SOUTHPORT U.K.
LONDON OFFICE
YSTEMS LTD

APPLICATION NO:
F/2000/0408

LOCATION:
31 Goodings Green, Wokingham.

APPLICANT:
Mr & Mrs S Tilbury C/O Andesign

PROPOSAL:
Proposed single storey side extension to dwelling and conversion of part of garage to utility room.

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **17/03/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S Tilbury
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0408

Parish: **WOKINGHAM**

Location: **31, Goodings Green, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling and conversion of part of garage to utility room.**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 10 March 2000

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.

Application Number F/2000/0408
Conditions/~~Reasons for Refusal~~

No	Std Con	~~Std Reas~~	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	'work'
3.	SC23	SR06	garaging

RECORD OF SITE VISIT

SITE ADDRESS: 31 Goodings Green Wokingham.

APPLICATION NUMBER: F/2000/0408

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 7.2.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on tree to front

2. DESCRIPTION OF SURROUNDINGS

Open plan estate. 2s house predominantly detached or link detached

3. DESCRIPTION OF SITE/BUILDING

2s brick built house with flat roofed garage to side. Existing in/out drive to front

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to plan. Public footpath to west 1.8 CB fence.

5. SITE CONSTRAINTS

TREES	2 trees on front lawn-not affected
ACCESS/PARKING	as existing - drive to be extended
LEVELS	as existing
BOUNDARY TREATMENT	1.8m CB fence ü footpath.
OTHERS	

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0408

Applicant : Mr & Mrs S Tilbury C/O Andesign.

Location : 31 , Goodings Green, , Wokingham.
Proposal : Proposed single storey side extension to dwelling and conversion of part of garage to utility room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7.2.00

Date of Neighbour Notifications : .....

Date of Site Visit : 7.2.00

Date Registered : 21/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 17/03/2000

Consultation Responses :

- Highway Authority : no objection subject to condition re garaging
- Town Council : no objection
- Letters of representation : none received

Planning Issues :

A/ Impact on streetscene/visual amenity of area

B/ Impact on amenities of neighbouring occupiers

C/ Highway issues

PROPOSAL:

Conversion of rear part of existing garage to utility room (front to remain as store) and erection of new S/S garage to side. Existing in/out drive would be extended to provide access to new garage.

Application Number: F/2000/0408

Appraisal :

Site located within settlement boundary where general principle of development is acceptable.

A/ Impact on streetscene/visual amenity of area
Policies SBE1/2 of SEALP; WBE1 of WDLP

Single storey pitched roofed garage proposed to side within existing garden area. Would be set in 2.5 m from boundary with footpath which links Goodings Green with Charwood Rd. Due to design and location there would be adverse impact on streetscene/ visual amenity of area.

B/ Impact on amenities of neighbouring occupiers
Policies SBE1/2 of SEALP and WBE1 of WDLP

Neighbouring property to NW no 33 Goodings Green sited 14 m from proposed garage and separated by footpath. No adverse impact on no. 29 as a result of conversion of rear part of existing garage to utility room. In view of the above the amenities of neighbouring occupiers would not be adversely affected by proposal.

C/ Highway issues
Existing in/out access would be extended to new garage. Adequate on-site parking. No highway objection raised. Replacement garage being provided.

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

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0408**

31 , Goodings Green, , Wokingham.

Proposed single storey side extension to dwelling and conversion of part of garage to utility room.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: M Robertson Date: 9/3/00.

Councillor M Robertson

26980

PLANNING SERVICES	HPT
DC	ENF
APP	
CS	
10 MAR 2000	
COPIES TO:	ACK:
	FILE:

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 6450

Date: 29.2.2000

My ref: F/2000/0408

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/0408
31 , Goodings Green, , Wokingham.
Proposed single storey side extension to dwelling and conversion of part of garage to utility room.

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 9.3.2000

Yours faithfully

Chris Lowe
Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0408**
31 , Goodings Green, , Wokingham.
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Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Robertson

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 6450

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WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
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P.O. Box 157
Shute End, Wokingham
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Tel: (0118) 974 6000
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Minicom No: (0118) 974 6991
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CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/0408
31 , Goodings Green, , Wokingham.
Proposed single storey side extension to dwelling and conversion of part of garage to utility room..

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible.

Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: 0118 974 6450

Date: 29.2.2000

My ref: F/2000/0408

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 I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2000/0408
31 , Goodings Green, , Wokingham.
Proposed single storey side extension to dwelling and conversion of part of garage to utility room..

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Bird

Head of Planning and Transportation

To:
Highways

From: Mrs B Polnik

Date: 31 January 2000

Application Number: F/2000/0408

Proposal: Proposed single storey side extension to dwelling and conversion of part of garage to utility room..

Site Address:
31 , Goodings Green, , Wokingham.

Applicant:
Mr & Mrs S Tilbury C/O Andesign.

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

CONDITIONAL APPROVAL

SC 23 - GARAGING (SR06)

N.S. Tatler

11-2-00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/0408

Proposal: Proposed single storey side extension to dwelling and conversion of part of garage to utility room.

Site Address: 31 Goodings Green, Wokingham

Applicant: Mr & Mrs S Tilbury c/o Andesign

PLANNING SERVICES	RPT
POL	LS
APP	
CS	
19 FEB 2000	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application by **24/02/2000**

Objections:

No objections

SIGNED: _____ **DATE:** 8/2/2000

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/0408

Proposal:
Proposed single storey side extension to dwelling and conversion of part of garage to utility room.

Location:
31 , Goodings Green, , 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 JAN 2000	Map No. 76 Site 0.07
Officer: BP | Application No. F/2000/0408	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO ~~GARAGE~~ DWELLING AND CONVERSION OF PART OF GARAGE TO UTILITY ROOM

Location: 31 GOODINGS GREEN

Parish: WOKINGHAM Ward: Norreys. 31.1.2000

Applicant: MR/MRS TILBURY

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

Enforcement Section to be notified ☐ tick if required (7)

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	Q8 - Yes! ✓		
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 : 31.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-app's .....

NEIGHBOURS:

..... S/N + 18, 20 Charwood Road. .....

.....

.....

.....

.....

.....

.....

.....

.....

ADDRESS 31 Goodings Green PARISH Wok

PLOT No. 185 ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/46/58	Marlon	Res Dev	8/1/59	REF
0/22/59	do	do	13/8/59	REF
0/42/65	Taylor Woodrow	do	29/7/65	C/A
B/33/67	do	Dwelling	28/9/67	C/A
BR 5060	MR. C. CONLAND	PORCH	9.7.76	APP. N/A
05008	"	"	30.9.76	- C/A
BR 12913	MRS. D. PRITCHARD	EXT. TO KITCHEN LOUNGE & DINING	27.2.80	APP. N/A
12768	"	1/STOREY EXTENSION	10.4.80	N/A C/A
35020	MR & MRS TILBURY	2/ST. EXT.	14.2.40	C/A
BRA 8626	"	"	1.3.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 21.JAN.2000* 0416

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 S. TILBURY
	Address and postcode	31 GOODINGS GREEN WOKINGHAM BERKS RG40 1SA
	Phone number	9774468
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION TO FORM GARAGE AND GARAGE CONVERSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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: NO CHANGE	Proposed:
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.	4 £95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of MR & MRS S. TILBURY

Date 20.1.2000

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



Site Plan, Scale: 1 to 1250

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Date: 25 January 2000

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finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0408	BP
BUILDING CONTROL NUMBER.	FP2000/0231	Howard
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	31. Goodings Green. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	s/s side ext to form garage + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2929A	AH/E/2929A
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/3/00.	

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	