[redacted]

SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
**F/2000/3052**

LOCATION:
**105 Tippings Lane, Woodley Reading.**

APPLICANT:
**Mr & Mrs Marsden C/O B K Greenland**

PROPOSAL:
**Proposed two storey rear extension to dwelling and front porch.**

EARLIEST DATE FOR DECISION: **22/01/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**12/02/2001**

CASE OFFICER: **George Allpress**

[redacted]

(GA)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs Marsden**
**C/O B K Greenland**
**4 Compton Drive**
**Maidenhead**
**Berkshire**
**SL6 5JS**

**Application Number: F/2000/3052**

**Parish:** **WOODLEY**

**Location:** **105, Tippings Lane, Woodley, Reading.**

**Proposal:** **Proposed two storey rear extension to dwelling and front porch.**

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. 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 first floor side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

**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 residential amenities of the occupiers of neighbouring properties.

**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 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 06/02/2001

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.**

Finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 3052 | GA |
| BUILDING CONTROL NUMBER | FP 2001/1550 | Nick. |
| APPLICANT/AGENT | B. K. Greenland. | |
| ADDRESS OF SITE | 105 Tippings Lane WOODLEY | |
| DESCRIPTION OF PROPOSED WORK | 2 storey rear ext + front porch | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | | ✓ |
| ELEVATIONS | 591 | 591 |
| FLOOR PLANS | — " | — " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC. RECEIVED & APPROVED | 6/2/01 | |
| APPLIC. RECEIVED-NO DECISION | | |
| APPLIC. REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | — | |
| DATE | 15/2/01 | |

| 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 | |

From:
**Property Dept**

To: George Allpress




**Date:** 24 January 2001

**Application Number:** F/2000/3052

**Proposal:** Proposed two storey rear extension to dwelling and front porch..

**Site Address:**
105, Tippings Lane, Woodley, Reading.

**Applicant:**
Mr & Mrs Marsden C/O B K Greenland.

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

---

This property is a former Council house sold under the Tenants right to buy scheme in September 1989.

The above proposal does not appear to adversely affect the Councils adjoining interests.

Sarah Hunter
For Head of Property Section.

WORK SHEET FOR: George Allpress

Application Number: F/2000/3052

Applicant: Mr & Mrs Marsden C/O B K Greenland.

Location: 105 Tippings Lane, Woodley, Reading.

Proposal: Proposed two storey rear extension to dwelling and front porch.

| Site Notice Displayed? : | YES | NO | DATE |
|---|---|---|---|
| | ✓yes | | 10/01/01 |

Date of Neighbour Notifications : 29/12/00

Date of Site Visit : 11/01/01

Date Registered : 18/12/2000

Earliest Date for Decision : 22/01/2001

Latest Consultation Date/Site Notice Expiry Date : 22/01/2001
26/01/01 (GA)

This application will have expired on: 12/02/2001. 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 :

Woodley Town Council - The Committee particularly asked that any neighbours' comments be taken into account for this application.

At the time of writing no further comments have been received.

**Planning Issues :** The issues addressed by this application are neighbour amenity and street scene.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3052

Appraisal :

The application property is one of a small group of working men's cottages that are situated on the north east side of Tippings Lane.

The application proposes a two storey extension at the rear and a front entrance porch. The application property is a modest sized dwelling which is basically two up and two down. The proposed extension would facilitate an additional bedroom, enlarged kitchen and utility areas, in short bringing the dwelling up to modern day living standards.

The extension would be partially visible from the street, but is not considered to result in harm to the street scene.

In terms of amenity, a gap of around 1.3 metres would be maintained between the position of the flank of the proposed extension and the property boundary with the adjacent no.103. The proposed extension would result in a marginal infringement of daylighting angles, but not such that is considered to warrant refusal of planning permission. The marginal infringement is considered acceptable given the opportunity to improve the quality of accommodation. With respect to the adjacent attached neighbour no.107 daylighting angles are complied with.

*No additional parking demand is considered to result.*

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

**Application Number: F/2000/3052**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | ~~Non Std Conditions / Reasons for Refusal~~ |
|---|---|---|---|
| | | | |
| 1 | C001 | R001 | FULL PERMISSION - 5 YEARS |
| 2 | C014 | R014 | EXTERNAL FINISHES |
| 3 | C044 | R044 | NO WINDOWS TO BE INSERTED |
| | | | INSERT: .....in the first floor side elevations of the extensions hereby approved..... |
| | | | |
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| | | | |
| | | | |
| | | | INFORMATIVE |
| 1 | N16 | | INSERT: Berkshire Structure Plan policy EN1: The London Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997. |

6/2/01

# RECORD OF SITE VISIT

**SITE ADDRESS:** 105 Tippings Lane, Woodley, Reading.

**APPLICATION NUMBER:** F/2000/3052

**OFFICER:** George Allpress

**DATE OF SITE VISIT:** 11/01/01

**1. SITE/STATUTORY NOTICE DISPLAYED?** Yes

**2. DESCRIPTION OF SURROUNDINGS** Residential settlement comprising mix of semi-detached and small terrace groups.

**3. DESCRIPTION OF SITE/BUILDING** Semi-detached two storey single family dwelling.

**4. RELATIONSHIP TO ADJOINING PROPERTIES** Unattached No.103 to the north west, attached no.107 to the south east - no other properties impacted upon.

**5. SITE CONSTRAINTS**

| | |
|---|---|
| **TREES** | No trees in the vicinity of the proposed extension. |
| **ACCESS/PARKING** | Front drive and side parking for two cars. |
| **LEVELS** | Gradual fall to south west. |
| **BOUNDARY TREATMENT** | Open plan to front timber fencing |
| **OTHERS** | None |

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

Tel: 0118 974 6442

Date: **29 December 2000**

My ref: F/2000/3052

**CONFIDENTIAL**

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF


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


Dear Councillor

**Application Number: F/2000/3052**
**105, Tippings Lane, Woodley, Reading.**
**Proposed two storey rear extension to dwelling and front porch.**

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 **George Allpress** on **0118 974 6442.**

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

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**LISTING FORM**

Case officer: **George Allpress** Application Number: **F/2000/3052**
**105, Tippings Lane, Woodley, Reading.**
***Proposed two storey rear extension to dwelling and front porch.***
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: 0118 974 6442

Date: **29 December 2000**

My ref: F/2000/3052

**CONFIDENTIAL**

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN


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

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **George Allpress** Application Number: **F/2000/3052**
**105, Tippings Lane, Woodley, Reading.**
**Proposed two storey rear extension to dwelling and front porch.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6442

Date: **29 December 2000**

My ref: F/2000/3052

**CONFIDENTIAL**

Councillor Dredge
C/O Councillor Coling Lawley
26 Farriers Close
Woodley
RG5 3DD


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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**105, Tippings Lane, Woodley, Reading.**
**Proposed two storey rear extension to dwelling and front porch.**

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

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**LISTING FORM**

Case officer: **George Allpress** Application Number: **F/2000/3052**
**105, Tippings Lane, Woodley, Reading.**
**Proposed two storey rear extension to dwelling and front porch.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

**Received by Wokingham District Council**

# Application No: F/2000/3052

**Proposal:**
Proposed two storey rear extension to dwelling and front porch.

**Location:**
105, 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. 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 George Allpress P.O. Box 157 Council Offices, Shute End,* Wokingham Berkshire, RG40 1WR to arrive on or before 22/01/2001. Written comments submitted will become available for public inspection.**

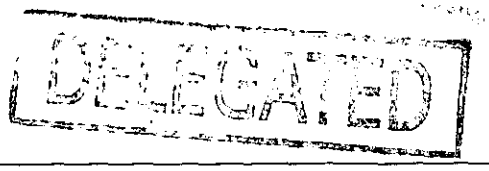
**In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head Planning and Transportation**

***29 December 2000***

FROM: George Allpress

DATE: 29 December 2000




## WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES
POL
38596

**Application Number:** F/2000/3052

**Proposal:** Proposed two storey rear extension to dwelling and front porch..

**Site Address:** 105, Tippings Lane, Woodley, Reading.

**Applicant:** Mr & Mrs Marsden C/O B K Greenland.

Your observations are required in respect of this application **by 22/01/2001** .

---

The committee particularly asked that any neighbours' comments be taken into account for this application.

SIGNED: _____ DATE: 10.1.01.

Clerk To Woodley Parish/Town Council.

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 8 DEC | |
| Officer: GA | Application No. F/2000/3052 |

Map No. 42 Site 0.05

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND FRONT PORCH

Location: 105 TIPPINGS LANE

Parish: WOODLEY Ward: Coronation

Applicant: MR/MRS MARSDEN

**Fee** Received 95-00 (2) 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 | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : .....  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 .....

### EXTERNAL CONSULTATIONS

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

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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:

.....Site notice and see map.....
.....
.....Play area to the rear of the site.....
.....
.....~~1 105 Tippings Lane~~.....
.....
.....
.....
.....

ADDRESS 105 TIPPINGS LANE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7773(4

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 1433/71 | W.R.D.C. | Modernise house | 26.1.72. | App. N/A |
| | | | | |
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DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

# Environmental Services

For office use only
Application number: 18 DEC 2000* 3352

## Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

| | | |
|---|---|---|
| 1 | Your name | MR & MRS M. MARSDEN |
| | Address and postcode | 29. GLENDEVON ROAD |
| | | WOODLEY |
| | | READING |
| | | RG5 4PJ |
| | Phone number | 0118 9618285 |
| 2 | Agent's Name | B. K. GREENLAND |
| | Address and postcode | 4. COMPTON DRIVE |
| | | MAIDENHEAD |
| | | BERKS |
| | | SL6 5JS |
| | Phone number | 01628-674755 |
| 3 | Site<br>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. | 105. TIPPINGS LANE |
| | | WOODLEY |
| | | BERKS |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | TWO STOREY REAR EXTENSION |
| | | AND FRONT PORCH |

| | | | |
|---|---|---|---|
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☐ | No ☑ |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | RED BRICK TO MATCH EXISTING<br>RENDERED BLOCKWORK TO MATCH EXISTING<br>PLAIN ROOF TILES TO MATCH EXISTING | |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ | No ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: 3 | Proposed: 3 |
| **10** | Does a public right of way touch the site?<br>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.<br>a Six copies of this form signed and dated.<br>b The fee (We have attached a current scale of fees).<br>If you do not have to pay a fee, please say why below. | | |
| | | | |
| | c Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | | |
| | • 1:500 scale site layout plan. | | |
| | • 1:100 or 1:200 scale floor plans and elevations. | | |

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

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

**Certificate A**

I certify that

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

**Certificate B**

I certify that

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

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

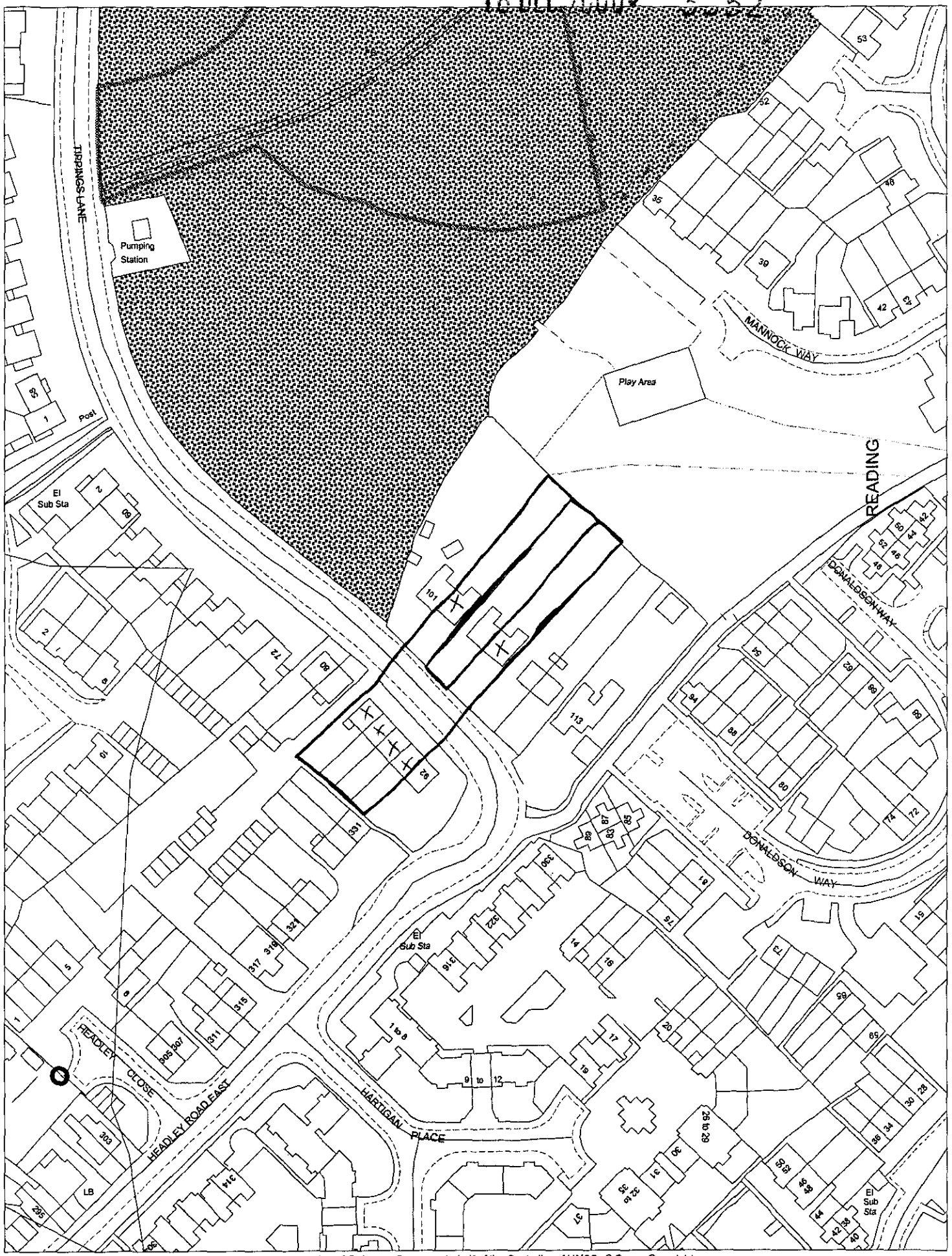
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs. M. Marsden

Date 5th December 2020

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



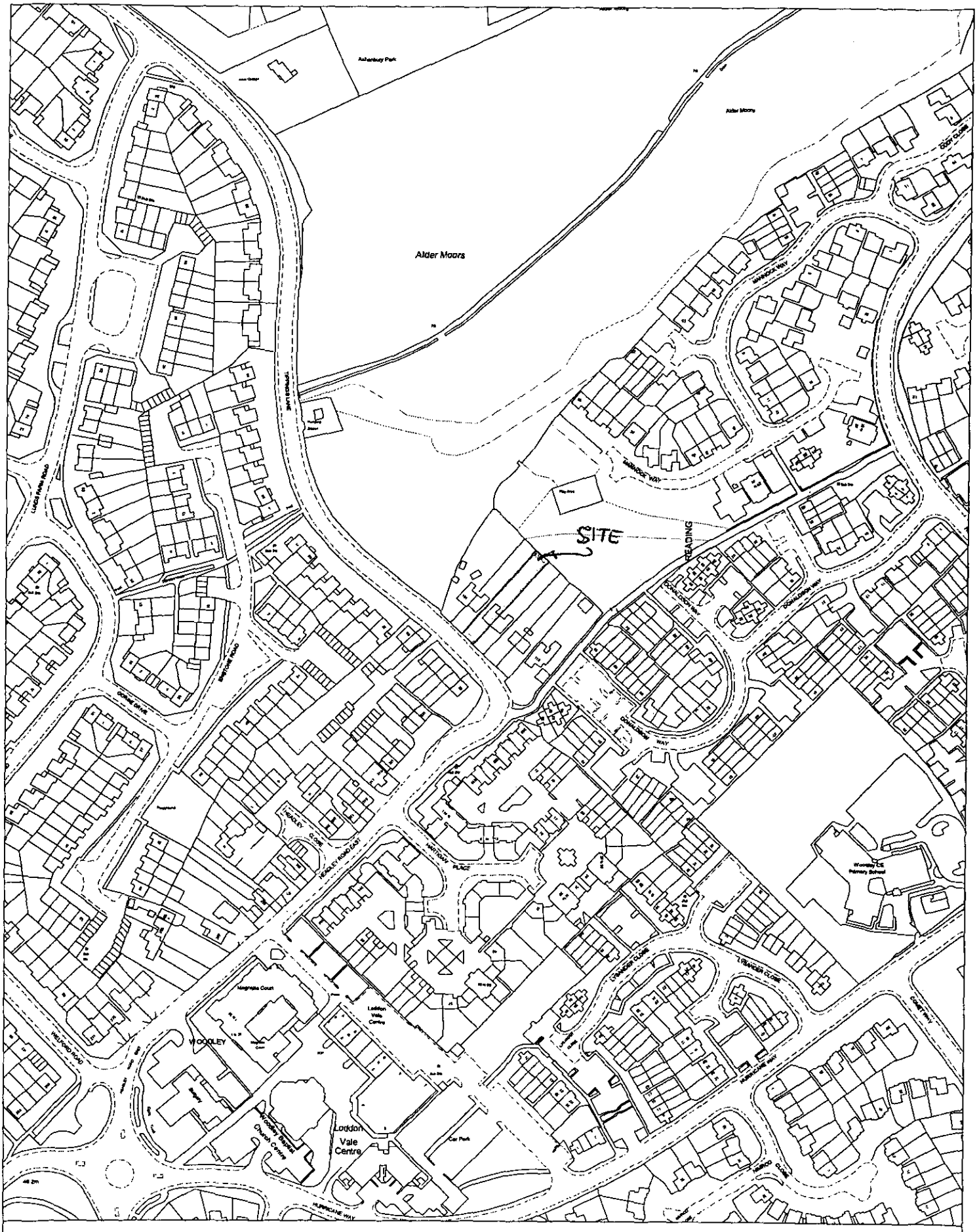

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Development Control Section, Environmental Services, Wokingham District Council.

20 December 2000

Scale: 1 : 1250

N W E S



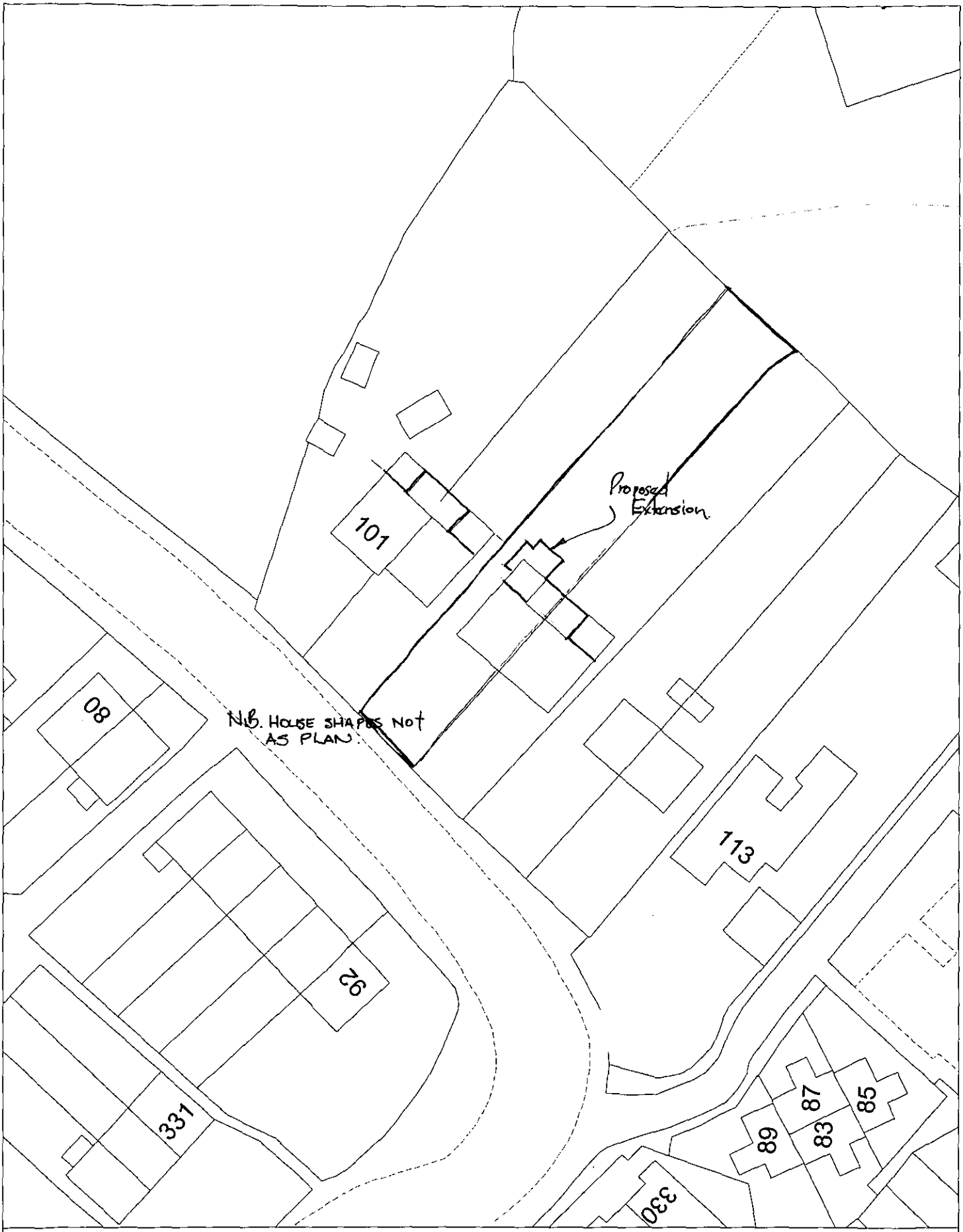

# Site Plan, Scale: 1 to 2500

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Date: 12 December 2000

N
W E
S




Site Plan, Scale: 1 to 500

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Date: 12 December 2000

N
W E
S

18 DEC 2000 * 3352