X SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO:
F/2000/2257

LOCATION:
113 Tippings Lane, Woodley Reading.

APPLICANT:
A S Gida

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **25/09/2000**

APPLICATION WILL HAVE EXPIRED ON:
16/10/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

A S Gida
113, Tippings Lane
Woodley
Reading
Berkshire
RG5 4RY

Application Number: F/2000/2257

Parish: **WOODLEY**

Location: **113, Tippings Lane, Woodley, Reading.**

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 resemble 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.

Informatives
1. The applicant is reminded that this permission/consent/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.

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
Loddon Area Local Plan PoliciesLBE1, LBE2, LTV1 and LTV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2 and WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/10/2000

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.

Received by Wokingham District Council

Application No: F/2000/2257

Proposal:
Proposed single storey rear extension to dwelling.

Location:
113, 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/09/2000. 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

01 September 2000

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2257	A.T.
BUILDING CONTROL NUMBER	BN 2000/0882	Nick
APPLICANT/~~AGENT~~	A. S. Gida.	
ADDRESS OF SITE	113 Tippings Lane Woodley	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	rec'd 9/8/00	rec'd 21/8/00
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		4/10/00.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		✓
DATE	14/8/00.	24/10/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	14/8/00	21/8/00.	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	1/9/00
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2257

Applicant : A S Gida .

Location : 113, Tippings Lane, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/9/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 26/9/2000

Date Registered : 21/08/2000

Earliest Date for Decision : 25/09/2000

Latest Consultation Date/Site Notice Expiry Date : 25/09/2000

This application will have expired on: 16/10/2000. 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 :

WTC : No comment to make

Neighbours : No comments received

Planning Issues : (identified Settlement)

1) Impact on neighbours

2) Impact on street scene.

Application Number: F/2000/2257

Appraisal:

1) Impact on neighbouring properties

This is a prospective planning application.

The proposed development is for a single storey rear extension to a 2 storey detached house to form an extension to the kitchen.

The proposed rear extension will be approximately 2 metres wide and will project 1.5 metres from the rear elevation of the existing house. It will fill the gap between the existing, single storey kitchen extension and the corridor wall opposite the bathroom.

Constructed in brick with a flat roof. The flat roof over the existing kitchen will continue over the new extension at the same eaves level, (2.9 metres approximately). The existing back door in the rear elevation will be moved forward to be located on the outside wall. The rear garden has a 1.8 metre high enclosure.

No. 111, to the north west, 2 storey, semi detached neighbour. Due to the orientation the occupants of this property will not see the proposal, therefore not affected.

2) Impact on street scene /visual impact.

The proposed design and materials will match the existing house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

Application Number F/2000/2257
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 to Match

RECORD OF SITE VISIT

SITE ADDRESS: 113 Tippings Lane Woodley Reading.

APPLICATION NUMBER: F/2000/2257

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 26/9/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front

2. DESCRIPTION OF SURROUNDINGS Mixed housing styles. Residential / public open space to rear + public footpath at side

3. DESCRIPTION OF SITE/BUILDING 1930's style. 2 storey detached house, previously extended to side + rear Redbrick, white UPVC windows, red clay tiles, black fascia boards + guttering. 2 storey neighbour

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site plan

5. SITE CONSTRAINTS

TREES — None / only small trees on rear boundary not affected.

ACCESS/PARKING — As exists at front double detached garage + driveway.

LEVELS — No change.

BOUNDARY TREATMENT — No. 111, 1.8m high fence, windows at grid + first floor face rear garden not affected. 2 storey semi detached.

OTHERS — Rear + side boundary, 1.8a cb fencing along public footway + playspace at rear (Cats be seen but no impact on streetscene.)

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

Tel: 0118 974 6441

Date: **01 September 2000**

My ref: F/2000/2257

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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/2000/2257
113, Tippings Lane, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2257**
113, Tippings Lane, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

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

Tel: 0118 974 6441

Date: **01 September 2000**

My ref: F/2000/2257

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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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/2257**
113, Tippings Lane, Woodley, Reading.
Proposed single storey rear extension to dwelling.
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 6441

Date: **01 September 2000**

My ref: F/2000/2257

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/2000/2257
113, Tippings Lane, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2257**
113, Tippings Lane, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 AUG 2000
Officer: AT	Application No. F/2000/2257

Map No. 42 Site ...0.10....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 113 TIPPINGS LANE

Parish: WOODLEY Ward: CORONATION 1.9.00

Applicant: A S GIDA

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

Enforcement Section (8) to be notified ☐ tick if required

Additional information required for validation

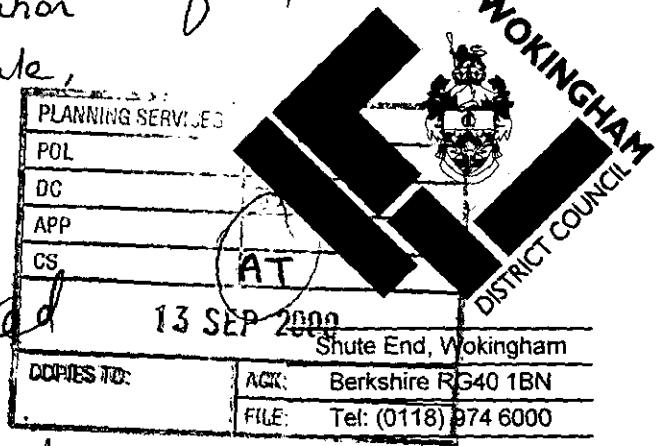
		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Scale? elevation of door 1.9.00		13/9/00 ✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Ref: F/2000/2257

Please provide copies of the elevation and floor plans showing the scale, and elevation of the door.

Thankyou.

Requested information included on updated drawings.



Roger Kaida

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES	
POL	
DC	
APP	
CS	AT
	13 SEP 2000
COPIES TO:	ACK:
	FILE:

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

34165

With Compliments

FROM: Andrew Thorley

DATE: 01 September 2000

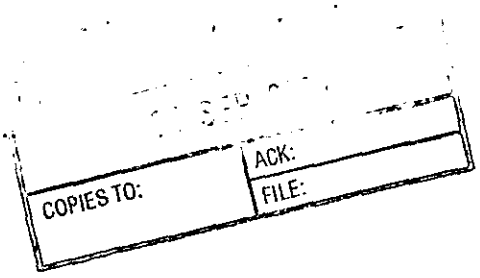
WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2257

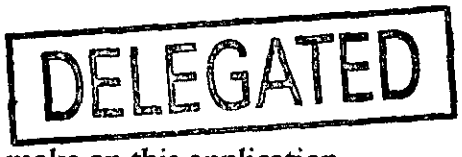
Proposal: Proposed single storey rear extension to dwelling.

Site Address: 113, Tippings Lane, Woodley, Reading.

Applicant: A S Gida .



Your observations are required in respect of this application **by 25/09/2000** .



The committee had no comment to make on this application.

SIGNED: _____ DATE: 13.9.00.

Clerk To Woodley Parish/Town Council.

Environmental Services

For office use only.
Application number: 21.AUG.2000* 2257

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 Address and postcode Phone number	A.S. GIDA 113 TIPPINGS LANE WOODLEY READING RG5 4RY 0118 9618417
	Agent's Name Address and postcode Phone number	Daytime: 01252 392541
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.	113 TIPPINGS LANE WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	Single Story 6ft extension to Kitchen
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 to match existing bricks, guttering & flat roof 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

"GLENDALE"

ADDRESS 113 TIPPINGS LANE PARISH WOODLEY

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

BUILDER

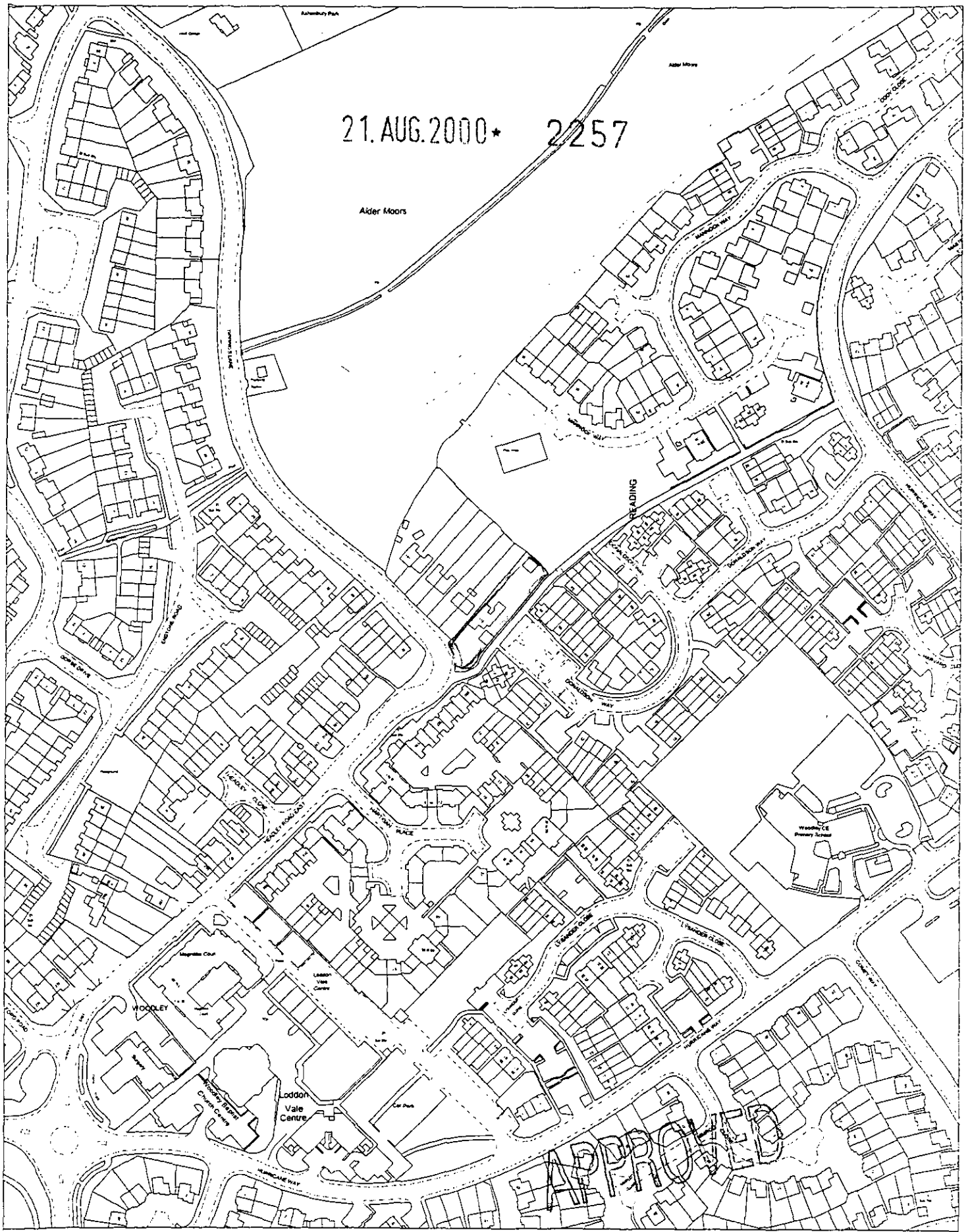
Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/293/62	Mr. J. Wilkinson	Use of garage for [illegible]	14.12.62	N/A Refused
R/493/70	Mr E C White	Change of use & erection of [illegible]	29.10.70	N/A-Refused
923/73	Mr R A Thorne	Extns + Additions	5.7.73	- C/A
35610	BRYAD	REPL. GARAGE / STORE OVER	2.7.90	Ref.
36836	1	a / NEW ACCESS	6.2.91	C.A
F/2000/0851	Dr A Gida	Erect. Boundary fence on exist wall		PE
		+ Brick pillars for gates	17.04.00	
F/2000/0982	11			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD-Enq / A.S Gida / ground floor ext / 14.8.00

DRAINAGE



Site Plan, Scale: 1 to 2500

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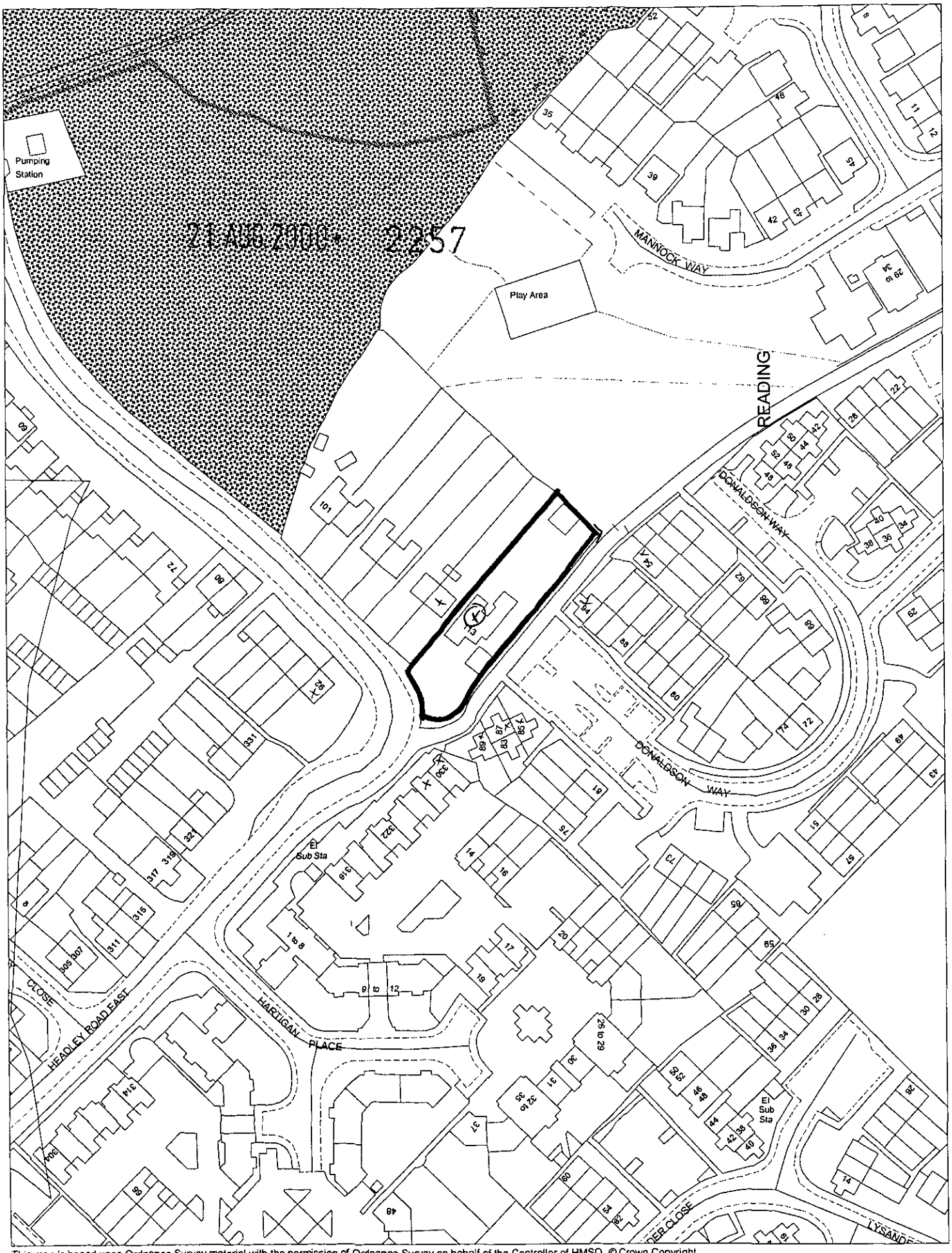
Date: 17 February 2000

N
W E
S

D



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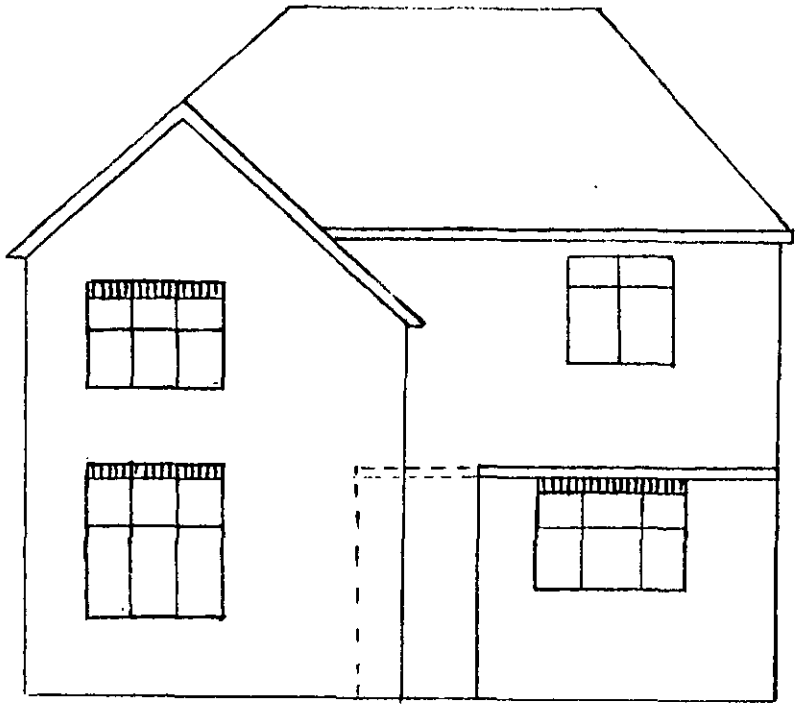
Development Control Section, Environmental Services, Wokingham District Council.
25 August 2000 Scale: 1 : 1250

N
W E
S

REAR VIEW.

[THE PROPOSED EXTENSION CAN ONLY BE SEEN FROM THE BACK GARDEN]



FLAT ROOF CONTINUED AS PER EXISTING KITCHEN ATTACHING TO EXISTING GUTTERING.

21.AUG.2000* 22257

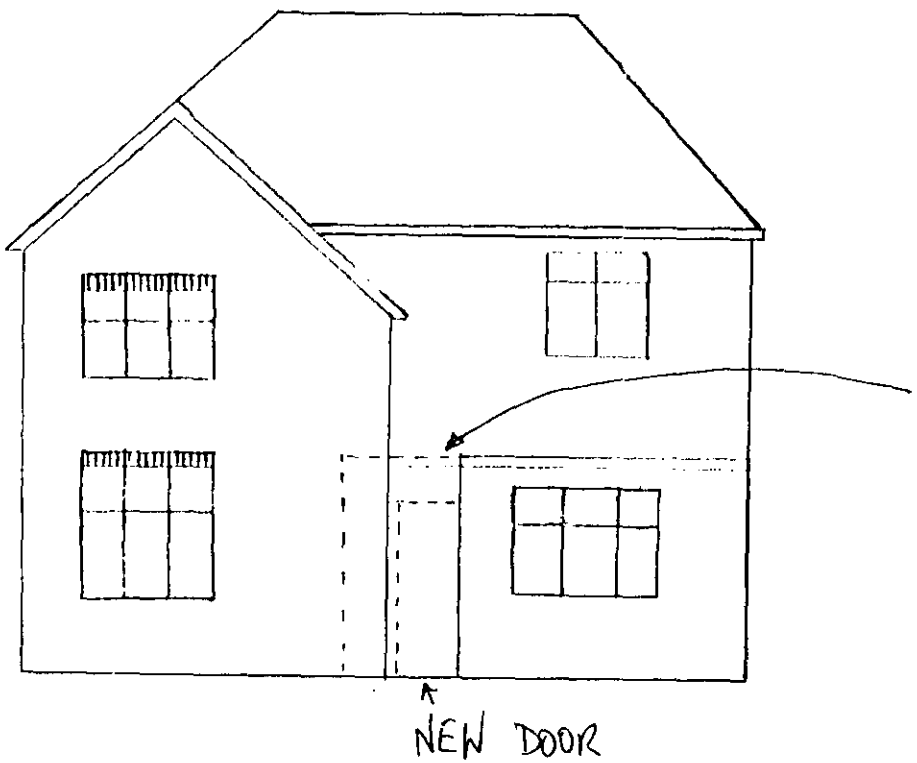
APPROVED

113 TIPPINGS LANE
WOODLEY

REAR VIEW.

[THE PROPOSED EXTENSION CAN ONLY BE SEEN FROM THE BACK GARDEN]

Scale 1:100



FLAT ROOF CONTINUED AS PER EXISTING KITCHEN ATTACHING TO EXISTING GUTTERING.

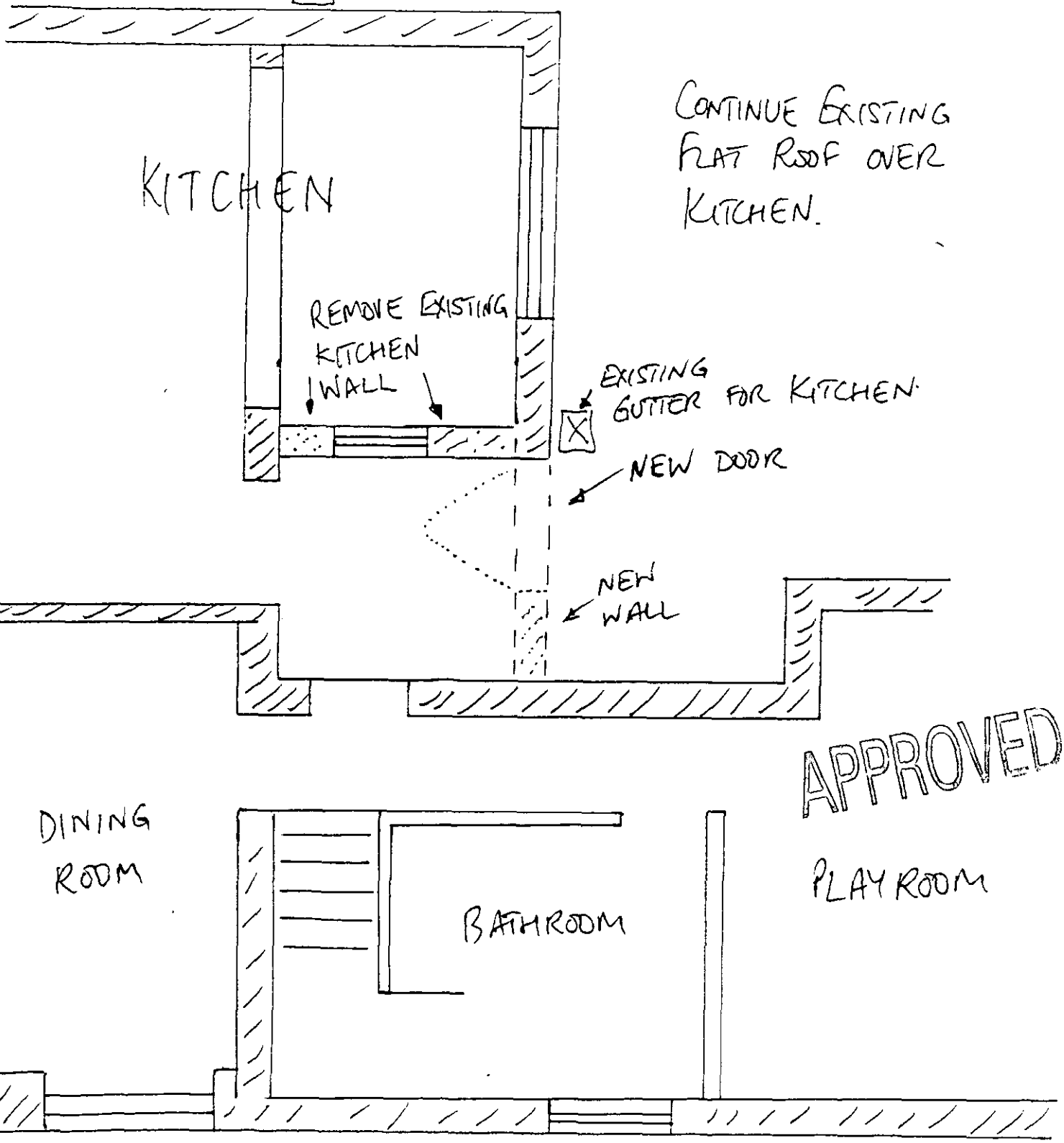
APPROVED

113 TIPPINGS LANE
WOODLEY

EXISTING RAINWATER GUTTER

PLAN VIEW.

21.AUG.2000* 2257

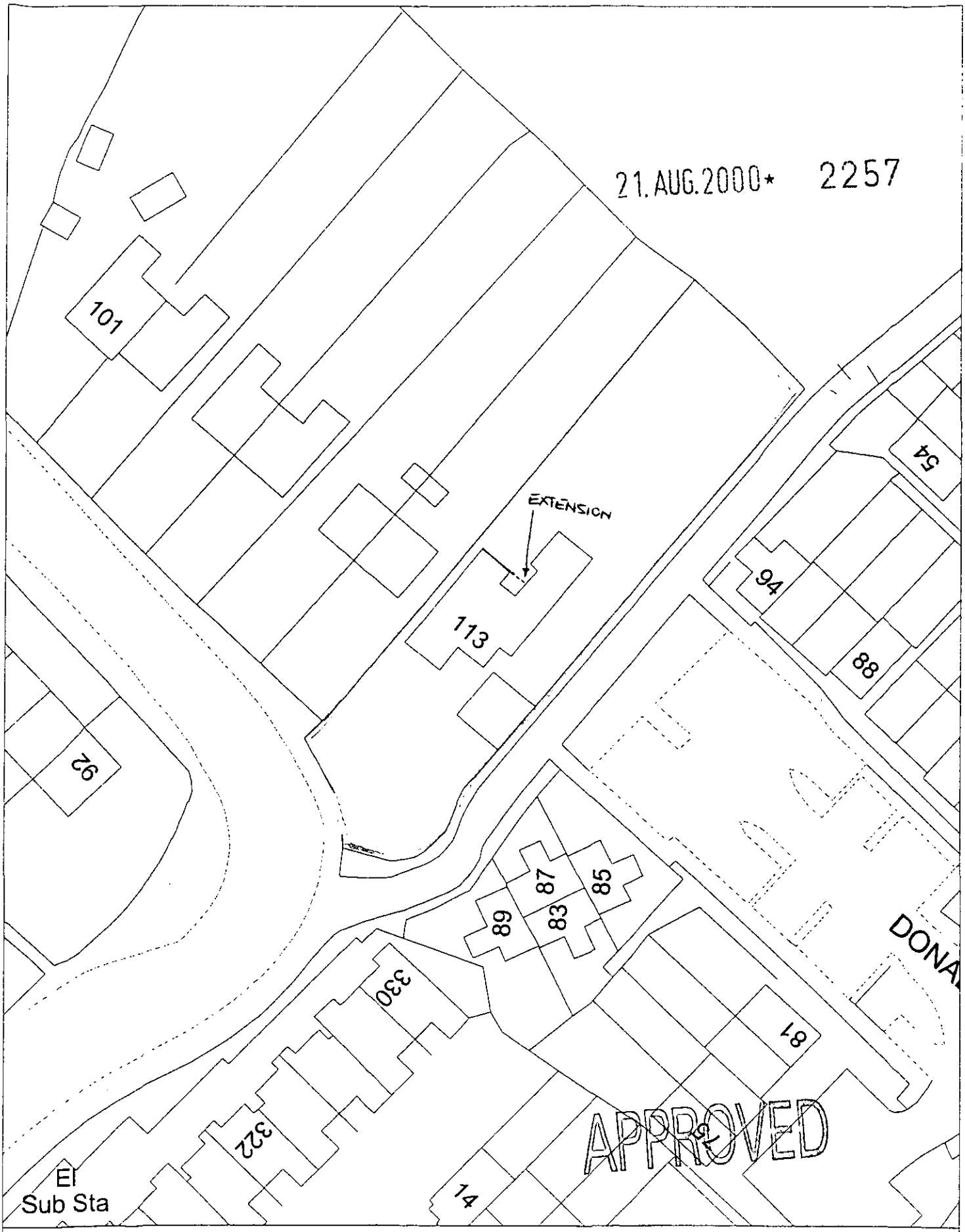


CONTINUE EXISTING FLAT ROOF OVER KITCHEN.

APPROVED

24/10/00.

113 TIPPINGS LANE
WOODLEY



Site Plan, Scale: 1 to 500

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Date: 17 February 2000