APPLICATION NO:
F/2000/0804

LOCATION:
18 Dowding Close, Woodley Reading.

APPLICANT:
Mr D White

PROPOSAL:
Proposed conversion of garage to dining room and erection of detached garage

EARLIEST DATE FOR DECISION: **06/04/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D White
18 Dowding Close
Woodley
READING
Berkshire
RG5 4NL

Application Number: F/2000/0804

Parish: **WOODLEY**

Location: **18 Dowding Close, Woodley, Reading**

Proposal: **Proposed conversion of garage to dining room and erection of detached garage**

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. Conversion of the existing garage shall not be commenced until the proposed replacement garage is completed and available for the the parking of vehicles. The new garage shall not be used at any time other than for the parking of vehicles ancillary to the residential use of the dwelling.

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. To ensue that adequate parking provision is maintained for the dwelling.

Head of Planning and Transportation

Date: 02 May 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.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 15 May 2000
My ref: NL/F/2000/0804
Your ref:

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

Mr D White
18 Dowding Close
Woodley
Reading
Berkshire
RG5 4NL.

Dear Mr White,

PROPOSED MINOR AMENDMENT TO LOCATION OF GARAGE AT 18 DOWDING CLOSE, WOODLEY. APPLICATION NUMBER F/2000/0804.

I write regarding my meeting today with Mr Redding. He stated that you wished to alter the proposed location of your approved double garage, to make it parallel to the existing dwelling.

The proposed alteration to the siting of the garage to a minimum of 2m and a maximum of 2.4m from the front boundary with number 17; and to bring the garage to within a minimum of 0.8m from the side boundary is approved as a minor amendment to application F/2000/0804, for the erection of a detached double garage.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

Received by Wokingham District Council

Application No: F/2000/0804

Proposal:
Proposed conversion of garage to dining room and erection of detached garage

Location:
18, Dowding Close, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2000. 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

To:
Neil Etherington
Senior Arboricultural Officer

14 MAR 2000

From: Nicola Lake

Date: 13 March 2000

Application Number: F/2000/0804

Proposal: Proposed conversion of garage to dining room and erection of detached garage.

Site Address:
18, Dowding Close, Woodley, Reading.

Applicant:
Mr D White .

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

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0804

Applicant : Mr D White .

Location : 18, Dowding Close, Woodley, Reading.
Proposal : Proposed conversion of garage to dining room and erection of detached garage

Site Notice Displayed ? :

YES	NO	DATE
	✓	13·4·2000

Date of Neighbour Notifications : ~~Done originally (Extension)~~

Date of Site Visit : .....

Date Registered : 02/03/2000

Earliest Date for Decision : 06/04/2000

Latest Consultation Date/Site Notice Expiry Date : 06/04/2000

Application Expiry Date: 27/04/2000

Consultation Responses :

Woodley T.C - No objection to the principle, but some concerns.
Letters - 3 letter of objection from No 17.
Landscaping - No objection

Planning Issues :

Site Description - within the identified Settlement

1.) Impact upon the neighbouring Dwellings.

2.) Impact upon the street Scene.

Application Number: F/2000/0804

Appraisal :

OFFICERS NOTES :- This development was original approved in 31 May 1994. The application was never begun

1) Impact upon the neighbouring dwellings.

The proposed development is to convert the dwellings existing garage and to build a double garage to the front of the dwelling.

The proposed garage would measure 5.4m by 5.4m with a height of 4.1m and would be located 2m from the near side boundary of No. 17 Dawding Close. Therefore, there will be no overlooking, overshadowing or overbearing issues, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2) Impact upon the street scene

The proposed garage will terminate an existing flank wall. The proposal is in keeping with the character of the existing dwelling and the wider area.

As such the proposed development would have no detrimental impact upon the character or appearance of the street scene.

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

Application Number F/2000/0804
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC52	SR12	
3	→		Conversion of the existing garage shall not be commenced until the proposed ~~development~~ replacement garage is completed and available for the parking of vehicles. The new garage shall not be used at any time other than for the parking of vehicles ancillary to the residential use of the dwelling
		Reason	To ensure ~~adequate~~ not adequate parking provision is maintained for the dwelling.

John Mitchell
27/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 18 Dowding Close Woodley Reading.

APPLICATION NUMBER: F/2000/0804

OFFICER: Nicola Lake

DATE OF SITE VISIT: 13.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/5 detached dwelling with integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES the proposed garage would be set 2m from the near boundary fence of No 17 - There is landscaping on the boundary up to about 2.5m. Check hight and orientation.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/0804	Mr & Mrs Mulrooney 17 Dowding Close Woodley RG5 4NL
App approved, letter sent 03/05/00	

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

Tel: (0118) 974 6481

Date: **13 March 2000**

My ref: F/2000/0804

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2000/0804
18, Dowding Close, Woodley, Reading.
Proposed conversion of garage to dining room and erection of detached garage

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0804**
18, Dowding Close, Woodley, Reading.
Proposed conversion of garage to dining room and erection of detached garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: (0118) 974 6481

Date: **13 March 2000**

My ref: F/2000/0804

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

Head of Planning and Transportation

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Case officer: **Nicola Lake** Application Number: **F/2000/0804**
18, Dowding Close, Woodley, Reading.
Proposed conversion of garage to dining room and erection of detached garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: (0118) 974 6481

Date: **13 March 2000**

My ref: F/2000/0804

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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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Application Number: F/2000/0804
18, Dowding Close, Woodley, Reading.
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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0804**
18, Dowding Close, Woodley, Reading.
Proposed conversion of garage to dining room and erection of detached garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 13 March 2000

Application Number: F/2000/0804

Proposal: Proposed conversion of garage to dining room and erection of detached garage

Site Address:
18, Dowding Close, Woodley, Reading.

Applicant:
Mr D White .

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

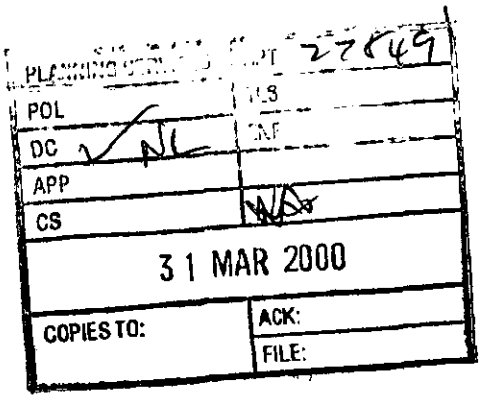
✓ below as applicable;

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).

SC 23 – GARAGING (SR 06)

Signed: N S-Trotter **Print name:** N TROTTER

24-3-00



18 Dowding Close,
Woodley, Reading,
Berks RG5 4NL

March, 2000.

Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham, Berks.

Dear Ms Lake,

Planning Application F/2000/0840

Further to my recent telephone conversation with your office regarding plans for the erection of a double garage, I would like to bring to your attention the fact that the plans were originally presented and passed in April 1994, application number 42672.

The circumstances surrounding the application have not changed, being all the neighbours and boundary lines have not altered since April 1994.

The proposed garage would benefit both myself and the neighbours as this would greatly ease parking conditions in the shared driveway and the on-road parking.

Yours sincerely,

D. White

Mr. D. White.

Nikki

TO: **DEVELOPMENT CONTROL**

FROM: Environmental Design

DATE: 4th April 2000

Location: 18 Dowding Close, Woodley.

Proposal: Proposed conversion of garage to dining room and erection of detached garage

Application Number: F/2000/0804

In response to your consultation dated 13th March 2000 for the above application, the landscape comment is as follows:

The application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

FROM: Nicola Lake

DATE: 13 March 2000

RECEIVED
PLANNING SERVICES DRT 27859
POL | TLS
DC NL | ENF
APP |
CS |
3 1 MAR 2000
COPIES TO: | ACK:
FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0804

Proposal: Proposed conversion of garage to dining room and erection of detached garage.

Site Address: 18, Dowding Close, Woodley, Reading.

Applicant: Mr D White .

Your observations are required in respect of this application **by 06/04/2000** .

The committee noted one letter, which had been received from a neighbour.

Members had no objection in principle but made the following comments:

- concern about the effect of the height of the proposed garage on the neighbours at No. 17 – it was suggested that the possibility of lowering the height of the pitch be looked at
- that adequate screening be provided between the garage and neighbouring property

SIGNED: _____ DATE: 29.3.00.

Clerk To Woodley Parish/Town Council.

20-3-00.

Mr & Mrs C. Mulrooney,
17, Dowding Close,
Woodley,
Reading.
Berks. RG5-4NL.

Dear Nicola Lake.

RE: Application No: F/2000/0804. 18, Dowding Close.

Regarding the above application, after viewing the plans at Woodley Library, it has caused us great concern, as we feel it will be another intrusion into our privacy, for since No 18 had its last house extension, we have 3 bedroom windows looking directly into our rear garden which has infact taken away all privacy from our garden, and we feel that the erection of a Double detached garage so near to our fence and boundary line would take away the small amount of any privacy and enjoyment we have left of our garden, as not only will we have the 3 bedroom windows looking directly onto us, we will have a Double garage roof to look at, plus the noise etc. associated with a double garage so close to our Home, bearing in Mind No 18 do have 2 private Vehicles plus a LWB Commercial Transit Van.

Yours sincerely,

C Mulrooney.

Copy sent to: Mrs Ann Keenan, Woodley Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 MAR 2000
Officer: NL	Application No. F 2000/0804.

Map No. ~~42~~ Site 0:03

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

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

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

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

Description:
(F) PROPOSED CONVERSION OF GARAGE TO DINING ROOM AND ERECTION OF DETACHED GARAGE

Location: 18 DOWDING CLOSE

Parish: WOODLEY

Ward: Loddon
13.3.2000

Applicant: MR D WHITE

Fee Received 95-00 (5) 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 : 13.3.2009 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-apps .....

NEIGHBOURS:

S/N + 17 & 19 Dowding close ✓

27, 28, 29, 30 Armstrong Way

12, 14, 16, 18 Herald Way

5, Sopwith Close

1 Dowding close

Environmental Services

For office use only.
Application number:

02.MAR2010* 0804

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 DEAN WHITE
	Address and postcode	18 DOWDING CLOSE WOODLEY READING BERKS RG5 4NL
	Phone number	01189 692331
2	Agent's Name	
	Address and postcode	AS ABOVE
	Phone number	
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 PLANS ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	DETACHED DOUBLE GARAGE 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.	RED BRICKS AND TILED ROOF TO MATCH EXSISTING ON HOUSE
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: /
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

Date 2.3.00

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

ADDRESS 18 Landing Close PARISH Woodley

PLOT No. 285 Woodley Airfield I ORD. SHEET No. SU.7773 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16670	ADWEST / BRYANT	SUBST. OF HOUSE TYPE	17.12.81	N/A RE
16941	"	DETACHED HOUSE & GARAGE	11.3.82	N/A C/A
BR18675	"	"	15.6.82	APP. N/A
30280	MR. D. WHITE	2/ST. EXTENSION	10.6.88	Rel
30899			10.8.88	C/A
BRA5271	"	BED & UTILITY	8.7.88	APP
42672	"	GARAGE TO RES /	31.5.94	C/A
TP94/2470	"	GARAGE CONV.	22.4.94	APP

DATE OF COMPLETION

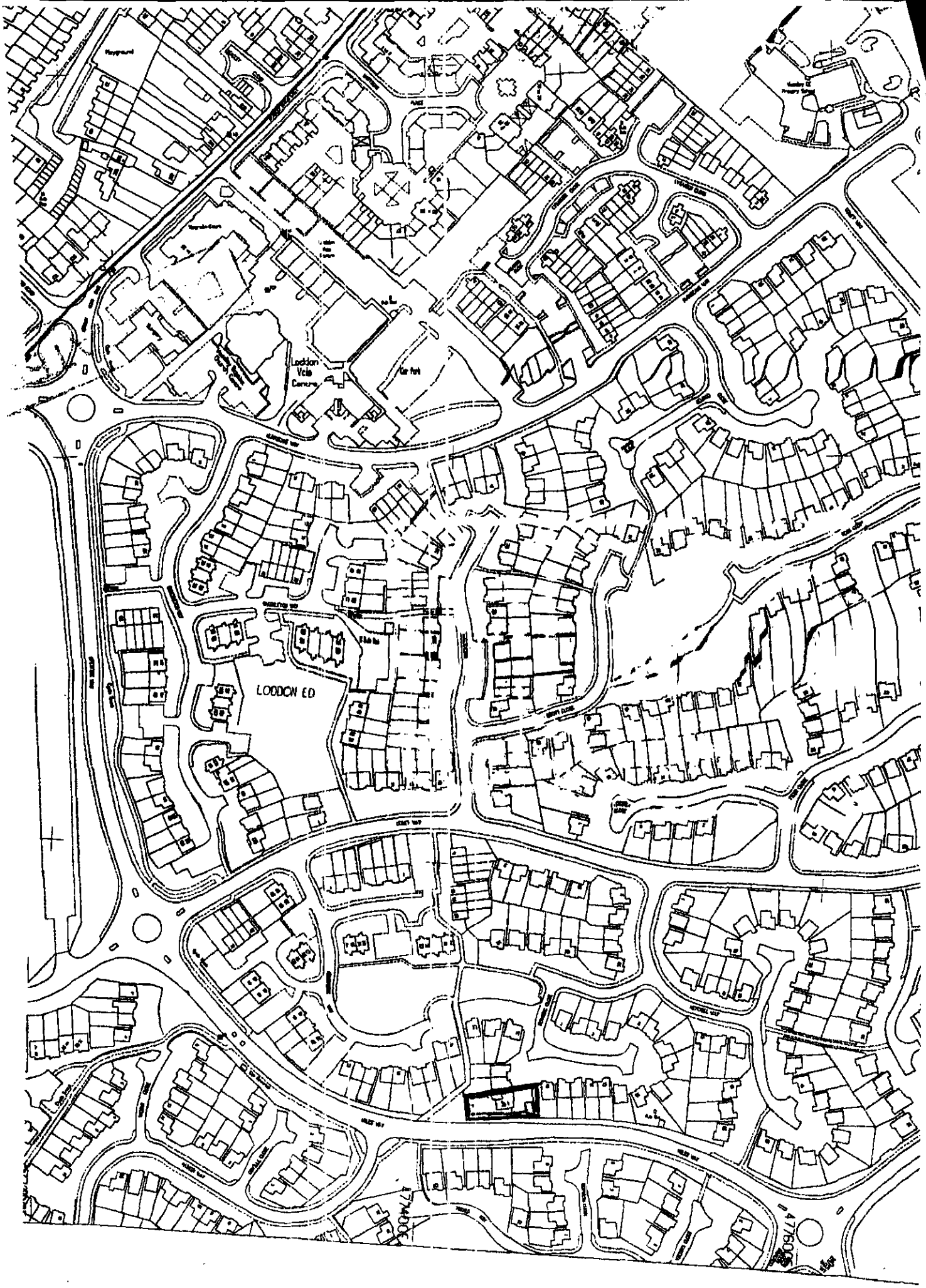
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

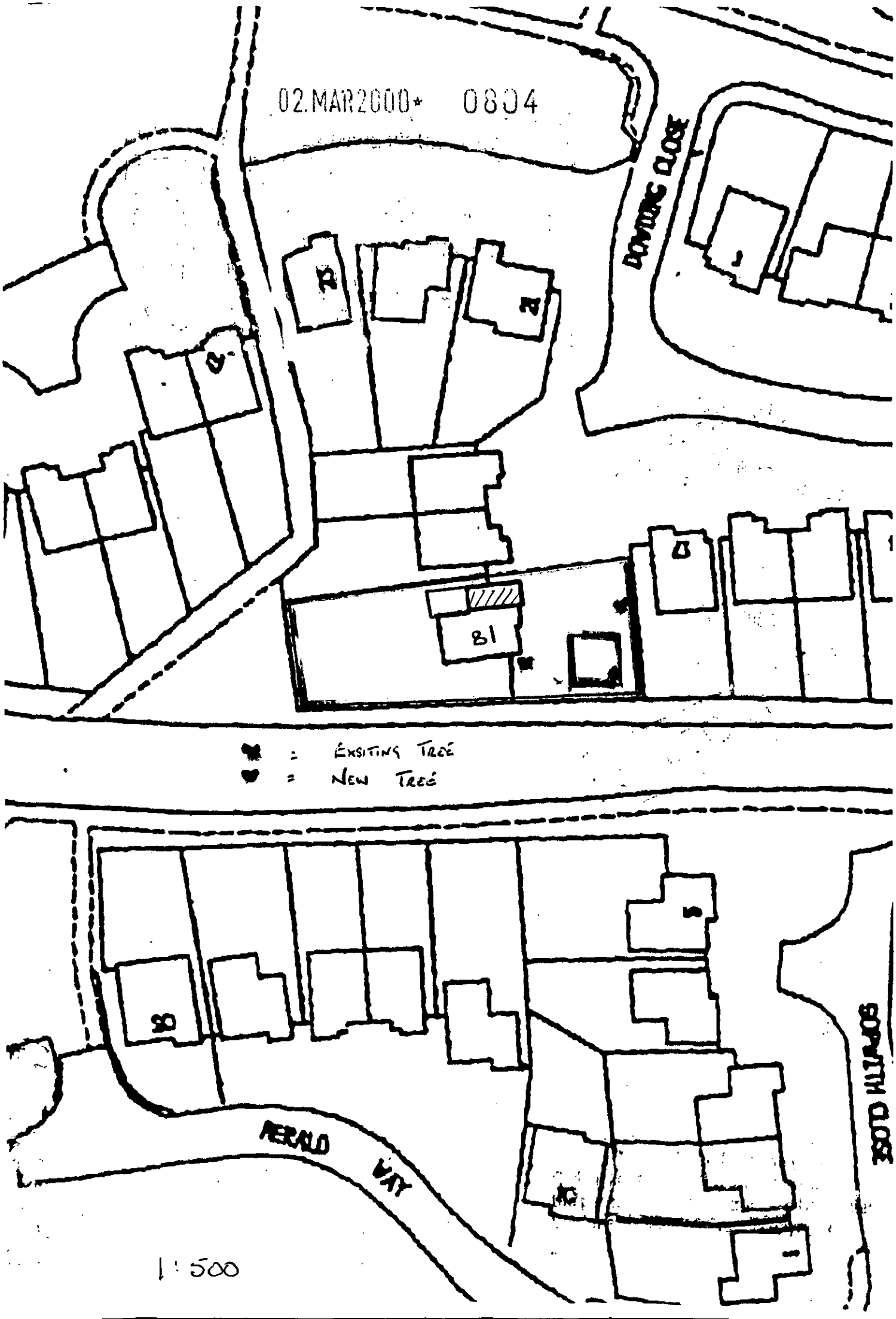
091074

02 MAR 2000 C004



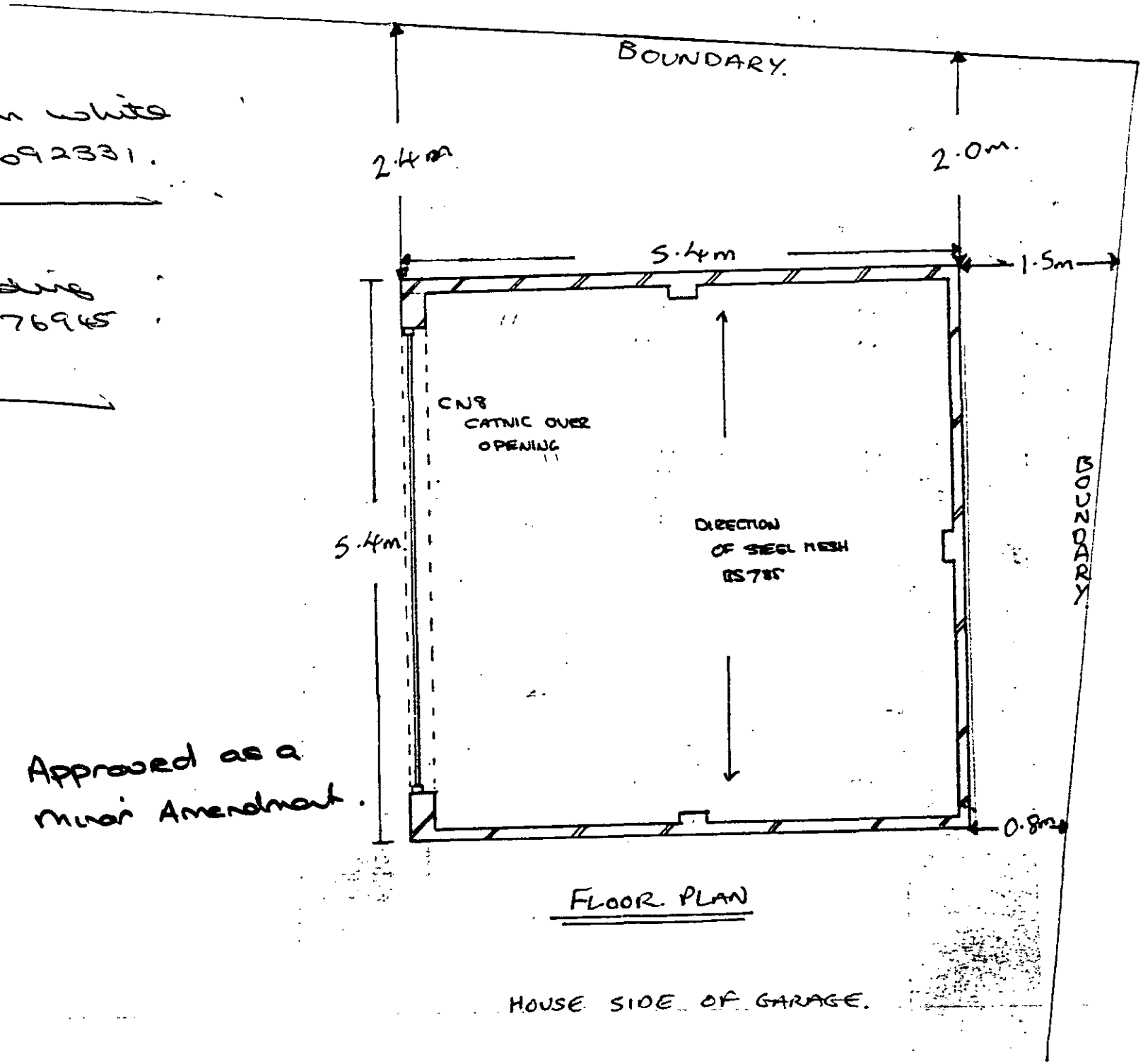
02.MAR2000* 0834

1:2500


02.MAR2000* 0804
DOWDING CLOSE
81
= EXSITING TREE
= NEW TREE
MERALD WAY
SOPWITH CLOSE
1:500

Mr Dean White
0118 9692331.

Mr. Robins
0775 676945.



Approved as a
minor Amendment.

FLOOR PLAN

HOUSE SIDE OF GARAGE.



Site Plan, Scale: 1 to 1250

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Date: 9 March 2000

N
W E
S

02.MAR2000* 0804