14/1/03

APPLICATION NO:

F/2002/8192

LOCATION:
9 Tigers Eye Close, Wokingham .

APPLICANT:
Mr/Mrs P Massey C/O Ian Hunt Associates

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **11/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
07/02/2003

CASE OFFICER: **Daniel Gigg**

APPROV

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Massey
C/O Ian Hunt Associates
Ibex House
85 Southampton Street
Reading
Berks
RG1 2QU

Application Number: F/2002/8192

Parish: **WOKINGHAM**

Location: **9, Tigers Eye Close, Wokingham.**

Proposal: **Proposed single storey rear extension to 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. 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.

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.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Amended.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	8192 DG.
BUILDING CONTROL NUMBER	FP 2002/3760 Bran
~~APPLICANT~~/AGENT	Ian Hunt Assoc. Ltd.
ADDRESS OF SITE	9 Tiger Eye Close Crossehill WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS	617.03 617.04	617.03 617.04
FLOOR PLANS	617.02	617.02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/2/03.	

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	

Informative

2. 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.

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/02/2003

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.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Daniel Gigg

Application Number: F/2002/8192

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 9 Tigers Eye Close, Wokingham

Applicant: Mr & Mrs P Massey C/O Ian Hunt Associates

Your observations are required in respect of this application **by 11/01/03**

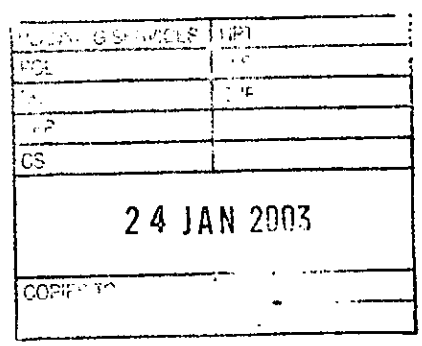
At its meeting on 21 January 2003, the Planning & Transportation Committee resolved to make the following observation:

Objection on the grounds of over development of the site.

Note for file

Comments received after the Consultation period. Also, application was passed for Signing-off on 21/1/03.

Daniel Gigg
27/1/03



SIGNED: _____ **DATE:** 22/01/03

CLERK TO Wokingham Town Council

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8192

Applicant : Mr/Mrs P Massey C/O Ian Hunt Associates.

Location : 9, Tigers Eye Close, Wokingham, .
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/12/2002

Earliest Date for Decision : 11/01/2003

Latest Consultation Date/Site Notice Expiry Date : 11/01/2003

This application will have expired on: 07/02/2003. 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 :

Planning Issues :

Impact upon the character of the area
" " the neighbouring properties

Application Number: F/2002/8192 – 9 Tigers Eye Close, Wokingham.

Appraisal:

Proposed Development

The proposed development is a single storey rear extension. The proposed garden room extension will project approximately 2.7m from the rear wall of the property, at its widest point will be 5.2m and will be 3.7m in height to the ridge of the roof. The proposed hobbies room extension will be 6.55m in width, it will be 4.5m in length and to the ridge of the roof will be 4.5m.

The site lies in the identified settlement. The proposed falls to be assessed against policies in the adopted South East Area Local Plan and Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Overbearing
The extension will not be overbearing to no.9 Tigers Eye Close given that the nearest single storey element (proposed office/study) is set in 1.5m from the boundary and will have an eaves height of 1.35m. The proposed hobbies room will be set in 3.1m from the boundary and will have an eaves height of 2.35m.

The land at 77 Northway is 0.3m higher than at 9 Tigers Eye Close. Accordingly, as this is a single storey extension with an eaves height of 2.35m with relatively shallow pitched roofs it will not be overbearing to 77 Northway.

Overlooking
There will not be any overlooking as no windows are proposed in the south east facing elevation. In addition, the garage at 77 Northway will obscure views to the property.

Overshadowing
Given its relationship with neighbouring properties, there will not be any overshadowing.

2. Impact upon the character of the area

Although the land at Northway is approximately 0.3m higher than at 9 Tigers Eye Close, the extension will not be particularly visible given that the boundary is marked by a brick wall of approximately 1.5 to 1.8m in height. In addition, the eaves height of the extension will be 2.35m and the roofs will have a relatively shallow pitch.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informatives for approvals

N04	
N16	

Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2**
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Recommendation and conditions/reasons agreed: • Φ J.S. Andrews

Date: 29/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 9 Tigers Eye Close Wokingham .

APPLICATION NUMBER: F/2002/8192

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 10/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

Detached Property. Brick built. Concrete tiled roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

SE - Part of boundary is flank wall of garage. Then remainder is a 1.8m high close boarded fence.
SW - Part of boundary is 1.8m high close boarded fences from SE corner then flank wall of garage then wall than "steps down" from garage it is 1.8m then 1.6m then 1.4m

Garages 3.5m to ridge.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS Land rises N to S by 20 cm

BOUNDARY TREATMENT N/A Land is higher at no 77 by approx 20-30cm

OTHERS N/A

1.8m 1.7 1.5m

1.8m

wall

Application Number: F/2002/8192

Case Officer : OPG

Valid Date : 13/12/02

Map No : 68

Site Area : 0.04

Received Date: 13/12/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 9, Tigers Eye Close, Wokingham, .

Parish : WK **Ward :** EVENDONS

Applicant : Mr/Mrs P Massey C/O Ian Hunt Associates.

Fee Required: £110 **Fee Received: £110** (6)

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	NO BLOCK PLAN.		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
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

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...&...Seaman.....

.....

.....

No pre-app

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

Tel: 0118 974 6296

Date: 18 December 2002

My ref: F/2002/8192

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
1 Winkfield Close
Wokingham
Berks
RG41 2EZ

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/2002/8192
9, Tigers Eye Close, Wokingham, .
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8192**
9, Tigers Eye Close, Wokingham, .
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor King

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

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

Tel: 0118 974 6296

Date: 18 December 2002

My ref: F/2002/8192

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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9, Tigers Eye Close, Wokingham, .
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Daniel Gigg** Application Number: **F/2002/8192**
9, Tigers Eye Close, Wokingham, .
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Morgan

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

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

Tel: 0118 974 6296

Date: 18 December 2002

My ref: F/2002/8192

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2002/8192
9, Tigers Eye Close, Wokingham, .
Proposed single storey rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8192**
9, Tigers Eye Close, Wokingham, .
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Marinos

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

Received by Wokingham District Council

Application No: F/2002/8192

Proposal:
Proposed single storey rear extension to dwelling.

Location:
9, Tigers Eye Close, Wokingham, .

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/8192 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2003. 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.

Trevor Watson
Development Control Manager

18 December 2002

Organisation_Name	Building_Name	address1	Postcode
		75NORTH WAYWOKINGHAM	RG41 3PC
		77NORTH WAYWOKINGHAM	RG41 3PC
		79NORTH WAYWOKINGHAM	RG41 3PC
		81NORTH WAYWOKINGHAM	RG41 3PC
		1TIGERSEYE CLOSEWOKINGHAM	RG41 3TR
		8TIGERSEYE CLOSEWOKINGHAM	RG41 3TR
		9TIGERSEYE CLOSEWOKINGHAM	RG41 3TR
		18QUARTZ CLOSEWOKINGHAM	RG41 3TS
		1AMETHYST CLOSEWOKINGHAM	RG41 3TT
		70NORTH WAYWOKINGHAM	RG41 3PC
		72NORTH WAYWOKINGHAM	RG41 3PC

Environmental Services

For office use only.
Application number: 13.DEC.2002 0192

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.

8192

WOKINGHAM UNITARY
Aiming for Excellence
13 DEC 2002

1	Your name	MR & MRS P, MASSEY
	Address and postcode	9 TIGERS EYE CLOSE WOOSEHILL WOKINGHAM BERKS. RG41 3TR
	Phone number	0118 9775291
	Agent's Name	IAN HUNT ASSOCIATES
	Address and postcode	IBEX HOUSE 85, SOUTHAMPTON STREET READING BERKS, RG1 2QU
	Phone number	0118 986 7990 /1
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	9, TIGERS EYE CLOSE WOOSEHILL WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	DARK BROWN CONCRETE ROOF TILES MULTI-BROWN FACING BRICKS AND WHITE PAINTED TIMBER WINDOWS TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑

11 Checklist. Please make sure that you enclose the following.

a Six copies of this form signed and dated. ✓

b The fee (We have attached a current scale of fees). ✓
If you do not have to pay a fee, please say why below.

c Six copies of each set of plans and drawings listed below.

- 1:2500 scale location plan with the site outlined in red. ✓
- 1:500 scale site layout plan. ✓
- 1:100 or 1:200 scale floor plans and elevations. ✓

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS P. MASSEY

Date 27.11.2002

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

MASTER CARD FOR

ADDRESS TIGERSEYE CLOSE PARISH WOKINGHAM

PLOT No. AREA 8 - WOOSEHILL ORD. SHEET No. SU.7968 75-

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/2/69	S PHILLIPS	O/APP RES. DEV	5.6.69	N/A REF
0/41/69	CALGARY & EDMONTON	"	23.12.69	N/A REF
0/42/71	"	"		
0/16/72	P.H.SMITH	"		
0/77-9/72	FAIRVIEW ESTATES	"	2.1.73	N/A REF
0/24/73	CONSORTIUM OF LANDOWNERS	"	28.3.74	N/A REF
01767	HAMPSHIRE & CITY ESTATES	MASTER PLAN	20.2.75	N/A C/A
01680	"	MAIN ACCESS ROAD	23.1.75	N/A REF
02884	"	PEDESTRIAN UNDERPASS	7.5.75	N/A C/A
03587	"	RES. DEV.	27.11.75	N/A REF
06033	"	ACCESS TO SPINE ROAD	14.4.77	N/A C/A
SR 6439	"	LINK ROAD & SEWERS	22.8.77	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 9 TIGERSEYE CLOSE PARISH WOKINGHAM

PLOT No. 139 - AREA 8 - WOOSEHILL ORD. SHEET No. SU.7968 75-

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08121	DIMPLEX	243 HOUSES & GARAGES	11.5.78	N/A REF
00047	"	SEMI-DET. HOUSE & GARAGE	15.3.79	N/A C/A
12729	"	"	2.5.80	WITHDRAWN
13442	"	"	3.7.80	N/A REF
BR 13685	"	"	12.5.81	APP N/A
BR 17265	"	"	17.8.81	APP N/A
19237	"	DET. "	16.5.83	N/A C/A
20483	"	CHANGE OF HOUSE TYPE	15.12.83	N/A C/A
BR 22030	"	"	31.1.84	APP N/A
14316			11.11.80	C/A
F/2002/8192	Mr & Mrs. Massey	S/SH/R Ref.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074