SIN - NO SIN - 4/12.

APPLICATION NO:
F/2000/2787

LOCATION:
26 Tiger Close, Woodley Reading.

APPLICANT:
Mr & Mrs R Proud C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **15/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
04/01/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Proud
C/O Andesign
9
Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/2787

Parish: **WOODLEY**

Location: **26, Tiger Close, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
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 EN1
Loddon Area Local Plan Policies LTV1, LEB1 AND LEB2
Deposit Draft Wokingham District Local Plan PoliciesWOS3 AND WBE1.

John Mitchell
Development Control Manager
Date: 20/12/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2787	HP
BUILDING CONTROL NUMBER.	FP 2000/1285	Nick
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	26 Tiger Close Woodley.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3066A	AH/E/3066A
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	2/1/01	

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 : Helen Pollock

Application Number : F/2000/2787

Applicant : Mr & Mrs R Proud C/O Andesign.

Location : 26, Tiger Close, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/12/00.

Date of Neighbour Notifications : .....

Date of Site Visit : 22/11/00

Date Registered : 09/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application <u>will have expired on</u>: <u>04/01/2001.</u> 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 :

Woodley T.C: 'No Comment'

no neighbour comments.

Planning Issues :

Application Number: F/2000/2787

Appraisal :

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

Application Number F/2000/2787
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 26 Tiger Close Woodley Reading.

APPLICATION NUMBER: F/2000/2787

OFFICER: Helen Pollock

DATE OF SITE VISIT: 22/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING Detached modern house, integral garage. well away from other properties.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Side elevation $\leq$ 1m from boundary with 23 + 24.
n° 27 - detached 3m between properties - extension would have no impact on them.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING

LEVELS N/A

BOUNDARY TREATMENT Standard 1.8m fencing to n° 24 + 23.

OTHERS

Received by Wokingham District Council

Application No: F/2000/2787

Proposal:
Proposed single storey rear extension to dwelling.

Location:
26, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. 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

21 November 2000

Application Number: F/2000/2787

Appraisal:

Development:

The proposed development is for a single storey rear extension to form a utility / breakfast room.

It would be 2.6m wide and 3.3m deep and would infill the area behind the existing garage and to the side of the existing kitchen. It would have a flat roof and stand 2.8m high. There would be no windows in the side elevation and a door and window in the rear elevation.

1. Impact upon neighbouring properties

The proposed development is set 0.9m away from neighbouring boundary at its widest point and 0.7m away at its closest point (however those properties are set around 10m away from the boundary). It has a flat roof, which would be unobtrusive to neighbouring properties. The height of the extension would be less than that of the existing garage, which has a pitched roof; so it is considered that there would be no overbearing effects. The window is at a ground floor level and is to the rear of the property so would cause no overlooking. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the street scene

The proposed development would be obscured from the front of the property by the existing garage. Materials would match existing so there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

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

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2787

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/2000/2787
26, Tiger Close, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2787**
26, Tiger Close, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2787

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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Development Control Manager

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26, Tiger Close, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2787

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/2000/2787
26, Tiger Close, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

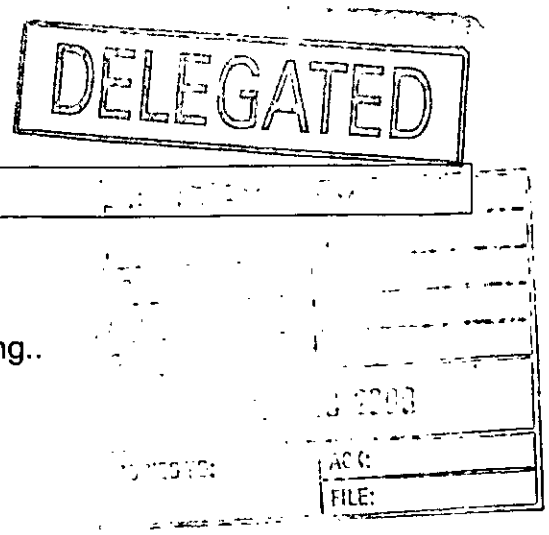
Case officer: **Helen Pollock** Application Number: **F/2000/2787**
26, Tiger Close, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

FROM: Helen Pollock

DATE: 21 November 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2787

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 26, Tiger Close, Woodley, Reading.

Applicant: Mr & Mrs R Proud C/O Andesign.

Your observations are required in respect of this application **by 15/12/2000** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 7.12.00

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	09 NOV 2000
Officer: HP	Application No. F/2000/2787

Map No. 112 Site ...0.004...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 26 TIGER CLOSE

Parish: WOODLEY Ward: Loddon
21.11.2000 D

Applicant: MR/MRS PROUD

Fee Received 95-00 (4) 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 : 21.11.2000 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 .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No pre-apps.

NEIGHBOURS:

S/N + 22 → 25 + 27, 39 + 40 TIGER CLOSE.

17 Rose Close.

ADDRESS 26 TIGER CLOSE PARISH WOODLEY

PLOT No. 285 AREA 2B.C WOODLEY AIRFIELD ORD. SHEET No. SU.7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
9124	ADNEST	DET. HOUSE & GARAGE	51.583	N/A C/A
BR20606	BRYANT		12.7.83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

91074

Environmental Services

For office use only.
Application number 09.NOV.2000* 2787

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 R. PROUD
	Address and postcode	26 TIGER CLOSE WOODLEY, BERKS RG5 4UY
	Phone number	9698011
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY 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.	TO MATCH EXISTING BRICK AND FELT & CHIPPINGS
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: NO CHANGE	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of MR & MRS R. PROUD

Date 8/11/2000

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

09.NOV.2000* 2787



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Development Control Section, Environmental Services, Wokingham District Council.
14 November 2000 Scale: 1 : 1250

N
W E
S