APPLICATION NO:
F/2000/1458

LOCATION:
22 Tiger Close, Woodley Reading.

APPLICANT:
Mr Mrs Downing C/O Mr P Mackrory

PROPOSAL:
Proposed single storey side/rear extension to dwelling

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **04/07/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Downing
C/O Mr P Mackrory
17 Bissley Drive
Maidenhead
Berks
SL6 3UX

Application Number: F/2000/1458

Parish: **WOODLEY**

Location: **22, Tiger Close, Woodley, Reading.**

Proposal: **Proposed single storey side/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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 19/06/2000

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 1458 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 18 July, 2000
My ref. BC/DC/2000/1458

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

Mr & Mrs N Downing
c/o A1 Design
17 Bissley Drive
Maidenhead
Berkshire
SL6 3UX

Dear Sirs

PLANNING PERMISSION 2000/1458
SITE: 22 TIGER CLOSE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1458 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Emy Circuit
Planning Assistant

Our ref: SP\2000\001787\001
Your ref: F/2000/1458

Date: 4th July 2000

ENVIRONMENT AGENCY

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

Attention: Emy Circuit

PLANNING SERVICES	HPT 31607
POL	TLS
DC	ENF
APP	
CS	
13 JUL 2000	
COPIES TO:	ACK
	FILE:

Dear Madam

PROPOSED SIDE/REAR EXTENSION AT 22 TIGER CLOSE, WOODLEY

Thank you for your letter dated 19 May 2000 which was received on 22 May 2000. You are asked to quote the following reference in any correspondence: SU77SE/18/24. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 776 737	237 m	Woodley Airfield	Inert

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

ADVICE TO APPLICANT

- Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

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

Yours faithfully

pp. **Sarah Paxman**
Development Planning Officer

cc. Mr P.M. Mackrory, 17 Bissley Drive, Maidenhead SL6 3UX

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1458	EXC
BUILDING CONTROL NUMBER.	FP 2000/0845	Nick
~~APPLICANT~~/AGENT	Mr P. Mackrory	
ADDRESS OF SITE	22 Tiger Close CROOLEY.	
DESCRIPTION OF PROPOSED WORK	S/S side/rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	20/15/01 A	20/15/01 A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/7/00.	

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	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1458

Applicant : Mr Mrs Downing C/O Mr P Mackrory.

Location : 22, Tiger Close, Woodley, Reading.
Proposal : Proposed single storey side/rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		30 May 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....23 May 2000.....

Date Registered : 09/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 04/07/2000

Consultation Responses :

Environmental Health - "no objections"
Woodley TC - no objections, ask for neighbours' comments to be taken into account.

Planning Issues :

Identified Settlement
Neighbours | streetscene

Application Number: F/2000/1458
22 Tiger Close, Woodley

Appraisal: The proposal is for a single-storey, L-shaped extension, to the side and rear of a two-storey detached dwelling. The extension would project 3.1 metres to the rear of the property and 2.5 metres to the side. The roof would be pitched, with a gable to the side and a 3.7 metre ridge, level with the rear elevation of the existing house. The side of the extension would be set back 4.7 metres from the front of the house, on the side furthest from the roadway, so it would not be visible to passers by.

The extension would be a minimum of 0.6 metres from the boundary with the dwellings in Rose Close and at least 15 metres from the rear of the houses, so it would not be overbearing. There could be some increase in overshadowing at the end of their gardens, as the extension would be to the south, but this would not significantly affect the private amenity area immediately to the rear of the houses. No windows are proposed in this side of the extension, which is screened by existing fencing. The rear elevations of Nos 22 and 23 Tiger Close are approximately level, although the two houses are not parallel. No 23 Has a garage adjacent to the boundary and be extension would be 4 metres from the boundary so it would be no significant overshadowing or loss of light and the extension would not be overbearing. The distance to the boundary and existing fencing would prevent overlooking from the proposed side windows.

Recommendation: conditional approval

Application Number F/2000/1458
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK.
03			

John Mitchell
19/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 22 Tiger Close
Woodley Reading.

APPLICATION NUMBER: F/2000/1458

OFFICER: Emy Circuit

DATE OF SITE VISIT: 23/5/00

1 SITE/STATUTORY NOTICE DISPLAYED ? post in lawn - visible from roadway.

2. DESCRIPTION OF SURROUNDINGS residential ; 2-storey detached and semi-detached. open plan frontages.

3. DESCRIPTION OF SITE/BUILDING

2 storey detached dwelling at end of shared driveway - not clearly visible from the highway

4. RELATIONSHIP TO ADJOINING PROPERTIES

end of gardens in Rose Close to one side.

5. SITE CONSTRAINTS

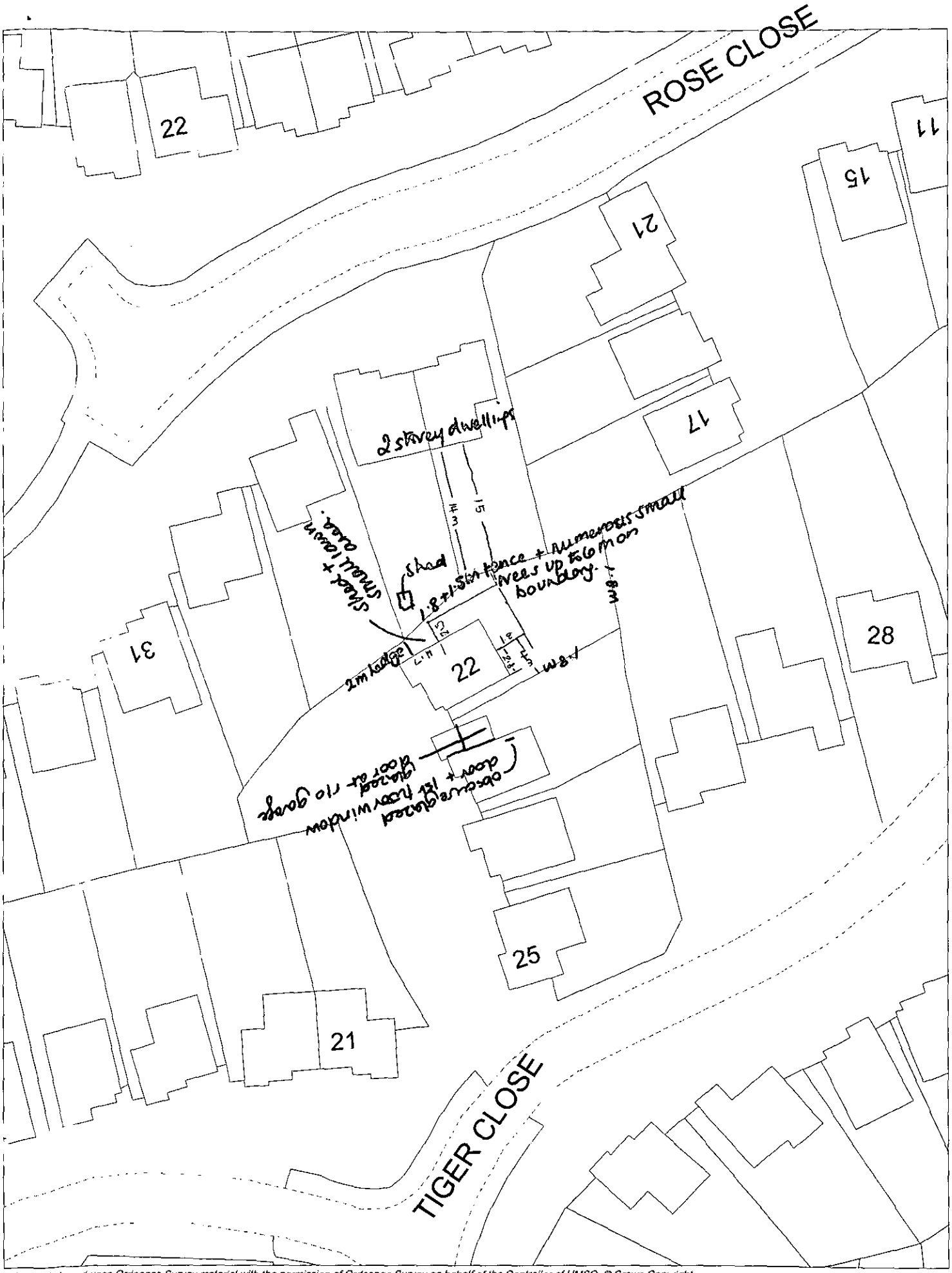
TREES ✓

ACCESS/PARKING ✓

LEVELS ✓

BOUNDARY TREATMENT 1·8 fences + trees/ shrubs.

OTHERS ✓



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Development Control Section, Environmental Services, Wokingham District Council.

22 May 2000

Scale: 1 : 500

Received by Wokingham District Council

Application No: F/2000/1458

Proposal:
Proposed single storey side/rear extension to dwelling

Location:
22, Tiger 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. 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

19 May 2000

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

Tel: (0118) 974 6479

Date: **19 May 2000**

My ref: F/2000/1458

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/2000/1458
22, Tiger Close, Woodley, Reading.
Proposed single storey side/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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1458**
22, Tiger Close, Woodley, Reading.
Proposed single storey side/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 Thair

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

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

Tel: (0118) 974 6479

Date: **19 May 2000**

My ref: F/2000/1458

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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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1458**
22, Tiger Close, Woodley, Reading.
Proposed single storey side/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 Clifford

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

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

Tel: (0118) 974 6479

Date: **19 May 2000**

My ref: F/2000/1458

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

Dear Councillor

Application Number: F/2000/1458
22, Tiger Close, Woodley, Reading.
Proposed single storey side/rear extension to dwelling

I write to let you know that the above mentioned house holder application has been received

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1458**
22, Tiger Close, Woodley, Reading.
Proposed single storey side/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 Clacey

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 MAY 2000	
Officer: EXC	Application No. F/2000/1458

Map No 12 Site 0204
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 22 TIGER CLOSE

Parish: WOODLEY Ward: Loddon

19.5.2000

Applicant: MR/MRS DOWNING

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

Enforcement Section (2) 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	Red line does not show access from Tiger Close	✓	
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 : 19.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: 250m landfill Site Consultation
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, 23, 25, 27, 29, 31 Rose close .....

..... 20, 21, 23, 26 Tiger Close .....

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

COPIES TO:

From: Joanne Ellis, Environmental Health

To: Emy Circuit, Planning

My Ref: JPE/LW/20000689

Your Ref: F/2000/1458

Date: 26 May, 2000

PROPOSED SINGLE STOREY SIDE/REAT EXTENSION TO DWELLING

LOCATION: 22 TIGER CLOSE, WOODLEY

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

Joanne Ellis

FROM: Emy Circuit

DATE: 19 May 2000

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT 29901
POL	TLS
DC	ENF
APP	

26 MAY 2000

COPIES TO: ACK:

Application Number: F/2000/1458

Proposal: Proposed single storey side/rear extension to dwelling.

Site Address: 22, Tiger Close, Woodley, Reading.

Applicant: Mr Mrs Downing C/O Mr P Mackrory.

Your observations are required in respect of this application **by 12/06/2000** .

The committee had no objections to this plan but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

ADDRESS 22 TIGER CLOSE PARISH WOODLEY

PLOT No. 289 AREA 2B.C WOODLEY BERKS ORD. SHEET No. SU 7773 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	ADWEST	DET. HOUSE & GARAGE	31.3.83	N/A CIA
BR20606	BRYANT		12.7.83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 09.MAY2008* 1458

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 N. DOWNS
	Address and postcode	22 TIGER CLOSE, GROOLEY RG5 4UY
	Phone number	
2	Agent's Name	MR. P. MACKRORY
	Address and postcode	17 BIDDLEY DRIVE MAIDENHEAD SL6 3UX
	Phone number	01628 824581
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.	22 TIGER CLOSE GROOLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE & REAR EXTENSION

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.	ALL 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

9	How many bedrooms does the property have?	Existing: 3	Proposed: As Existing
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 Mr. & Mrs. Downing

Date 8.5.2008

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

09 MAY 2000 ☆ 1458



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Development Control Section, Environmental Services, Wokingham District Council.
17 May 2000

Scale: 1 : 1250

N
W E
S