SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/3054

LOCATION:
147 Old Woosehill Lane, Wokingham.

APPLICANT:
Mr R Yorke-Goldney C/O Day Tanner Partnership

PROPOSAL:
Proposed erection of timber garage/store (Retrospective)

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

APPLICATION WILL HAVE EXPIRED ON: 12/02/2001

CASE OFFICER: **Patrick Haran**

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Yorke-Goldney
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2000/3054

Parish: **WOKINGHAM**

Location: **147, Old Woosehill Lane, Wokingham.**

Proposal: **Proposed erection of timber garage/store (Retrospective)**

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. 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
2. The building hereby approved shall not at any time be used for any habitable purposes including sleeping overnight, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

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

Reason
2. 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 LTV1 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 09/02/2001

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.

WORK SHEET FOR : Patrick Haran

Application Number : F/2000/3054

Applicant : Mr R Yorke-Goldney C/O Day Tanner Partnership.

Location : 147, Old Woosehill Lane, , Wokingham.
Proposal : Proposed erection of timber garage/store (Retrospective)

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : .....10/01/01.....

Date Registered : 18/12/2000

Earliest Date for Decision : 22/01/2001

Latest Consultation Date/Site Notice Expiry Date : 22/01/2001

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 :

WOKINGHAM TOWN COUNCIL - No objections

HIGHWAYS - Recommend approval with conditions.

APPROVED

Planning Issues :

- Streetscene
- Impact on neighbouring properties
- Highways

Application Number: F/2000/3054

Appraisal :

STREETSCENE

The proposal under consideration to the front of the property is a retrospective application for a timber garage/store. The structure is primarily wood with a tiled sloping roof. It is considered that the materials used are sympathetic to the surrounding environment and the structure is partially obscured from the street by existing trees and hedges. Further to this the structure is set down from the road level. The structure, if approved, would be visible from the street but it is not considered that the impact on the streetscene would be detrimental.

IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

Being a single storey structure, surrounded on two sides by mature vegetation there would be no overlooking into N° 145. Similarly it is not considered that the proposal presents problems with overbearing. In terms of height & scale it is considered that the proposal would not have a significant impact on N° 145.

HIGHWAYS

The proposal seeks approval for undercover parking. There are no new bedrooms being created so extra parking is not a requirement.

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

APPROVED

Application Number F/2000/3054
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C049	R049	Garage to be retained for vehicle parking
2	C122	R122	Parking & Turning area
3	C138	R138	Garage/Turning area
4	C063	R063	outbuilding not to be used for habitable purposes.

RECORD OF SITE VISIT

SITE ADDRESS: 147 Old Woosehill Lane Wokingham.

APPLICATION NUMBER: F/2000/3054

OFFICER: Patrick Haran

DATE OF SITE VISIT: 10/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS Residential street - irregular building designs - mix of detached & terrace properties

3. DESCRIPTION OF SITE/BUILDING

2 storey detached house -

4. RELATIONSHIP TO ADJOINING PROPERTIES

detached - in middle of large block

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS — set down from road level

BOUNDARY TREATMENT 1m c/B fence - trees & hedged

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Patrick Haran **Date:** 29 December 2000

Application Number: F/2000/3054

Proposal: Proposed erection of timber garage/store (Retrospective)

Parish: WOKINGHAM TOWN

Site Address:
147, Old Woosehill Lane, , Wokingham.

Applicant:
Mr R Yorke-Goldney C/O Day Tanner Partnership.

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).

C049, R049.
C122, R122.
C138, R138

Signed: _____ **Print name:** Adam Coggins 5/1/01

PLANNING SERVICES	HPT
POL	TLS
	ENF
APP	
CS	
26 JAN 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Patrick Haran

Application Number: F/2000/3054

Proposal: Proposed erection of timber garage/store (retrospective)

Site Address: 147 Old Woosehill Lane, Wokingham

Applicant: Mr R Yorke-Goldeny C/O Day Tanner Partnership

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

No objections

SIGNED: _____ **DATE:** 24/01/2001

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/3054

Proposal:
Proposed erection of timber garage/store (Retrospective)

Location:
147, Old Woosehill Lane, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Patrick Haran 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

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

Tel: 0118 974 6482

Date: **29 December 2000**

My ref: F/2000/3054

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2000/3054
147, Old Woosehill Lane, , Wokingham.
Proposed erection of timber garage/store (Retrospective)

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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2000/3054**
147, Old Woosehill Lane, , Wokingham.
Proposed erection of timber garage/store (Retrospective)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: 0118 974 6482

Date: **29 December 2000**

My ref: F/2000/3054

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

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147, Old Woosehill Lane, , Wokingham.
Proposed erection of timber garage/store (Retrospective)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: 0118 974 6482

Date: ***29 December 2000***

My ref: F/2000/3054

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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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147, Old Woosehill Lane, , Wokingham.
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If you have any questions please do not hesitate to contact **Patrick Haran** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Patrick Haran** Application Number: **F/2000/3054**
147, Old Woosehill Lane, , Wokingham.
Proposed erection of timber garage/store (Retrospective)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible] DEC	Map No. 68 Site 0:10
Officer: PH	Application No. F/2000/3054
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF TIMBER GARAGE/STORE (RETROSPECTIVE)

Location: 147 OLD WOOSE HILL LANE

Parish: WOKINGHAM Ward: Emm Brook. 29.12.2000 →

Applicant: MR R YORKE - GOLDNEY

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

Enforcement Section (12) 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	Floor plans of new garage not present	29.12.	
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 :29.12.2000 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 .....

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 .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 147 OLD WOOSEHILL LANE

PARISH WOKINGHAM

PLOT No.

ORD. SHEET No. SU. 7969 6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR. 7849.	Mr. D.V. Tomlin	Replacement Conservatory	10.2.78	APP N/A
96/63762/F	R. YORKE-GOLDNEY	O/L DWELLING	3-7-96	C/A
97/66443/F	"	2 St. Rear Ext.	14.11.97	C/A
FP97/7102A	"	2 St. R. Ext.	~~3.2.98~~ 20.5.98	APP RE
~~FP97~~				
99/69214/F	MR R. YORKE - GOLDNEY.	2St/r. ext. (ammendment to app 97/66443/F)	13/4/99	C
99/69309/0	"	Renew O/P 96/63762/0 - Erect Dwelling	4/5/99	C
FP99/8890	"	2 St/R Ext.	2/7/99	APP
C/69214/02	Mr. R. Goldney	Details to comply cond 2 of 69214 - Appr. of Materials	27/7/99	A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Renamed 6.6.80

DRAINAGE

091074

18 DEC 2000

3054

ENVIRONMENTAL SERVICES

18 DEC 2000

3554

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:	
1	YOUR NAME	**MR R J YORKE-GOLDNEY**	
	ADDRESS	**147 OLD WOOSEHILL LANE**	
		WOKINGHAM	
		BERKSHIRE	
	POST CODE	TEL.NO	
2	AGENT'S NAME	**DAY TANNER PARTNERSHIP**	
	ADDRESS	**11-13 DUKES RIDE**	
		CROWTHORNE	
		BERKSHIRE	
	POST CODE	**RG45 6LZ** TEL.NO **01344 777143**	
3	SITE LOCATION	**147 OLD WOOSEHILL LANE**	
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**WOKINGHAM**	
		BERKSHIRE	
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**ERECTION OF TIMBER GARAGE/STORE**	
		RETROSPECTIVE.	
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**YES**	
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**PLAIN TILE ROOF AND TIMBER**	
		CLADDING.	
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.	**NO**	
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**	

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **5**	Proposed: **5**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**NO**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below	✓ ✓	
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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.

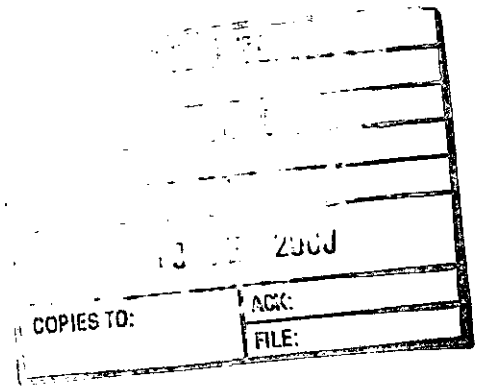
Owner's (a) name	~~Address~~ at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED L. Clarke ON BEHALF OF **MR R J YORKE-GOLDNEY**

DATE 15 /12/00

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1649

15 December 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

18 DEC 2000* 3054

Dear Sirs

ERECTION OF TIMBER STRUCTURE, 147 OLD WOOSEHILL LANE, WOKINGHAM

We refer to correspondence with the owner of the above property, Mr Yorke-Goldney, and Mr Wratten of your department. Earlier this year Mr Yorke-Goldney erected a timber garage/store building at the front of his property in the belief that planning permission was not required due to its size and the fact that it was an outbuilding. Mr Wratten, after a visit in late October, informed Mr Yorke-Goldney that permission was indeed required for such a structure and subsequently advised him to submit a retrospective planning application for it.

We have been instructed therefore to submit such a retrospective application and we enclose copies of the following documents in order to submit same:

Six copies of our drawing number 1649/01 together with location plan
Six copies of the Householder application form
Deposit cheque in the sum of £95.00

We have also enclosed some photographs of the structure wherein you will see that although it is at the front of the property it is set down from the road level and partially screened by existing trees and hedges. It has also been built in sympathetic materials.

We hope that you will be able to support an application for the retention of the structure and we look forward to hearing from you in due course.

Yours faithfully

A I Day

Enc
cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner



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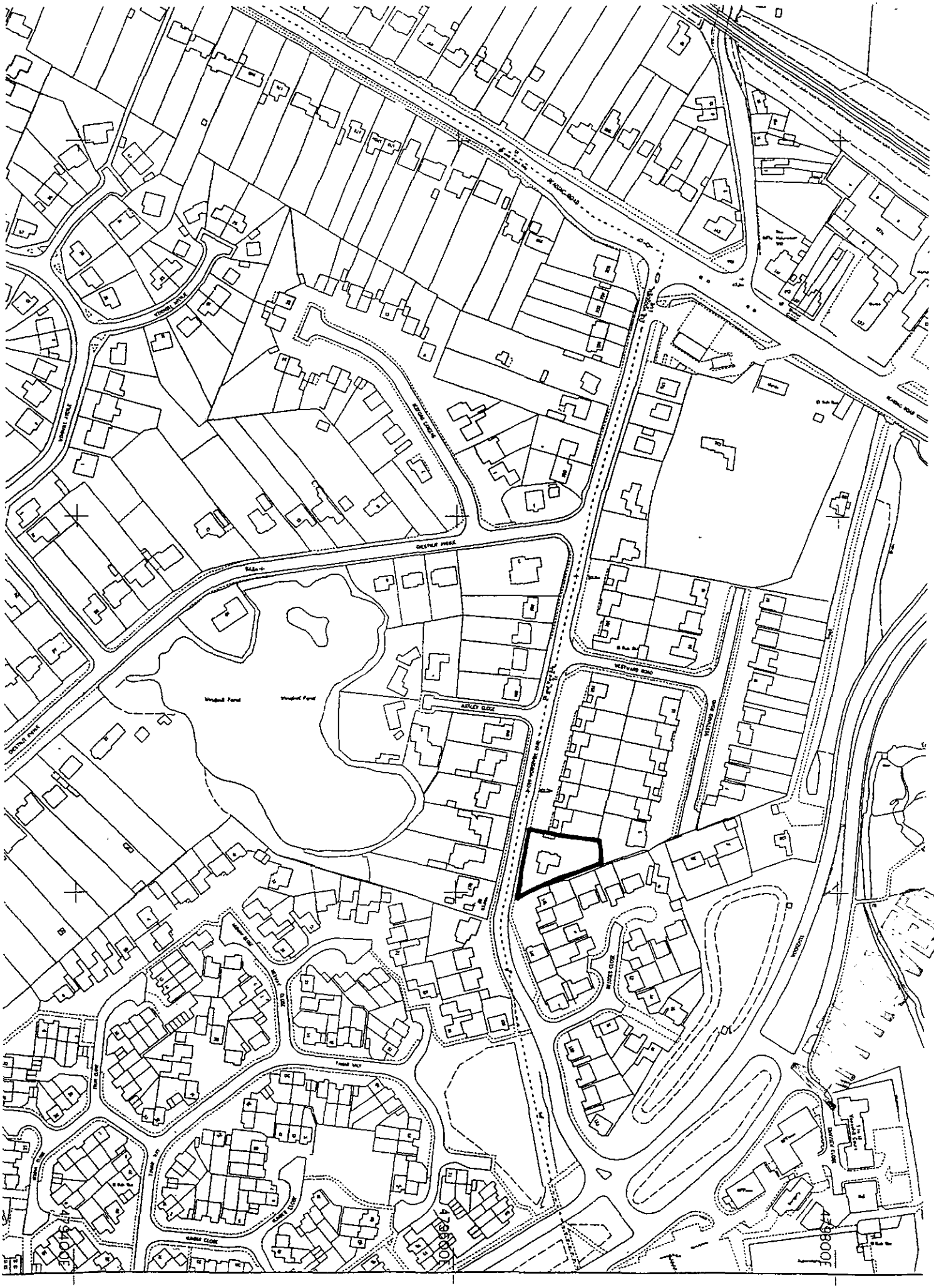
Development Control Section, Environmental Services, Wokingham District Council.

20 December 2000 Scale: 1 : 1250

N
W E
S



18. DEC. 2000 * 3054 1/2500