APPLICATION NO:
F/2000/1070

LOCATION:
12 Mannock Way, Woodley Reading.

APPLICANT:
Ms M Bass C/O Philip Clifford Design

PROPOSAL:
Proposed installation of rooflights and formation of room in loft of dwelling.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **22/05/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms M Bass
C/O Philip Clifford Design
36 Hotwells Road
Hotwell
Bristol
BS8 4UD

Application Number: F/2000/1070

Parish: **WOODLEY**

Location: **12, Mannock Way, Woodley, Reading.**

Proposal: **Proposed installation of rooflights and formation of room in loft of 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. The area shown on the permitted drawings for vehicle garaging and parking 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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

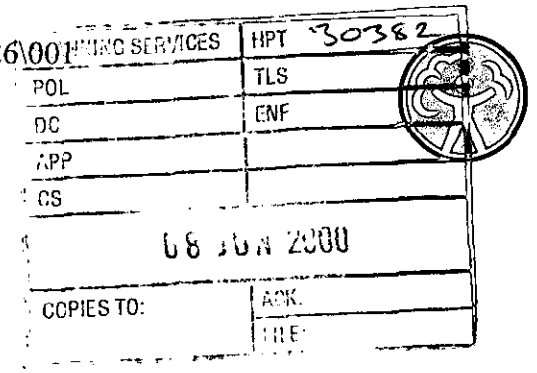
John Mitchell

John Mitchell
Development Control Manager
Date: 22nd 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.

Our ref: SP\2000\001626\001
Your ref: F/2000/1070

Date: 6th June 2000



ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Sir/Madam

INSTALLATION OF ROOF LIGHTS AND FORMATION OF ROOM IN THE LOFT 12 MANNOCK WAY, WOODLEY

Thank you for your letter dated 11 April 2000 which was received on 14 April 2000. You are asked to quote the following reference in any correspondence: **SU77SE/18/21**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development, but would advise as follows:

ADVICE TO PLANNING AUTHORITY

According to our records, there are 2 landfill sites within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 776 737	215 m	Woodley Airfield	inert waste
SU 773 742	236 m	Tippings Lane	household waste

In view of distance from site and the type of development proposed, it is unlikely that landfill gas will present a risk to this proposal.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer
cc: Philip Clifford Design, 36 Hotwell Rd, Hotwells, Bristol BS8 4UD

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1070	NL
BUILDING CONTROL NUMBER.	FP2000/0412	Nick
~~APPLICANT~~/AGENT	Philip Clifford Design	
ADDRESS OF SITE	12. Mannock Way WOODLEY	
DESCRIPTION OF PROPOSED WORK	loft conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	A745-01A	A 745-01
ELEVATIONS	- c	- c
FLOOR PLANS	- c	- c

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		22/5/00
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		/
DATE	14/3/00	5/6/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	14/3/00	27/3/00	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6443 (Direct Line)

Date. 14 March, 2000

My ref. CD/FP2000/0412 Please file in Woodley PD

Philip Clifford Design
36 Hotwell Road
Hotwells
BRISTOL
BS8 4UD

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sirs,

12 MANNOCK WAY, WOODLEY
LOFT CONVERSION

Thank you for your Building Regulations Application Number FP2000/0412 received on 13 March.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 06 of Planning Permission 31807, when the development was approved, removed Permitted Development rights in respect of any "additional window or other opening at first floor level or above in any elevation".

If you are intending to pursue this proposal would you please submit a planning application to this department by 4 April. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

Cc Miss M Bass



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Development Control Section, Environmental Services, Wokingham District Council.

3 April 2000

Scale: 1 : 1250

N
W E
S

ADDRESS 10/11/12 MANNOCK WAY PARISH WOODLEY

PLOT No. 67/66/65 PHASE 4C (1B) WOODLEY AIRFIELD RD. SHEET No. SU 7772 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08308	ROWEST / WIMPEY	W.A. PLAN	30.10.78	C/A
23796		O/L. AREA 4	25.7.85	C/A
31807	BRYANT	~~TERRACES~~ GARAGES	18.1.89	C/A
BRA 6709	"	"	7.6.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1070

Applicant : Ms M Bass C/O Philip Clifford Design.

Location : 12, Mannock Way, Woodley, Reading.
Proposal : Proposed installation of rooflights and formation of room in loft of dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4.5.2000

Date Registered : 27/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 22/05/2000

Consultation Responses :

Environmental Health - No objection

Highways - No objection subject to parking condition.

Woodley T.C. - 'No comment'

Planning Issues ;

Site Designation - within the identified Settlement.

1.) Impact upon the neighbouring dwellings

2.) Impact upon the street scene

3.) Impact upon the highway

Application Number: F/2000/1070

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for a front facing and two rear facing velux windows. The front facing velux window is looking down the access way and the front garden of dwelling. The rear facing velux windows face towards the blank flank wall of No 11a and its front garden. There will be no overlooking. Hence, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the character of the area.

The proposed Velux windows are in keeping with the existing dwelling and the character of the wider area. Hence, there will be no detrimental impact upon the street scene.

3.) Impact upon the Highway Safety.

The proposed development would require 3 parking spaces within the curtilage. The Highway Authority are satisfied that the proposed development with only 2 parking spaces would have no significant impact upon highway Safety within the immediate area.

Recomendation : Approval: ☑ **~~Refusal:~~** ☐

(tick appropriate box)

Application Number F/2000/1070
Conditions/~~Reasons for Refu~~sal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	S001	SR02.	
2	SC23	SR06	Garaging & Parking

RECORD OF SITE VISIT

SITE ADDRESS: 12 Mannock Way
Woodley Reading.

APPLICATION NUMBER: F/2000/1070

OFFICER: Nicola Lake

DATE OF SITE VISIT: 4.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on the front of the property

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Semi - Detached dwelling - on the corner of the new road.

4. RELATIONSHIP TO ADJOINING PROPERTIES Proposal is for an extra bedroom. The velux windows are front and back. The front will look down the road and the rear is higher ad will be looking at the front ad side of No 13. No overlooking.

* check parking

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **11 April 2000**

My ref: F/2000/1070

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1070
12, Mannock Way, Woodley, Reading.
Proposed installation of rooflights and formation of room in loft of 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 **Nicola Lake** on **(0118) 974 6481.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1070**
12, Mannock Way, Woodley, Reading.
Proposed installation of rooflights and formation of room in loft of 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 6481

Date: **11 April 2000**

My ref: F/2000/1070

CONFIDENTIAL

Councillor Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1070**
12, Mannock Way, Woodley, Reading.
Proposed installation of rooflights and formation of room in loft of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

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

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

Tel: (0118) 974 6481

Date: **11 April 2000**

My ref: F/2000/1070

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/2000/1070
12, Mannock Way, Woodley, Reading.
Proposed installation of rooflights and formation of room in loft of 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1070**
12, Mannock Way, Woodley, Reading.
Proposed installation of rooflights and formation of room in loft of 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**********

Received by Wokingham District Council

Application No: F/2000/1070

Proposal:
Proposed installation of rooflights and formation of room in loft of dwelling.

Location:
12, Mannock Way, 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 05/05/2000. 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

FROM: Nicola Lake

DATE: 11 April 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1070

Proposal: Proposed installation of rooflights and formation of room in loft of dwelling.

Site Address: 12, Mannock Way, Woodley, Reading.

Applicant: Ms M Bass C/O Philip Clifford Design.

02 MAR 2000

ACK:

FILE:

Your observations are required in respect of this application **by 05/05/2000**.

The committee agreed to make no comment on this application.

SIGNED: _____ DATE: 27.4.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 11 April 2000

Application Number: F/2000/1070

Proposal: Proposed installation of rooflights and formation of room in loft of dwelling.

Site Address:
12, Mannock Way, Woodley, Reading.

Applicant:
Ms M Bass C/O Philip Clifford Design.

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY.

SPACES TO BE :-

2.5 x 5m (GARAGE - INTERNAL)

2.4 x 5.5m (IN FRONT OF GARAGE DOORS)

2.4 x 4.8m (ELSEWHERE ON DRIVEWAY)

FOLLOWING MY DISCUSSION WITH THE P.O IN THIS INSTANCE & WITHOUT PREJUDICE I HAVE NO OBJECTION TO 2 SPACES

SUBJECT TO SC23 PARKING (GARAGE) R 23/5/00

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

20-4-00

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
CS |
18 APR 2000
COPIES TO: | ACK:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/PA

To: Nicola Lake, Planning

Your Ref:

Date: 17 April, 2000

PROPOSED INSTALLATION OF ROOF-LIGHTS AND FORMATION OF ROOM IN LOFT OF DWELLING
SITE ADDRESS: 12 MANNOCK WAY WOODLEY
APPLICATION NO: F/2000/1070

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

* IB Letter ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 MAR 2000	
Officer: NL	Application No. F/2000/1070

Map No. 42 **Site** 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED INSTALLATION OF ROOFLIGHTS AND FORMATION OF ROOM IN LOFT. OF DWELLING

Location: 12 MANNOCK WAY

Parish: WOODLEY Ward: Coronation 11.4.2000

Applicant: MS BASS

PD rights removed?

Fee Received 00-00 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	SCALE ? ONLY ONE NAMED RD.		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	NO BLOCK PLAN		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	SCALE?		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	NO PARKING LAYOUT		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ..... ✓ - 250m landfill -
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:

IB letter attached.

NEIGHBOURS: S/N + 11, 14, 45, 25, 26 + 28 mannock way ✓

ADDRESS 10/11/12 MANNOCK WAY PARISH WOODLEY

PLOT No. 67/66/65 PHASE 4A (1B) WOODLEY AIRFIELD RD. SHEET No. SU 7772 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08308	ADNESS / WIMPEY	W.A. PLAN	30.10.78	C/A
23796		O/L. AREA 4	25.7.85	C/A
31807	BRYANT	TERRACES & GARAGES	18.1.89	C/A
ERA 6709	"	"	7.6.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
27.MAR2008* 1070

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	MS. M. BASS
	Address and postcode	12 MANNOCK WAY. WOODLEY READING RG5 4XN
	Phone number	0118 9442490
2	Agent's Name	MARK CLIFFORD DESIGN
	Address and postcode	36 HOLWELL ROAD HORFIELD BRISTOL BS8 4UD
	Phone number	0117 9304310
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.	12 MANNOCK WAY WOODLEY. READING RG5 4XN
4	Give brief details of the proposal for example, two storey side extension. About the application	ROOFLIGHTS
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.	BROWN UPVC FRAMES
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: 3	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: P W Ford

on behalf of Mrs M. Bass

Date 24/3/2000

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