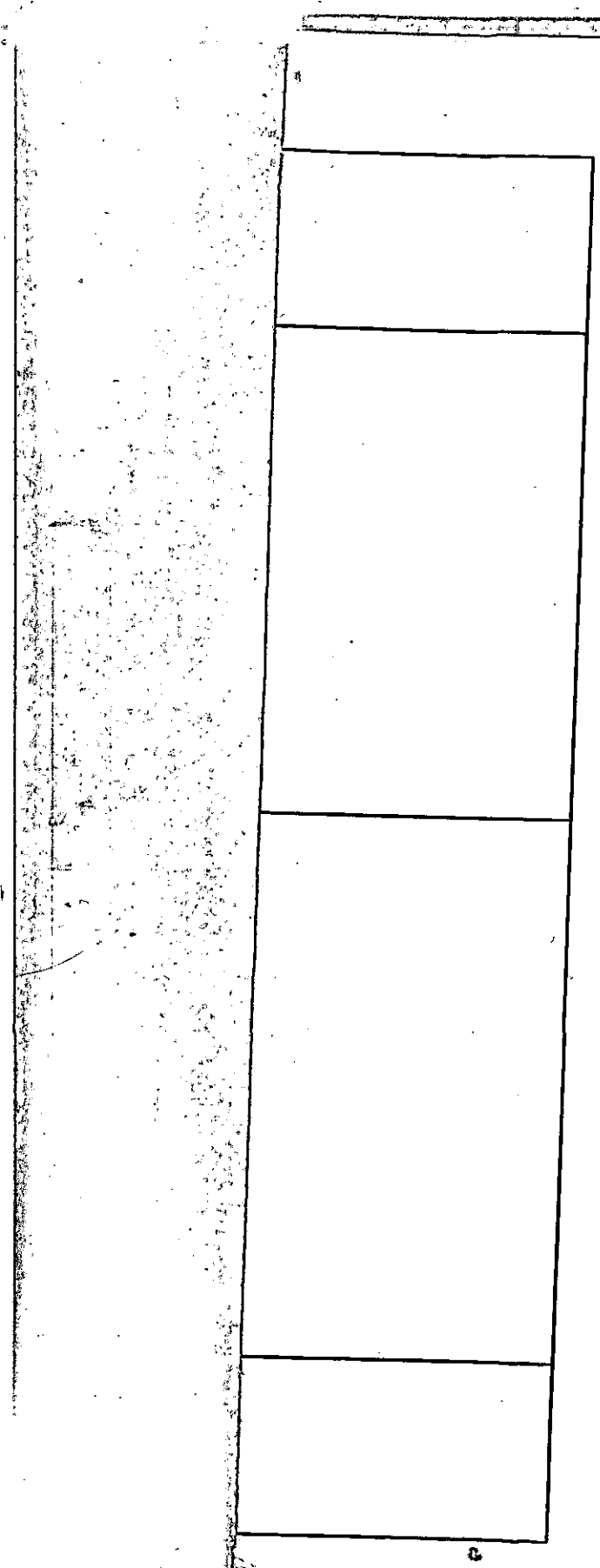


REFUSED

APPLICATION NO:
F/2001/4403

LOCATION:
23 Tippings Lane, Woodley Reading.

APPLICANT:
Mrs H Cross C/O W M Graham Associates

PROPOSAL:
Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling.

EARLIEST DATE FOR DECISION: **10/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
06/09/2001

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

DS 831

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs H Cross
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2001/4403

Parish: **WOODLEY**

Location: **23, Tippings Lane, Woodley, Reading.**

Proposal: **Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. This proposal would result in a sub-standard turning space and access for unit one, to the detriment of highway safety, which would be unacceptable in that no provision has been made to ensure vehicles are able to enter and leave the site in a forward gear. As such, the development would be contrary to policies WBE1 and WT7 of the Wokingham District Local Plan (Deposit Draft), policies LBE1, LT5 and LT6 of the Loddon Area Local Plan and to policies OS1, EN1 and T7 of the Berkshire Structure Plan.

Informative

1. The applicant is invited to arrange a meeting with the case officer, in order to discuss how the issues raised can be overcome, whilst at the same time making provision for refuse disposal and collection.

Informative

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 Policies OS1, EN1 and T7.
Loddon Area Local Plan Policies LBE1, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 03/09/2001

Notice checked by: C Hurst

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.

Applicationo	Name & Address
F/2001/4403	Geoffrey Milnes 32 Rothwell Gardens Woodley Reading Berks RG5 4TJ
F/2001/4403	M T Green 30 Rothwell Gardens Woodley Reading Berks RG5 4TJ
F/2001/4403	Mr and Mrs C A Johnston 34 Rothwell Gardens Woodley Reading Berks RG5 4TJ
F/2001/4403	T Bakker and M Noguer Denmark Cottage 3 Denmark Avenue Woodley Reading Berks Rg5 4RS
F/2001/4403	Mr and Mrs J A Shanly 11 Tippings Lane Woodley Reading Berks Rg5 4PX
Application Refused	Letters sent 050901

Tel. 0118 974 6463 (Direct Line)

Date. 5 November, 2001

My ref. JM/MLT/F/2001/4403

Your ref. 2325/wmg/cm

Mr W M Graham
1 Rectory road
Wokingham
Berkshire
RG40 1DJ

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 Mr Graham,

RE: PROPOSED ERECTION OF ONE DETACHED DWELLING AND SUB-DIVISION OF ONE DWELLING INTO TWO AT 23 TIPPINGS LANE, WOODLEY. (F/2001/4403)

Thankyou for your letter which was received on 4 October 2001.

I can inform you that, having assessed the two options submitted, the proposed site plan C as shown on drawing number 103b, would be considered the more favourable option. However, I would suggest that the access to plot C is resited so it is adjacent to the bin store for ease of use. The third parking space to unit one (adjacent to plot C) should be removed as this area should be retained for the use of the turning of vehicles.

I should also point out that as plot B would also be affected, the new application should include this proposed dwelling. Enclosed are the forms needed for your submission, and I look forward to the receipt of your application.

I hope this advice is of use to you, however, it is given without prejudice to the determination of any application received. If you have any further questions relating to this matter the case officer, Joss miller, can be contacted on the above telephone number.

Yours sincerely

M L THORP

Principal Development Control Officer

Enclosure: Planning application forms

File: Preapp48395
23 Tippings Lane
woodley

JKM

PLANNING SERVICES	HCT 48395
POL	TCS
DC	EHC
TPF	

- 4 OCT 2001

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2325/wmg/cm

3 October 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

For the attention of Miss J Miller

Dear Miss Miller

23 TIPPINGS LANE WOODLEY

Following the refusal of application No. F/2001/4493 and with reference to our recent discussions, please find enclosed 2 copies of Dwgs. Nos. 2325 – 103a and 103b.

We would welcome further discussions when you have considered the option.

We look forward to hearing from you.

Yours sincerely

W M Graham

Enc

Cc Mrs H Cross

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4403 .
CASE OFFICER: Joss Miller

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WORK SHEET FOR : Joss Miller

Application Number : F/2001/4403

Applicant : Mrs H Cross C/O W M Graham Associates.

Location : 23, Tippings Lane, Woodley, Reading.
Proposal : Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/7

Date of Neighbour Notifications : 17/7

Date of Site Visit : 30/7

Date Registered : 12/07/2001

Earliest Date for Decision : 10/08/2001

Latest Consultation Date/Site Notice Expiry Date : 10/08/2001

This application will have expired on: 06/09/2001. 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 :
5x neighbours - object - car noise
loss of landscaping, increase in traffic, loss of light from plot C. (11 TL)
Env Agency - conditions
Design - object - unsuccessful design
Dooley TC - object - highways grounds, plot C overbearing on No 11 TL
loss of landscaping.
Env. Health - conditions
Highways - concerns re. access onto Tippings Lane, refuse collection, substandard turning & access for Plot 1.

Planning Issues : Effect on Street scene & neighbouring properties. DBE1.
Identified settlement.

Application Number: F/2001/4403

Appraisal :

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

Application Number F/2001/4403
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			This proposal would result in a sub-standard turning space and access for unit one, to the detriment of highway safety, which would be unacceptable in that no provision has been made to ensure vehicles are able to enter and leave the site in a forward gear. As such, the development would be contrary to policies WBE1 & WT7 of the WDLP, LBE1, LT5 & LT6 of the LALP & OS1, EN1 & T7 of the BSP.
			Informative The applicant is invited to arrange a meeting with the case officer, in order to discuss how the issues raised can be overcome, whilst at the same time
	making	provision	for refuse disposal and collection.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LT5, LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	LBE1, WT7
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	OS1, EN1, T7.
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 23 Tippings Lane Woodley Reading.

APPLICATION NUMBER: F/2001/4403

OFFICER: Joss Miller

DATE OF SITE VISIT: 30/7

1 SITE/STATUTORY NOTICE DISPLAYED ? On front boundary.

2. DESCRIPTION OF SURROUNDINGS

Id self.

3. DESCRIPTION OF SITE/BUILDING

Chalet style dwell. of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

(1) App. has 3 ff windows facing No 1 with 4/5m boundary shrubs & trees.
5 g/f windows

5. SITE CONSTRAINTS

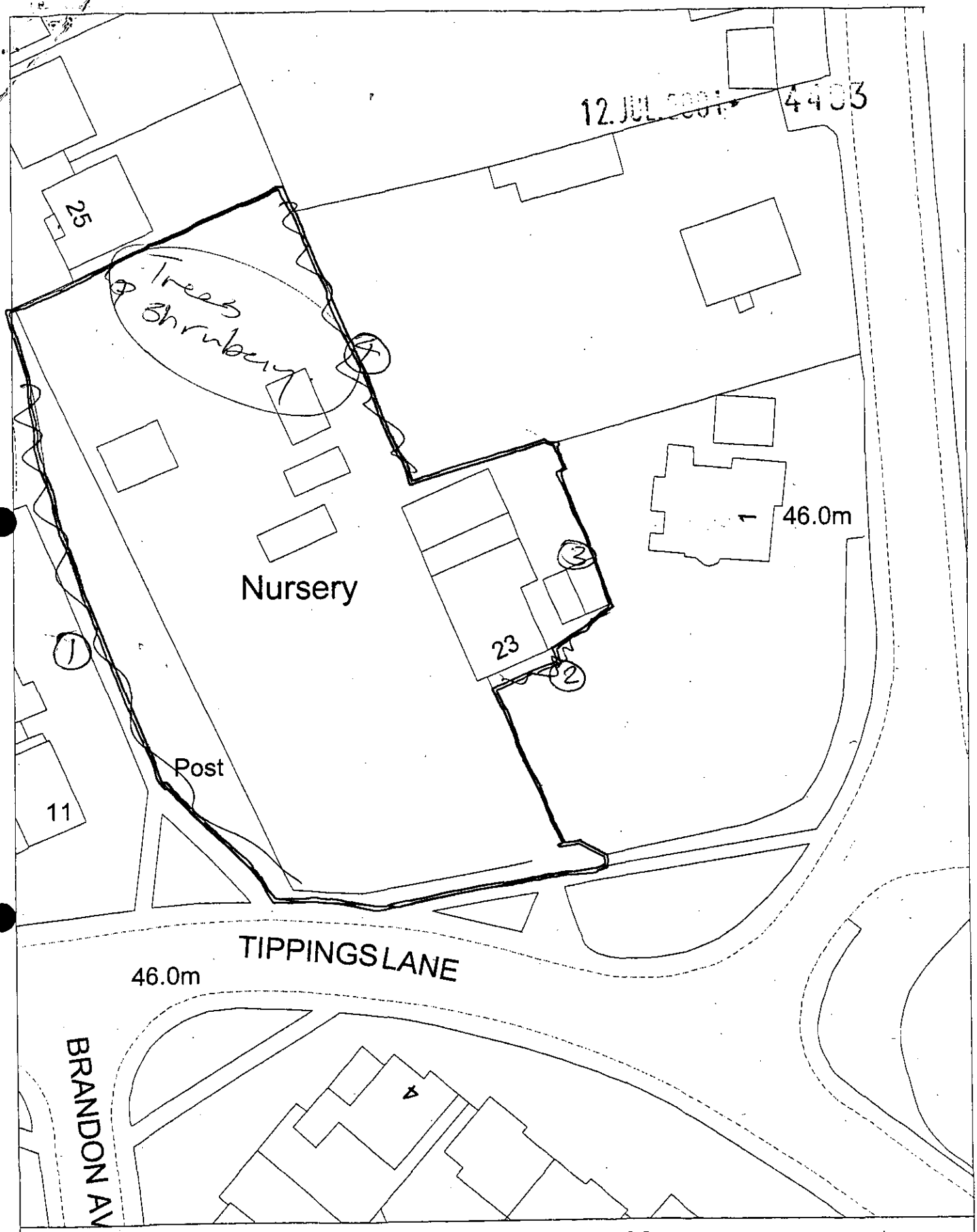
TREES ✓

ACCESS/PARKING

LEVELS —

BOUNDARY TREATMENT (1) 3m trees & hedging.
(2) 2m hedge
(3) 2/3m shrubery all round
(4) 2m fence.

OTHERS



EXISTING. Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 20 December 2000

N
W E
S

F.2001.4403

23 Tippings Lane Woodley

This application is for the division of the existing dwelling into two dwellings with detached garages and the erection of one detached dwelling.

History
On 03.07.80 an application for the erection of six dwellings was approved. Four of these dwellings were constructed. The site plan shows the location of the remaining two to be built, however, providing they comply with the previous plans and conditions relating to that application, they would not be subjected to a new one.

Street scene
Plot C would be approx. 11 metres from Tippings Lane at the nearest point. It would be a two storey dwelling with an eaves height of 3.9 metres and a ridge height of 7.7 metres. The roof would be hipped in on all sides. It would also be sited approx. 1 metre from the public footpath from Rothwell Gardens. However the design would be such that the impact would not be considered sufficiently detrimental to the street scene to warrant a refusal.

Units 1 and 2 would largely be a sub-division of 23 Tippings Lane, an existing chalet style dwelling. As this dwelling is existing, any impact on the street scene would already have been established and, therefore, would be minimised.

Neighbours
The nearest neighbours to plot C would be No. 11 Tippings Lane. The flank wall of Plot C would be approx. 10.8 metres from the front elevation of this property. Plot C would be sited to the east of No. 11, and there would be no side windows on its flank wall. The roof would be hipped away from the property and, therefore, any impact on No. 11 with regard to overshadowing, overbearing or privacy issues would be minimized.

No. 34 Rothwell Gardens would also be approx. 11 metres from Plot C, however, any windows on the rear elevation would have oblique views and, therefore, any impact relating to overbearing, overshadowing and privacy issues would be minimized.

Plot B would have no first floor windows on the south elevation therefore any impact from Plot C would be minimized.

All other properties would be a sufficient distance from this dwelling for any impact to be minimized.

The nearest dwelling to units 1 and 2 would be No. 1 Denmark Avenue. This property is approx. 13 metres from these units and has a landing window on the first floor side elevation. On the boundary of these properties is a row of fir trees approx. 4/5 metres high. The existing dwelling (23) has two landing windows and one bedroom window at first floor level. The proposed units would have one landing window and one bedroom window. There would be a two storey rear extension to accommodate bedroom three however, there would be no window on the rear elevation as a result of this. There would also be a two storey front extension to accommodate bedrooms 1 and 2, however, this would not result in any adverse detrimental impact on the neighbouring properties with regard to overshadowing, overbearing and privacy issues.

There would be one single garage and one double garage for these units. The roofs would be hipped on all sides and their location and modest proportions would minimize any impact on the neighbouring properties.

Highways
The proposed driveway for unit one is lengthy and has a sharp bend. In addition to this the turning space would appear to be sub-standard. No provision has been made for refuse disposal, as the driveway is over 20 metres in length. The additional access for Plot C from Tippings Lane may be better accommodated as a shared drive with unit 1. This application would be recommended for refusal on these grounds.

Tel: (0118) 974 6463

Date: 22/8/01

My ref: F/2001/4403

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 Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2001/4403
23, Tippings Lane, Woodley, Reading.
Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling.

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 3/9/01

Yours faithfully

Mr Thea

for Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2001/4403**
23, Tippings Lane, Woodley, Reading.
Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

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 6463

Date: 22/8/01

My ref: F/2001/4403

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 McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2001/4403
23, Tippings Lane, Woodley, Reading.
Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling.

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 3/9/01

Yours faithfully

for Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2001/4403**
23, Tippings Lane, Woodley, Reading.
Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

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 6463

Date: 22/8/01

My ref: F/2001/4403

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 Dredge
67 Welford Road
Woodley
RG5 3QS

Dear Councillor

Application Number: F/2001/4403
23, Tippings Lane, Woodley, Reading.
Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling.

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 3/9/01

Yours faithfully

for Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2001/4403**
23, Tippings Lane, Woodley, Reading.
Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

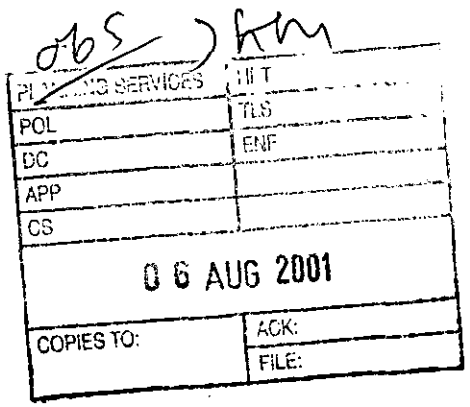
_____

Signed: _____ Date: _____

Councillor Dredge

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Joss Miller
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berk, RG40 1WR



Woodley, 3 August 2001

Your Ref: Joss Miller; F/2001/4403
Our Ref: Denmark Cottage

Dear Ms Miller,

Subject: Application Number F/2001/4403

We would like to comment on planning application **F/2001/4403** for 23 Tippings lane, Woodley, Reading. We are the owners of **Denmark Cottage**, 3 Denmark Avenue, Woodley and our rear garden is directly adjacent to the above property. You may be aware that Denmark Cottage is one of the oldest properties in Woodley and we feel that any major changes to its surroundings (especially new buildings and/or changes to existing buildings) will have a negative impact on its value.

On the proposed planning application the existing dwelling will be split into two units, both having a garage built (one attached double garage and one detached single garage). The unit that will be directly adjacent to our rear garden will get the newly built single garage and it will have a relatively long driveway from Rothwell Gardens. We have two main reasons for not supporting the plan as it stands:

- The new drive will create, in our opinion, an unacceptable level of car noise compared to the current situation where the area is part of the garden and nursery of 23 Tippings Lane and is very quiet.
- At the moment we have a pleasant outlook of trees and shrubs from our rear garden, these trees will have to be removed to give way to the garage and the long driveway. This will change the outlook from our garden, disrupt the privacy we enjoy at the moment and disturb the peace and quiet setting we have.

In a more general sense, you might be aware that Tippings Lane and Denmark Avenue are very busy roads due to the proximity to Waingels Copse School. Any extra housing development in this area is not in the best interest for the safety of the children on their way to and from school.

There is another issue that we would like to bring to your attention. On the above mentioned planning application we found out that there were two plots (A and B), which had already been approved. These plots were part of a planning application to build six new houses. This planning application was submitted in June 1980 (**Ref No. 13560**). Four of these six houses were built at the time, but the remaining two were never built. These two plots (referred as A and B in F/2001/4403) are immediately adjacent to our rear garden. We feel that as these two plots were approved based on an application more that 21 years old, we are wondering if the plans for these two plots are still valid. Building regulations and materials have changed dramatically over this period and it is more than reasonable to assume that plans from 21 years ago will not be in accordance with current building regulations. So we would be grateful if you could investigate this issue as it is affecting our property in a similar matter as the new planning application for 23 Tippings Lane.

We are sure that you will give serious considerations to our comments. We are trying to maintain Denmark Cottage and its landscaped garden as it has been done by previous owners. We feel it is part of Woodley history and we would be very disappointed if it is affected by external development.

Many thanks,

Yours sincerely,

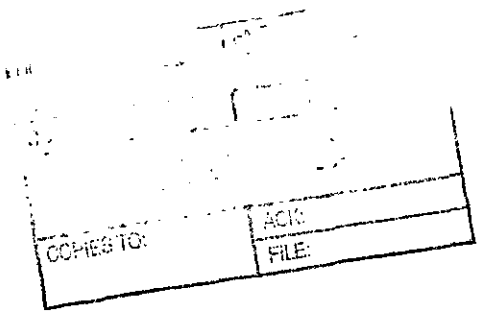
Maria Noguer & Tony Bakker
Denmark Cottage,
3 Denmark Avenue
Woodley
Reading, Berks
RG5 4RS
TEL: 0118 9690248
Email: tony.bakker@ntlworld.com

Our ref: SP\2001\004155\001
Your ref: F/2001/4403
Date: 8th August 2001

)km

ENVIRONMENT AGENCY

FAO: Joss Miller
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire, RG40 1WR



Dear Sir

PROPOSAL: Division Of Exisitng Into 2 Dwellings With Detached Garages
LOCATION: 23 Tippings Lane, Woodley, Reading

Thank you for your letter dated 17th July 2001, which was received on 19th July 2001. You are asked to quote the following reference in any correspondence: **SU77SE/22/15.**The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Landfill Gas Risk

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 773 742	45m	Tippings Lane	Household Waste

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Advice To Applicant

Groundwater Protection

Surface Water
Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

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

Foul water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Cont/d..

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxmanq on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matthew Rose
Development Planning Officer

CC: W M Graham Associates, 1 Rectory Road, Wokingham, RG40 1DJ

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 06 August 2001 10:03
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: f/2001/4403
Correspondent_FullName: Mr & Mrs J A Shanly
Correspondent_StreetAddress: 11 Tippings Lane
Correspondent_Address2: Woodley
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG5 4RX
Correspondent_Telephone:
Correspondent_Email: john@shanly.fsnet.co.uk

065
JKm.

Comments:

With regard to the application for planning at 23 Tippings Lane. The plan shows plot c a 4 bed detached property facing on to Tippings Lane, the side of this property will face directly onto our property and the elevations show a 6ft high wall running along the boundary of the property and the footpath. We currently have a wonderful outlook onto well established trees and shrubs and a distance of around 3 metres beyond the footpath between the footpath and the greenery that is there, not only would the property and its surrounding wall be an eyesore but we have concerns about the possible loss of light into the front of our property and the temptation the wall presents for vandalism. We also feel strongly about road safety, the pathway between Rothwell Gardens and Tippings Lane is regularly used as a school route for Willowbank and Waingels Copse and we feel the addtional driveways on to Rothwell Gardens and Tippings Lane will add further risks for the children making their way to school.

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 02 August 2001 23:08
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/4403
Correspondent_FullName: T. Bakker & M.Noguer
Correspondent_StreetAddress: Denmark Cottage
Correspondent_Address2: 3 Denmark Avenue
Correspondent_Town: Woodley, Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 4RS
Correspondent_Telephone: 0118 9690248
Correspondent_Email: tony.bakker@ntlworld.com

Comments:

Joss Miller
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berk, RG40 1WR

Woodley, 3 August 2001

Your Ref: Joss Miller; F/2001/4403
Our Ref: Denmark Cottage

Dear Ms Miller,

Subject: Application Number F/2001/4403

We would like to comment on planning application F/2001/4403 for 23 Tippings lane, Woodley, Reading. We are the owners of Denmark Cottage, 3 Denmark Avenue, Woodley and our rear garden is directly adjacent to the above property. You may be aware that Denmark Cottage is one of the oldest properties in Woodley and we feel that any major changes to its surroundings (especially new buildings and/or changes to existing buildings) will have a negative impact on its value.

On the proposed planning application the existing dwelling will be split into two units, both having a garage built (one attached double garage and one detached single garage). The unit that will be directly adjacent to our rear garden will get the newly built single garage and it will have a relatively long driveway from Rothwell Gardens. We have two main *reasons for not supporting the plan as it stands:*

- The new drive will create, in our opinion, an unacceptable level of car noise compared to the current situation where the area is part of the garden and nursery of 23 Tippings Lane and is very quiet.
- At the moment we have a pleasant outlook of trees and shrubs from our rear garden, these trees will have to be removed to give way to the garage and the long driveway. This will change the outlook from our garden, disrupt the privacy we enjoy at the moment and disturb the peace and quiet setting we have.

In a more general sense, you might be aware that Tippings Lane and Denmark Avenue are very busy roads due to the proximity to Waingels Copse School. Any extra housing development in this area is not in the best interest for the safety of the children on their way to and from school.

There is another issue that we would like to bring to your attention. On the above mentioned planning application we found out that there were two plots (A and B), which had already been approved. These plots were part of a planning

application to build six new houses. This planning application was submitted in June 1980 (Ref No. 13560). Four of these six houses were built at the time, but the remaining two were never built. These two plots (referred as A and B in F/2001/4403) are immediately adjacent to our rear garden. We feel that as these two plots were approved based on an application more that 21 years old, we are wondering if the plans for these two plots are still valid. Building regulations and materials have changed dramatically over this period and it is more than reasonable to assume that plans from 21 years ago will not be in accordance with current building regulations. So we would be grateful if you could investigate this issue as it is affecting our property in a similar matter as the new planning application for 23 Tippings Lane.

We are sure that you will give serious considerations to our comments. We are trying to maintain Denmark Cottage and its landscaped garden as it has been done by previous owners. We feel it is part of Woodley history and we would be very disappointed if it is affected by external development.

Many thanks,

Yours sincerely,

Maria Noguer & Tony Bakker
Denmark Cottage,
3 Denmark Avenue
Woodley
Reading, Berks
RG5 4RS
TEL: 0118 9690248
Email: tony.bakker@ntlworld.com

See Part One Plans

To:
Landscape and Trees

From: Joss Miller

Date: 17 July 2001 19 JUL 2001

Application Number: F/2001/4403

Proposal: Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling..

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

Applicant:
Mrs H Cross C/O W M Graham Associates.

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

- I do not consider this proposal to be the division of an existing dwelling.
- The extent of new-build, including a new roof would suggest this is a new design
- The proposed division creates a contorted roof form and I consider it would be preferrable to start again with the design of the proposed semi detached units.
- The chimney in the middle of Bed 3. Unit 2 convinces me this layout and design is unacceptable.
- The relationship between the proposed 4 bed 2 bath unit on plot C also suggests to me this is an unsuccessful attempt to locate 3 units on this site.
- I could not support this layout or the design of these units.

Harold Sanders CONSERVATION + DESIGN 31.07.01.

FROM: Joss Miller

JM

DATE: 17 July 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4403

Proposal: Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling..

Site Address: 23, Tippings Lane, Woodley, Reading.

Applicant: Mrs H Cross C/O W M Graham Associates.

Your observations are required in respect of this application **by 10/08/2001** .

Seven neighbours were present and the meeting was adjourned to enable them to express their views in more detail.

Residents' main concerns related to:

- additional traffic created by the sub-division of the existing dwelling, plus the new dwelling
- the proposed new access onto a very busy road – in particular, the possible need to reverse out of the driveway
- parents often parked along this stretch of Tippings Lane when dropping off children for Waingel's Copse School
- the boundary treatment would be unneighbourly
- the dwelling at Plot C would be too close to No. 11 Tippings Lane – giving neighbours the view of the massing effect of the side elevation
- the wall would be sited unacceptably close to the footpath – at present there is a grass 'verge' which, although believed to be in private ownership, is maintained by the District Council
- the provision of the wall could create a 'blind corner' at the Tippings Lane end of the footpath
- the additional access in Rothwell Gardens onto a pedestrian walkway and 'safe route to school' would be unacceptable
- the plan does not show the gardens of houses fronting the footpath in Rothwell Gardens
- the future of trees and wildlife on the site
- although it was not part of this plan – the situation regarding the proposed dwellings on plots A and B
- additional impact on existing services

PLANNING SERVICES HPT POL APP CS COPIES TO ACK: 27 JUL 2001 FILE:

SIGNED: DATE:

After the meeting had been reconvened, Members discussed the proposal and agreed to give full support to the neighbours' concerns.

Clerk To Woodley Parish/Town Council.

[signature] 25.7.01.

Sorry – hope you can read this. I forgot to allow space for signature when typing!

FAO: Joss Miller
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

065 JKM

Mr Geoffrey Milnes
32 Rothwell Gardens
Woodley
Reading
Berks
RG5 4TJ

PLANNING SERVICES
POL
DC
APP
CS
30 JUL 2001
COPIES TO:
ACK:
FILE:

25 July 2001

Dear Sirs

REF: Application Number F/2001/4403
23 Tippings Lane, Reading

In response to your letter of the 17 July 2001, re: the above application. I list below our objections to the proposals.

1. This will cause serious congestion in a small Close, which already has parking problems at certain times. Eg: evenings & weekends. Due to lack of drive space, some residents and visitors have to park on the road. This problem would also apply to service vehicles needing to gain access in to the Close and will cause a great deal of frustration to existing residents.

2. The drive indicated in the corner of the Close, which is apparently intended to serve 2/3 garages of proposed houses, means there would be a great deal of vehicle movement back and forth. Which will impair safety, particularly to children walking to Willow Bank and Waingel's Copse schools on what at present is considered a safe route. Also reducing spare car space to a maximum of 1 car. In addition, I also object to this entrance running right alongside the corner of my garden. To reverse my car from my drive, I have to back in to this corner to turn round.

3. Why can the access to proposed houses not be made from Tippings Lane, where there is already an existing entrance and exit?

4. As regards the 6ft wall to be built along the boundary line right up against the pathway. We don't think it would be too much to request that perhaps 2/3ft be left on the path side of the wall, so that some greenery could be replanted to replace the vast number of trees and shrubs that are going to be obliterated. At least this would make the area look a little less like "Colditz"! Another question would be, are they allowed to remove all the trees etc from the boundary line? We were under the impression that some of these trees were on a preservation order.

I hope the foregoing and also any other objections raised by other residents will be seriously considered before this application is approved.

Yours faithfully

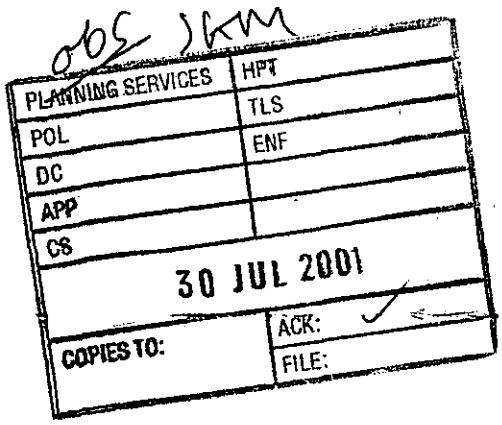
G Milnes

Mr Geoffrey Milnes

M. T. Green

♦♦♦

30 Rothwell Gardens ♦ Woodley ♦ Reading, Berkshire RG5 4TJ ♦ U.K
Home Phone 0118 9691923



25 July 2001

J Miller
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End Wokingham
Berkshire RG40 1WR

Dear Sir,

Application Number: F/2001/4403 23, Tippings Lane Woodley
Proposed division of existing dwelling into two dwellings
with detached garages and erection of one detached dwelling.

Thank you for the recent notification advising of the above proposed development, I, together with several neighbours attended the local planning meeting at Woodford Park on Tuesday 24th of July, we expressed several concerns regarding this large development, I, have detailed my comments below for yor consideration.

1. The proposal does not include a further two detached properties in Rothwell Gardens, I believe permission was granted some time ago, surely this has now expired as no development has taken place. Is the owner trying to mislead by omitting these from the application?

2. This proposal requires that four further accesses are opened to the site, 3 in Rothwell Gardens, 1 in Tippings Lane, these impinge on the present footpath which runs from Tippings Lane through to Rothwell Gardens, this path is a main thoroughfare for children to access Waingels and Willowbank schools to avoid the considerable traffic on the main Tippings Lane/Duffield Road. Surely these extra driveways will greatly compromise the safety of these children at a time when you have highlighted an existing traffic problem by installing a new traffic calming scheme.

3. The cul-de-sac in Rothwell Gardens is very small and just about copes with the resident parking needs this proposal will effectively remove at least 3 spaces and deny the residents the right to park outside their own houses. The request for access to the two new garages is ludicrous when the main buildings will only be accessed from the existing entrance on Tipping Lane. The creation of these driveways will hamper large vehicles such as dustcarts,ambulances and other emergency services.

4. The site is a host to a great deal of trees and other greenery, it is one of the few sites left in Woodley and would be a great pity if destroyed.

5. It is proposed that a six foot high wall is to be erected from Tippings Lane and alongside the existing pathway this will create a very dark and narrow path totally unsuitable for the volume of foot traffic as well as being an eyesore to the existing residents who will be confronted by a brick wall at the entrance to their properties. These properties will now be overlooked by the new houses.

6. If this permission is granted it will almost be impossible for contractors traffic to access the site without considerable disruption and damage to existing area and parked cars.

I sincerely hope that you look hard at this application as I believe the developer is pushing for too much and compromising the safety of the local children.

Yours faithfully

R.T. Green

Carol Hurst

From: Ian Jordan
Sent: 02 August 2001 23:05
To: My Home mail address; Carol Hurst
Subject: FW: Comments on Planning Applications

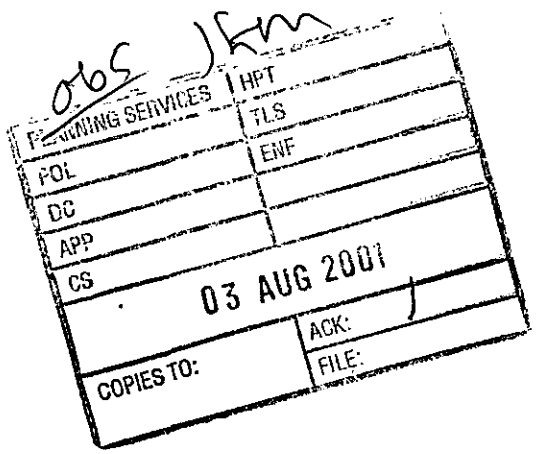
From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Thursday, August 02, 2001 11:07:56 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/4403
Correspondent_FullName: T. Bakker & M.Noguer
Correspondent_StreetAddress: Denmark Cottage
Correspondent_Address2: 3 Denmark Avenue
Correspondent_Town: Woodley, Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 4RS
Correspondent_Telephone: 0118 9690248
Correspondent_Email: tony.bakker@ntlworld.com

Comments:

Joss Miller
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berk, RG40 1WR



Woodley, 3 August 2001

Your Ref: Joss Miller; F/2001/4403
Our Ref: Denmark Cottage

Dear Ms Miller,

Subject: Application Number F/2001/4403

We would like to comment on planning application F/2001/4403 for 23 Tippings lane, Woodley, Reading. We are the owners of Denmark Cottage, 3 Denmark Avenue, Woodley and our rear garden is directly adjacent to the above property. You may be aware that Denmark Cottage is one of the oldest properties in Woodley and we feel that any major changes to its surroundings (especially new buildings and/or changes to existing buildings) will have a negative impact on its value.

On the proposed planning application the existing dwelling will be split into two units, both having a garage built (one attached double garage and one detached single garage). The unit that will be directly adjacent to our rear garden will get the newly built single garage and it will have a relatively long driveway from Rothwell Gardens. We have two main reasons for not supporting the plan as it stands:

- The new drive will create, in our opinion, an unacceptable level of car noise compared to the current situation where the area is part of the garden and nursery of 23 Tippings Lane and is very quiet.
- At the moment we have a pleasant outlook of trees and shrubs from our rear garden, these trees will have to

be removed to give way to the garage and the long driveway. This will change the outlook from our garden, disrupt the privacy we enjoy at the moment and disturb the peace and quiet setting we have.

In a more general sense, you might be aware that Tippings Lane and Denmark Avenue are very busy roads due to the proximity to Waingels Copse School. Any extra housing development in this area is not in the best interest for the safety of the children on their way to and from school.

There is another issue that we would like to bring to your attention. On the above mentioned planning application we found out that there were two plots (A and B), which had already been approved. These plots were part of a planning application to build six new houses. This planning application was submitted in June 1980 (Ref No. 13560). Four of these six houses were built at the time, but the remaining two were never built. These two plots (referred as A and B in F/2001/4403) are immediately adjacent to our rear garden. We feel that as these two plots were approved based on an application more that 21 years old, we are wondering if the plans for these two plots are still valid. Building regulations and materials have changed dramatically over this period and it is more than reasonable to assume that plans from 21 years ago will not be in accordance with current building regulations. So we would be grateful if you could investigate this issue as it is affecting our property in a similar matter as the new planning application for 23 Tippings Lane.

We are sure that you will give serious considerations to our comments. We are trying to maintain Denmark Cottage and its landscaped garden as it has been done by previous owners. We feel it is part of Woodley history and we would be very disappointed if it is affected by external development.

Many thanks,

Yours sincerely,

Maria Noguer & Tony Bakker
Denmark Cottage,
3 Denmark Avenue
Woodley
Reading, Berks
RG5 4RS
TEL: 0118 9690248
Email: tony.bakker@ntlworld.com

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Joss Miller, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2001/4403

My Ref: 20013137

Date: 1 August 2001

PROPOSED DIVISION OF EXISTING DWELLING INTO TWO DWELLINGS WITH DETACHED GARAGES AND ERECTION OF ONE DETACHED DWELLING
23 TIPPINGS LANE, WOODLEY

These proposals have been evaluated and I have the following comments:

The site is within 250 metres of a landfill site and hence a detailed risk assessment needs to be carried out to determine the likely impact of landfill gas on the property. Then gas protection measures should be agreed and implemented prior to the development commencing. If not properly monitored and controlled landfill gas can give rise to flammability, toxicity and asphyxiation hazards. Therefore, adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

I recommend that the following condition be imposed should the application be granted planning consent:

1. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

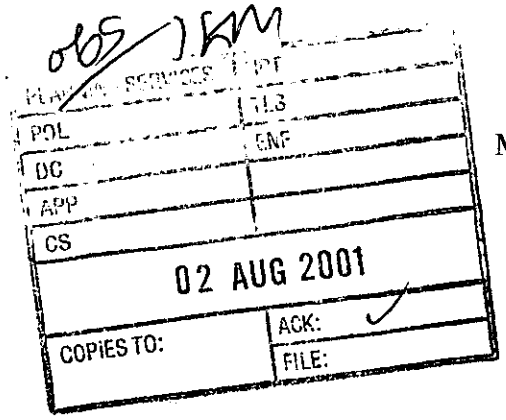
TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

JEM

02 AUG 2001

COPIES TO: | ACK: | FILE:



Mr & Mrs C A Johnston
34 Rothwell Gardens
Woodley Reading
Berks RG5 4TJ

30 July 2001

Mr J Miller
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mr Miller

Ref Planning Applications F/2001/4403 & 1980/13560

The following observations are of concern to us:

1 Objection to building of six foot high wall directly abutting on to the public footpath leading from Tippings Lane to Rothwell Gardens. The footpath is already narrow approximately 4 feet and the sighting of the wall would effectively reduce the width considerately eg consider effect on children cycling to/from school (Waingels Copse).

Visual effect on outlook from 34 Rothwell and 11 Tippings Lane of blank wall without even a border to reduce effect and to enable planting of some screening shrubs.

2 Cul de sac at end of Rothwell Gardens – consider effect of three extra driveways exiting across public footpath used as access to Waingels Copse and Willowbank Schools plus the inevitable reduction in available access to services and emergency vehicles.

3 Tippings Lane/Denmark Avenue/Brandon Avenue are already under consideration by W.D.C. as a particularly dangerous stretch of highway and to plan another exit/entry driveway in to Tippings Lane is almost beyond belief.

Cont/d.....

Mr J Miller

30 July 2001

Planning Permission 1980/13560

Planning permission was granted for 6 detached houses and in due course 4 houses were built. Is this 20 year old permission still current? Are the plots still the same size? Will the houses be compatible with the existing houses in building materials and design?

We would appreciate your comments on these observations and being kept informed as to the progress of these planning permissions

Yours sincerely

CA Johnston

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 17 July 2001

Application Number: F/2001/4403

Proposal: Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling.

Parish: WOODLEY TOWN

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

Applicant:
Mrs H Cross C/O W M Graham Associates.

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.

Highways have concerns over the creation of another access onto Tippings Lane and although we have no objection in principle to the development would like to see the following:

- All dwellings served via Rothwell Gardens (which may require modifications to the location of the previously approved plot B as shown on Drg. No. 103)

Signed: _____ **Print name:** Adam Coggins 24/07/01

Received by Wokingham District Council

Application No: F/2001/4403

Proposal:
Proposed division of existing dwelling into two dwellings with detached garages and erection of one detached dwelling.

Location:
23, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4403 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/08/2001. 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 be possible for an individual reply to be issued 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

17 July 2001

12. JUL. 2001 * 4403

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2325/wmg/cm

11 July 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

23 TIPPINGS LANE WOODLEY RG5 4RX

Please find enclosed a completed Town Planning application for the above comprising the following: -

a) Planning Application
b) Section 66 Certificate
c) Fee note for £475.00 (cheque included)
d) OS extracts
e) Dwgs. Nos. 2325 – 100 – 105 inc.

We trust that you find all in order but should you have any queries please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

12.JUL.2001 4453

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

~~CERTIFICATE B~~

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

~~CERTIFICATE C~~

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

~~CERTIFICATE D~~

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) *Insert description of steps taken*

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an *area of land which is let or* there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of MRS H CROSS . . . . . .

Date 3 July 2001 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS ATTACHED (*)

Start date:	12 JUL 2001
Officer: JM	Application No. F 2001/4403

Map No. 37 Site ... 0.16 ....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED DIVISION OF EXISTING DWELLING INTO TWO DWELLINGS WITH DETACHED GARAGES AND ERECTION OF ONE DETACHED DWELLING

Location: 23 TIPPINGS LANE

Parish: WOODLEY Ward: Coronation 17.7.01

Applicant: MRS H CROSS

(C2 dwellings + extensions) (90, 190 + 95)

Fee Received 475-00 (1) 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 : 17.7.2012 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency ✓ 250m Landfill Cons..... Groundwater Protection Zone 3
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

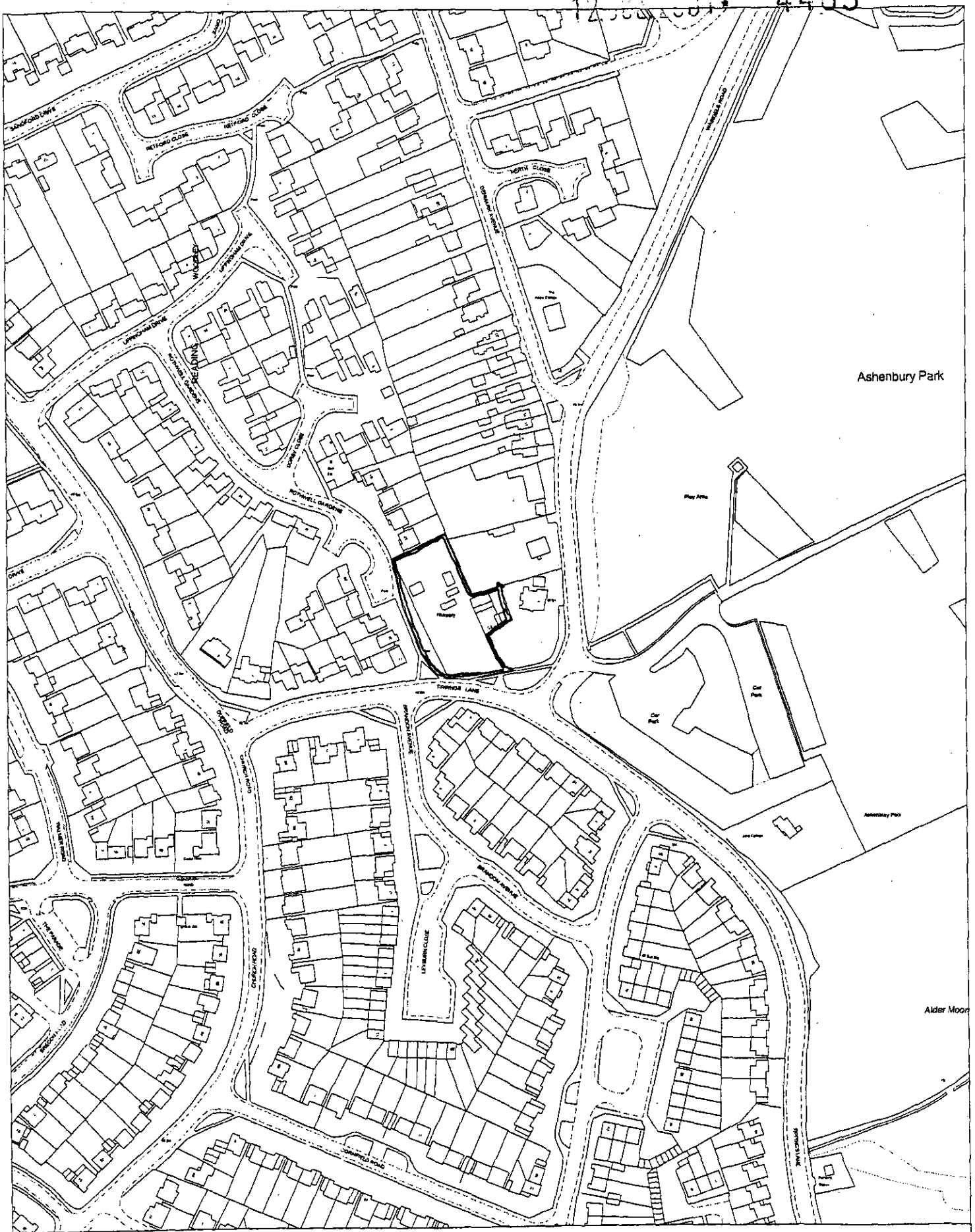
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
3 x pre-apps attached

NEIGHBOURS: S/N + see map

.....
.....
.....
.....
.....
.....
.....
.....
.....



Site Plan, Scale: 1 to 2500

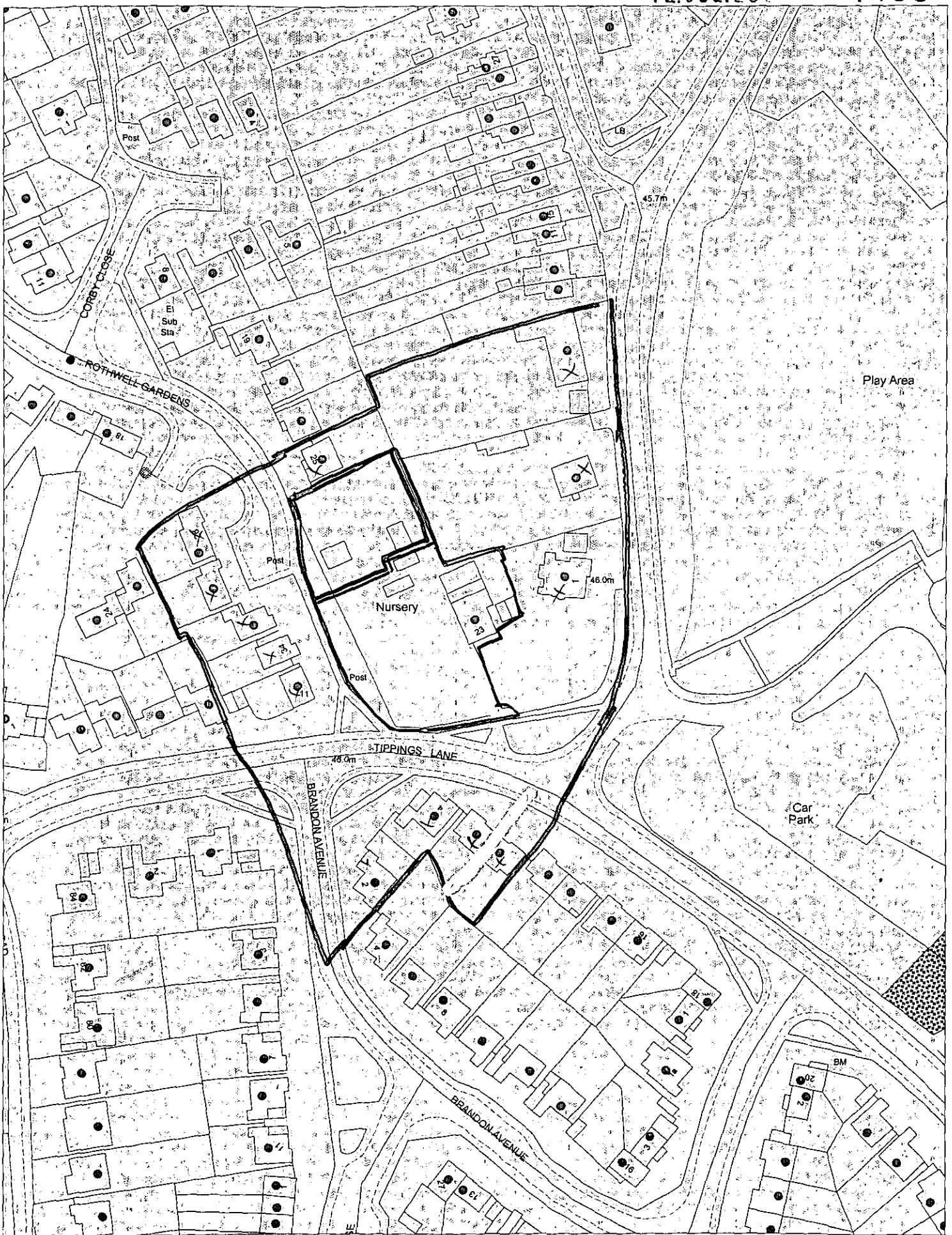
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 20 December 2000

N
W E
S

12.JUL.2001 4403



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

16 July 2001

Scale: 1 : 1250

N W E S

PROPOSED SITE PLAN C

DWELLINGS ON PLOTS A+B APPROVED UNDER T.P. LEGISLATION BUT NOT YET BUILT

PLANNING SERVICES	RPT
PGL	
DC	
APP	
CS	
COPIES TO	

N

UNIT 1

UNIT 2

PLOT A

PLOT B

PLOT C

3 BIN STORE

EXISTING ACCESS TO BE RETAINE

0 10 20 30 40 50 60 70 80 90 100

DRAWING 103b

JOB No. 2325

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

1 Rectory Road,
Wokingham,
Berkshire, RG11 1DJ
Tel: (0734) 770464
Fax: (0734) 770462

PROPOSED SITE PLAN B

DWELLINGS ON PLOTS A+B APPROVED UNDER T.P. LEGISLATION BUT NOT YET BUILT.

PCL	
DC	ENF
APP	
CS	
COPIES TO	

N

UNIT 1

UNIT 2

EXISTING ACCESS TO BE RETAINED

PLOT A

PLOT B

PLOT C

BIN STORE

DRAWING 103a

JOB No. 2325

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

1 Rectory Road,
Wokingham,
Berkshire, RG11 1DJ
Tel: (0734) 770464
Fax: (0734) 770482