We don't think it would be too much to request that perhaps 2/3ft be left on the path side of the wall, so that some greenery could be replanted to replace the vast number of trees and shrubs that are going to be obliterated. At least this would make the area look a little less like "Colditz"! Another question would be, are they allowed to remove all the trees etc from the boundary line? We were under the impression that some of these trees were on a preservation order.

I hope the foregoing and also any other objections raised by other residents will be seriously considered before this application is approved.

Yours faithfully

Mr Geoffrey Milnes

FROM: Heidi Lynch

DATE: 30 January 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
VOL	TLS
CC	EAT
APP	
CS	
11 FEB 2002	
COPIES TO:	ACO:
	FILE:

Application Number: F/2002/5708

Proposal: Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling..

Site Address: 23, Tippings Lane, Woodley, Reading.

Applicant: Mrs H Cross C/O W M Graham Associates.

Your observations are required in respect of this application **by 22/02/2002** .

Three residents were present and the meeting was adjourned to give them the opportunity to explain their objections.

Their concerns related to:

- the impracticality of the location of the proposed new access from Rothwell Gardens
- the reduction in on-street parking provision and consequent congestion in Rothwell Gardens
- the footpath via Rothwell Gardens was a well used, quiet pedestrian and cycle route to Waingels Copse and Willow Bank Schools
- the change in the situation since the introduction of Safer Routes to Schools measures in Tippings Lane
- it would be impossible to build a new dwelling without chopping down some trees

During discussion, and bearing in mind the safety factor for children using the quiet route via Rothwell Gardens, it was suggested that a shared access onto Tippings Lane would now be more acceptable and this could be achieved by turning the house on Plot C around by 180 degrees.

After the meeting had been reconvened, the committee agreed to give full support to the neighbours' concerns, particularly in relation to:

- additional vehicles using Rothwell Gardens
- the safety hazard of the proposed new access onto a quiet, pedestrian route to schools
- although not a designated cycle route, Rothwell Gardens was regularly used by young cyclists as a 'cut through' to both Willow Bank and Waingel's Copse Schools
- the future of trees and wildlife on the site
- additional impact on existing services

SIGNED: [signature] DATE: 6.2.02

Clerk To Woodley Parish/Town Council.

In view of the changed situation with regard to the Safer Routes to Schools, the Planning Officer was also requested to seriously consider the suggestion that it would be more appropriate to turn the house on Plot C around by 180 degrees to allow for a shared access from Tippings Lane.

The committee also requested an update on the status of the planning permission for dwellings on Plots A and B.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 30 January 2002

Application Number: F/2002/5708

Proposal: Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

Parish: WOODLEY TOWN

Site Address:
23, Tippings Lane, Woodley, Reading.

Applicant:
Mrs H Cross C/O W M Graham Associates.

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/ C04A, R04A
2/ C122, R122
3/ C129, R129
4/ C130, R130
5/ C131, R131
6/ C137 (INSERT: dwellings), R137.
7/ C140 (INSERT: 7 metres), R140.

NO7.

Signed: _____ **Print name:** ADAM 01/02/02

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Heidi Lynch, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2002/5708

My Ref: 20016875

Date: 11 February 2002

PROPOSED SUB DIVISION OF DWELLING TO FORM 2 DWELLINGS WITH DETACHED GARAGES AND ERECTION OF ONE DETACHED DWELLING.

23 TIPPINGS LANE, WOODLEY.

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 773 742	55 metres	Tippings Lane, Ashenbury Park	Putrescible/household

Adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 11 February 2002

Location:	23 Tippings Lane, Woodley
Proposal:	Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.
Application Number:	F/2002/5708

In response to your consultation dated 30 January 2002 for the above application, the landscape comments are as follows:

The site contains a number of trees which are especially prominent along Tippings Lane and the footpath connecting this road with Rothwell Gardens. I am concerned that the applicant has not shown any of the existing vegetation on the site plans and this will need to be a consideration of the application. The applicant will need to submit a detailed tree survey that complies with BS 5837 indicating those trees to be removed and those to be retained. Other significant areas of vegetation or hedgerow will also need to be shown on the drawings.

At present the boundary of the nursery is delineated by an overgrown beech hedge which does not follow the edge of the footpath as shown on the site layout plan. Therefore the present position of the boundary has left a small area of open space alongside the footpath in which a number of trees have been allowed to grow. The vegetation adjacent to the footpath provides a significant amenity to the local area and which should be incorporated, at least partially, into the scheme.

The site elevations show several 1.8m high walls along parts of the boundary of the site, but which have not been shown on the site plan. A high wall along the edge of the footpath will be unacceptable visually both for users of the footpath and properties opposite the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5708
CASE OFFICER: Heidi Lynch

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

Received by Wokingham District Council

Application No: F/2002/5708

Proposal:
Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

Location:
23, Tippings Lane, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5708 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/02/2002. 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 be possible for an individual reply to be issued 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 January 2002

Application Number : F/2002/5708	**Map No : 37**
Case Officer : HL	**Site Area :** 0.26
Valid Date : 18/01/02	**Received Date: 18/01/2002**

Level : Delegated Application

Description : Proposed sub-division of dwelling to form 2 dwellings with detached garages and erection of one detached dwelling.

Location : 23, Tippings Lane, Woodley, Reading.

Parish : WY **Ward : COR**

Applicant : Mrs H Cross C/O W M Graham Associates.

Fee Required: £0 **Fee Received: £0** – Resubmission 2001/4403 refused.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Side elevations of single garage (not shown on drawing 102)	request with SN 30/12	7/2/02
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Landfill Cons ✓ Groundwater Prot Zone ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

+ pls incl. attached list ✓

No new pre-apps

18 JAN 2002 5708

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/4403	Geoffrey Milnes 32 Rothwell Gardens Woodley Reading Berks RG5 4TJ
F/2001/4403	M T Green 30 Rothwell Gardens Woodley Reading Berks RG5 4TJ
F/2001/4403	Mr and Mrs C A Johnston 34 Rothwell Gardens Woodley Reading Berks RG5 4TJ
F/2001/4403	T Bakker and M Noguer Denmark Cottage 3 Denmark Avenue Woodley Reading Berks Rg5 4RS
F/2001/4403	Mr and Mrs J A Shanly 11 Tippings Lane Woodley Reading Berks Rg5 4PX
Application Refused	Letters sent 050901

18 JAN 2002 5708 5708

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2325/wmg/cm

17 January 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of the case officer

Dear Sir

23 TIPPINGS LANE WOODLEY

With reference to the above please find enclosed a completed Town Planning application comprising the following: -

a) Planning application
b) Section 66 Certificate
c) Fee none – none required as re-submission
d) Letter dated 17.01.2002 from W M Graham Associates
e) OS extracts
f) Dwgs. Nos. 2325 – 100A, 101, 102, 103A, 104 & 105,

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

Cc Mrs H Cross

18 JAN 2002 5708

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2325/wmg/cm

17 January 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of the case officer

Dear Sir

23 TIPPINGS LANE WOODLEY

With reference to the above the enclosed planning application is the re-working of a refused application F/2001/4403 and a letter dated 5.11.2001 from Wokingham District Council. With reference to that letter, the favoured plan C has been selected.

The site dimensions have also been re-checked and adjusted. The result is that we do not alter the boundary of Dwelling B. The scheme has therefore been submitted and adjusted to conform to the requirements of the letter of 5.11.2001 but without the need to affect dwelling B.

We trust that all is now acceptable and that we have supplied sufficient explanatory detail. Should you require any further information please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

Cc Mrs H Cross

18 JAN 2002 5708

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MRS H CROSS
	ADDRESS	23 TIPPINGS LANE WOODLEY
	POST CODE	RG5 4RX PHONE 0118 969 3396
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DJ PHONE 0118 977 0464
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	23 TIPPINGS LANE WOODLEY RG5 4RX
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Sub-division of existing dwelling to form 2 separate dwellings with detached garages and build one detached 4 bedroomed dwelling with integral garage
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.24 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Dwgs. Nos. 2325 - 100 - 105 inc. OS extracts

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	✓	ALTERATION or EXTENSION	✓

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION		See question 10
FULL PERMISSION	✓	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION		State period required
RELAXATION OF CONDITIONS		State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

NEW ACCESS AS NOTED ON DRAWINGS

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	3 / 24 *	1 / 7 *	0 / 0
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

None - resubmission of same scheme

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Mrs H Cross DATE 11 January 2002

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

		Existing floor space		Proposed additional floorspace created by	
	USE CLASS	Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 18 JAN 2002 5708

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

~~CERTIFICATE B~~

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

~~CERTIFICATE C~~

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

~~CERTIFICATE D~~

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . MRS H CROSS . . . . . .

Date . . 11 January 2002 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

(1) "CORNERWAYS COTTAGE"

ADDRESS 23 TIPPINGS LANE PARISH WOODLEY E

PLOT No. Old Property ORD. SHEET No. SU. 7774 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
513/55	Mr. D. F. Enfield	Additions	12.7.55	App. App
912/57	"	Shed for Agricultural Purposes	12.11.57	App. N/A
717/71	"	2 Storey Ext	8.7.71	App Refuse
940/71	Mr K. Enfield	Two/Storey Ext	2.9.71	App Refuse
1139/71	"	Two Storey Addit	28.10.71	App App
1131/72	"	outline 7 dwellings on site of	6.7.72	N/A Refuse
1132/72	"	outline 4 dwellings on site of	6.7.72	N/A Refuse
1796/72	"	outline 5 dwellings on site of	21.12.72	N/A Refuse
620/73	"	outline Block of 3 T/Hses & Garages	19.4.73	N/A Refuse
621/73	"	outline 3 Det Hses Block of 3 Garages	19.4.73	N/A Refuse

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(5)

ADDRESS 23 TIPPINGS LANE PARISH WOODLEY E

PLOT No. Old Property ORD. SHEET No. SU7774 37

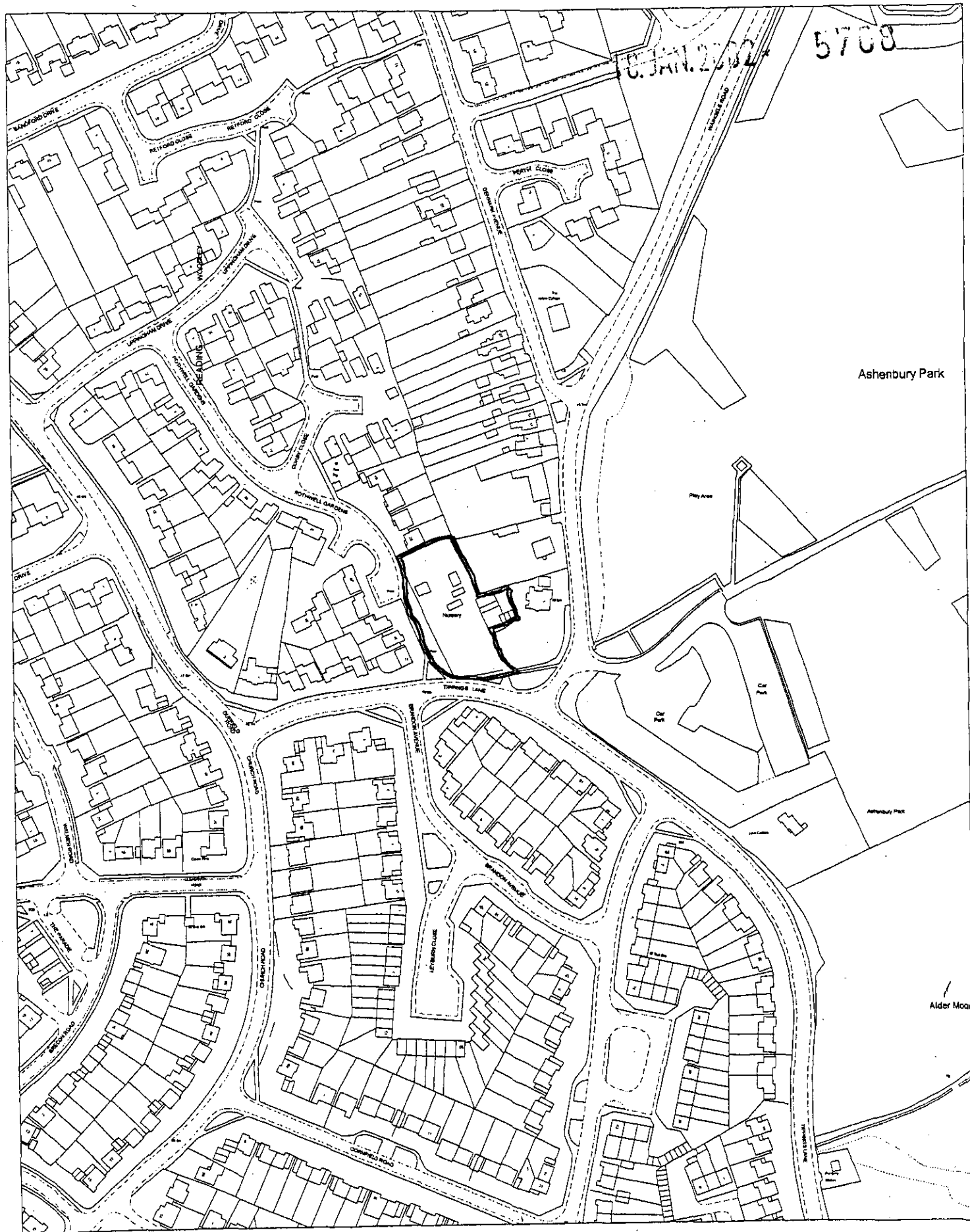
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
622/73	Mr K. Enfield	outline 2 detach Hses & Garages	19.4.73	N/A Refuse
623/73	"	outline 2 pairs hses & Garages	19.4.73	N/A Refuse
625/73	"	outline 4 Terraced Houses	19.4.73	N/A Refuse
12232	"	4/6 det. garage	3.3.80	C/A
13560	"	6 Houses & Garages (Mr. Rothwell Gardener)	3.7.80	N/A C/A
BR 13363	"	"	29.4.80	Ref N/A
BR 17166	"	"	22.7.81	Ref N/A
BR 17509	"	"	17.9.81	App N/A
F/2001/4403	Mrs H Cross.	Division of existing dwell into 2 dwell with det. garages & erect of 1 det dwell	3.9.01	ref
F/2002/5708	Mr. H. Cross	"		

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/5708**
CASE OFFICER: **Heidi Lynch**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



Site Plan, Scale: 1 to 2500

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Date: 20 December 2000

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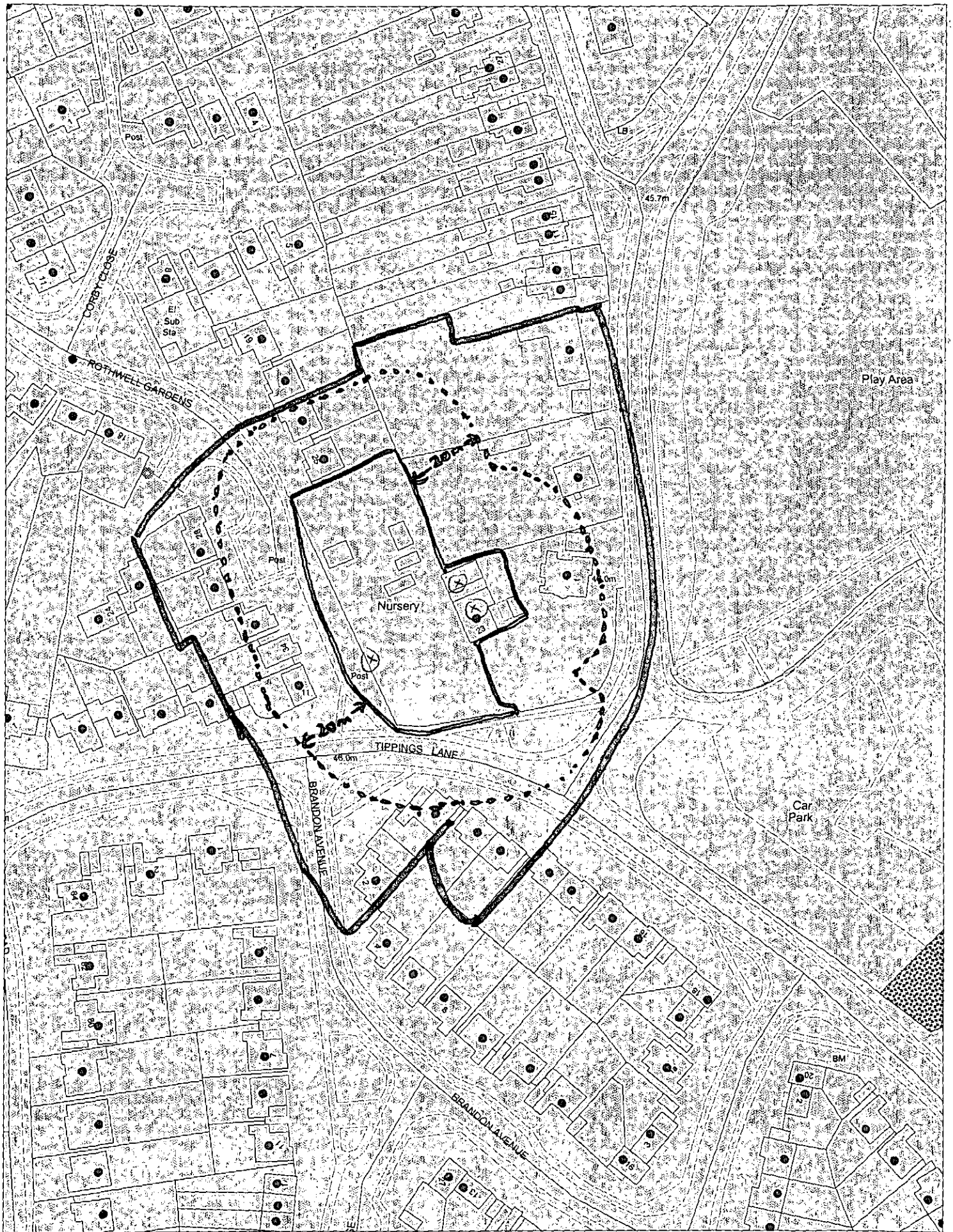
APPROVED

10.JAN.2002* 5708



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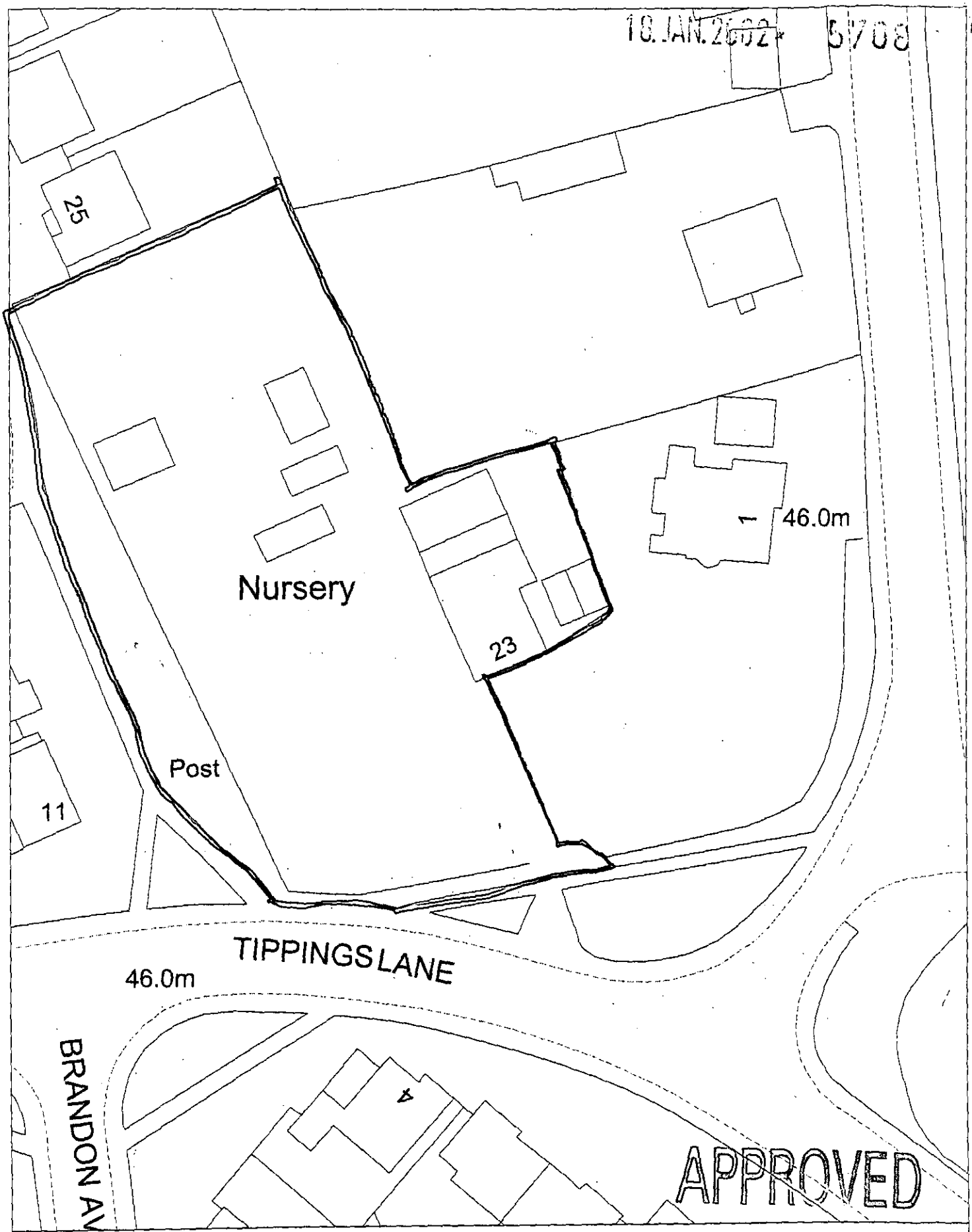
Development Control Section, Environmental Services, Wokingham District Council.

23 January 2002

Scale: 1 : 1250

N
W E
S



EXISTING. Site Plan, Scale: 1 to 500

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Date: 20 December 2000

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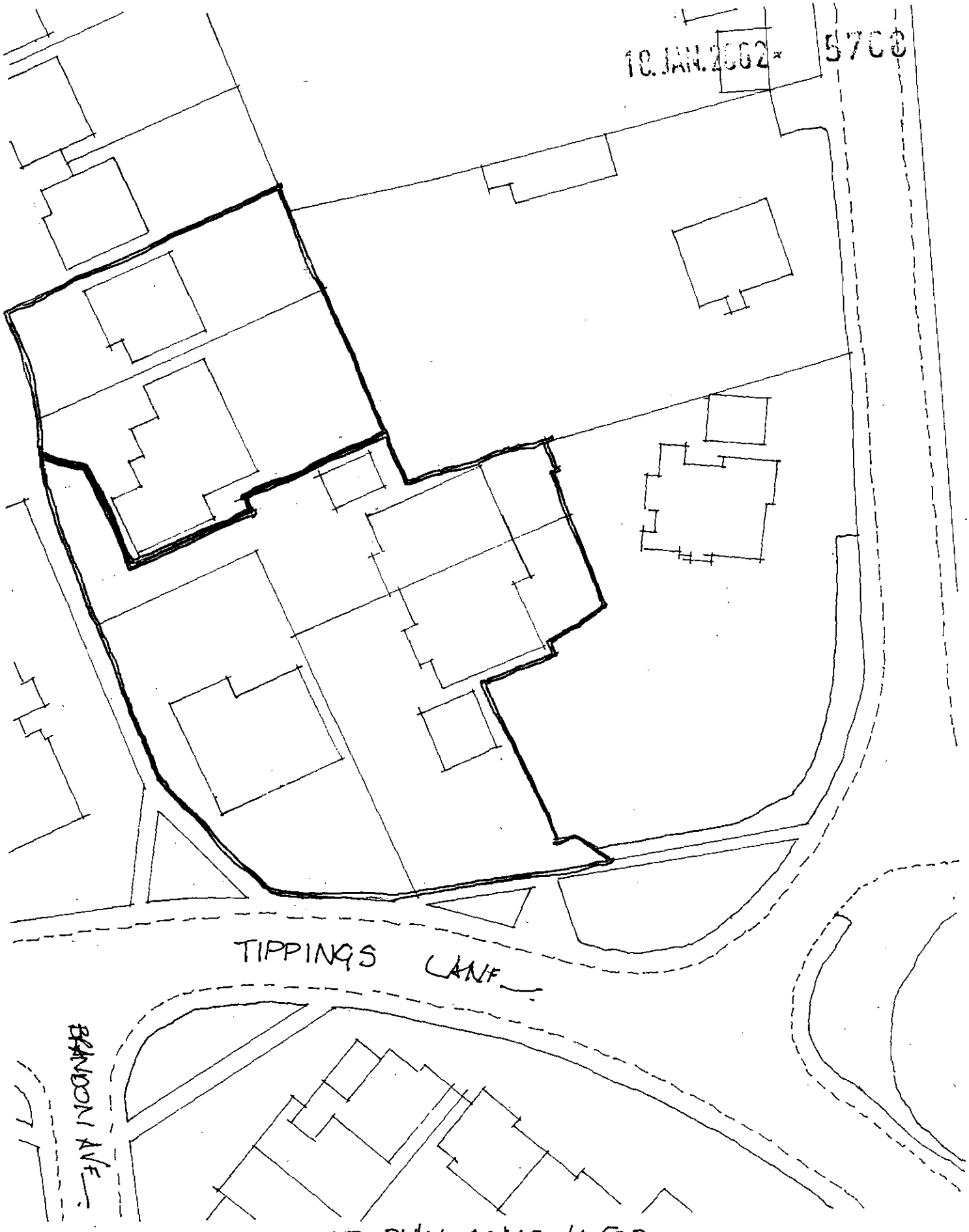
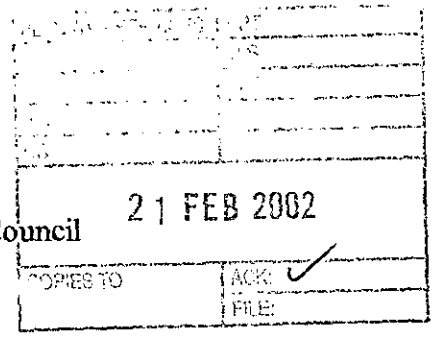


PROPOSED SITE PLAN SCALE 1:500.

APPROVED

OBS

11 Tippings Lane
Woodley
Reading
RG5 4RX



Heidi Lynch
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

18th February 2002

RE: Planning application number F/2002/5708 . 23 Tippings Lane

We write with regard to the application for planning at the above property.

We wish to point out that there have been very little changes from the last planning application made at the above property, which is a major concern in itself, however after inspecting the plans in detail we wish to point out our concerns:-

The plan shows Plot C a four bedroom detached house facing this time onto Rothwell Gardens, the side of this property will still face directly onto our property, at this point the plans and elevations contradict themselves as the elevation **STILL** shows a 6ft high wall running along the boundary of the new house and the public footpath, whereas the plan shows some kind of hedge. We strongly object to the 6ft high wall as this would be a complete eyesore, and if it were an hedge what view would we have whilst the hedge grew. We currently have a wonderful outlook onto shrubs and very well established trees. There is a distance of around 3 to 4 metres of a grassed / shrubs / established trees beyond the footpath. We also have strong concerns about the amount of light we will lose into the front of our property.

We object strongly to this public footpath being turned into a potential 'alleyway'.23 Tippings Lane has a large enough area to re-position Plot C, 3-4 metres back from this boundary to ensure what is established at the present can remain in the future.

Another of our concerns is road safety, the pathway between Rothwell Gardens and Tippings Lane is regularly used by ourselves when taking the children to Willowbank School along with all the children from Waingels Copse who use it as a safer route to school. The plans shows a zig zag driveway with what appears to have a number of blind spots to Unit 1 and Plot C which can only be dangerous on a regular school route. Surely this road isn't large enough to house 2 dwellings, how would a fire engine get into these properties??

Lastly the location of a bin store, has been located next to the boundary, this will have a nice pungent smell in the summer as you walk through the 'new alley'.

It would be particularly interesting to know exactly where 23 Tippings Lane boundaries are, as they seem to have made a claim rightly or wrongly for this strip of land along the public footpath, however we must bear in mind, that it is always the council that cut the grass and maintain it.

We would appreciate it if this could be looked into for this and all future applications that they may apply for this property.

We are very fortunate in this area of Woodley, to have a large amount of trees, greenery and wildlife and a number of pleasant quiet roads. It would be a great shame if this did not continue.

Yours Faithfully



Mr & Mrs J A Shanly

PLANNING SERVICES | APT
MO | TLS
DD HL | FRF
APP
CS
21 FEB 2002
COPIES TO | ACK: ✓
FILE:

Mr & Mrs C A Johnston
34 Rothwell Gardens
Woodley Reading
Berks RG5 4TJ

19 February 2002

Mr J Miller
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mr Miller

Ref Planning Application F/2002/5708

The following observations are of concern to us:

1 There appears to be some confusion between the written application pro-forma and the plans in elevation which were available at Woodley Council Offices. The form says that the properties will be enclosed by existing hedging/fencing. The elevation continues to show a six foot high wall abutting the footpath from Tippings Lane in to Rothwell Gardens. This wall was strongly objected to when the previous application (F/2001/4403 and 1980/13560) was made and we reiterate our previous objections.

2 The address on this application is for number 23 Tippings Lane. There is already a well established entry/exit from the existing house on to Tippings Lane, it is surely within the scope of the applicant to revise this plan so that the new house and the sub-divided existing house both use the present entry-exit point.

3 Cul de sac at end of Rothwell Gardens – consider effect of <u>three</u> extra driveways exiting across public footpath used as access to Waingels Copse and Willowbank Schools plus the inevitable reduction in available acess to services and emergency vehicles.

Cont/d.....

Mr J Miller

19 February 2002

4 Our final observation is that we have no objection to the proposed improvement to the existing house or to the building of another home – the place is an unsightly mess at the moment – but we are very concerned about the wall and the additional driveways exiting in to the cul-de-sac in Rothwell Gardens.

Yours sincerely



CA Johnston