APPLICATION NO:
F/2000/1698 ✓

LOCATION:
13 Goodings Green, Wokingham.

APPLICANT:
Mr & Mrs Jackson

PROPOSAL:
Proposed single storey front extension to dwelling and first floor rear extension.

EARLIEST DATE FOR DECISION: **14/07/2000**
28 Day exp: 17/07/2000
APPLICATION WILL HAVE EXPIRED ON:
28/07/2000

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Jackson
13 Goodings Green
Wokingham
Berkshire
RG401SA

Application Number: F/2000/1698

Parish: **WOKINGHAM**

Location: **13, Goodings Green, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling and first floor rear extension.**

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.

Condition
3. The bathroom window in the side elevation facing 11 Goodings Green of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the 1st floor level or above in the side elevations of the 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.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 18/07/2000

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.

previous BC application for s/s front FP2000/0705

SITE DETAILS **CASE OFFICER**

PLANNING APPLICATION NUMBER	1698 NB
BUILDING CONTROL NUMBER.	FP 2002/2759 Central
~~APPLICANT~~/AGENT	Hen Design
ADDRESS OF SITE	13 Goodings Green WOKINGHAM
DESCRIPTION OF PROPOSED WORK	s/s front ext + first floor rear ext

BC is for first floor rear.

DRAWING NUMBERS

	BC	DC
BLOCK PLAN		✓
ELEVATIONS	J/833	J/833
FLOOR PLANS	— " —	— " —

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	19/3/02	

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	

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1698	NB
BUILDING CONTROL NUMBER.	FP2000/0705 Howard	
APPLICANT/~~AGENT~~	Mr + Mrs Jackson.	
ADDRESS OF SITE	13 Goodings Green. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S front ext + first floor rear ext } DC	

BC is for S/S front ext only - note to Howard

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	J/833	J/833
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/7/00.	

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	

Received by Wokingham District Council

Application No: F/2000/1698

Proposal:
Proposed single storey front extension to dwelling and first floor rear extension.

Location:
13, Goodings Green, , Wokingham.

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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2000. 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 June 2000

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1698

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/1698
13, Goodings Green, , Wokingham.
Proposed single storey front extension to dwelling and first floor rear extension.

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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1698**
13, Goodings Green, , Wokingham.
Proposed single storey front extension to dwelling and first floor rear extension.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1698

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2000/1698**
13, Goodings Green, , Wokingham.
Proposed single storey front extension to dwelling and first floor rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1698

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1698**
13, Goodings Green, , Wokingham.
Proposed single storey front extension to dwelling and first floor rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1698

Applicant : Mr & Mrs Jackson .

Location : 13, Goodings Green, , Wokingham.
Proposal : *Proposed single storey front extension to dwelling and first floor* rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/7

Date of Neighbour Notifications : .....

Date of Site Visit : .....13/7.....

Date Registered : 02/06/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application will have expired on: 28/07/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

WBC TC: 14/7 - no objection.

Neighbours/EN: none received.

Planning Issues : (I'd say).

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene } SBE1/2.

Application Number: F/2000/1698

Appraisal :

. Development . ⓐ S.S front extn forming extn to lounge it will be along the boundary with the semi-D dwelling at 15 but be set in by appx 0.15m. There will be a gable end facing Nº 15 projecting 1.2m from the front b'line 2.3m to eaves & 3.5m to ridge

ⓑ 1st floor rear extn above existing rear extn but not full width. It will be set back in 2.3m from the boundary with Nº 15 & be 5m from the main dwelling of Nº 11. The extn will be 3.65m width, 2.4m depth 4.8m to eaves & 6.2m to the ridge. The roof will be hipped & lower than the main ridge height of the dwelling.

. Boundaries: 1.8m brick wall at front with road + Nº 15.
1.8m fence at rear with Nº 15 & at rear.

1) Impact upon neighbouring properties.
Due to the fact that the 1st floor extn will be set back from Nº 15 & will be 5m from Nº 11 there would be no overbearing impacts. The bathroom is to be located in the side elev — obs. glazed so no overlooking. A condition was been added in the letter & next side elevs to prevent future overlooking.
The ⓐ S.S front extn is likewise considered to have no overbearing impacts upon neighs. overlooking to neighbouring properties

2) Impact upon the street scene.
Materials would match existing. Although the majority of porches have flat roofs. The pitched roof & proposed front extn is not considered to have any detrimental impacts upon the street scene.

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

Application Number F/2000/1698
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	WORK
③	SC20	SR24	BATHROOM
			SIDE ELEVATION FACING 11 GOODINGE GREEN.
④	SC08	SR05	~~WINDOWS~~ IN FLOOR LEVEL OR ABOVE IN THE SIDE ELEVATIONS OF THE BUILDING

John Mitchell
18/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 13 Goodings Green Wokingham.

APPLICATION NUMBER: F/2000/1698

OFFICER: Natalie Brown

DATE OF SITE VISIT: 13/7.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - stake in f. garden

2. DESCRIPTION OF SURROUNDINGS
semi-D with single detached garages
↳ same design. ↳ driveway to garage
open plan f. gardens. flat roof over porches.

3. DESCRIPTION OF SITE/BUILDING
low brick wall around front garden & with Nº 15 at front
existing S.S rear flat roof extn - high level window in extn.
plus side window & 1st fl ob. glazed in side elev.

4. RELATIONSHIP TO ADJOINING PROPERTIES
semi-D with Nº 15 - f'dtn will be along boundary.
mono-pitched roof - not hipped.
1st floor extn will not be full width of dwelling

Nº 11 - S.S. rear flat roof extn.
Door & 1st floor window both ob. glazed in side elev. main house.

5. SITE CONSTRAINTS

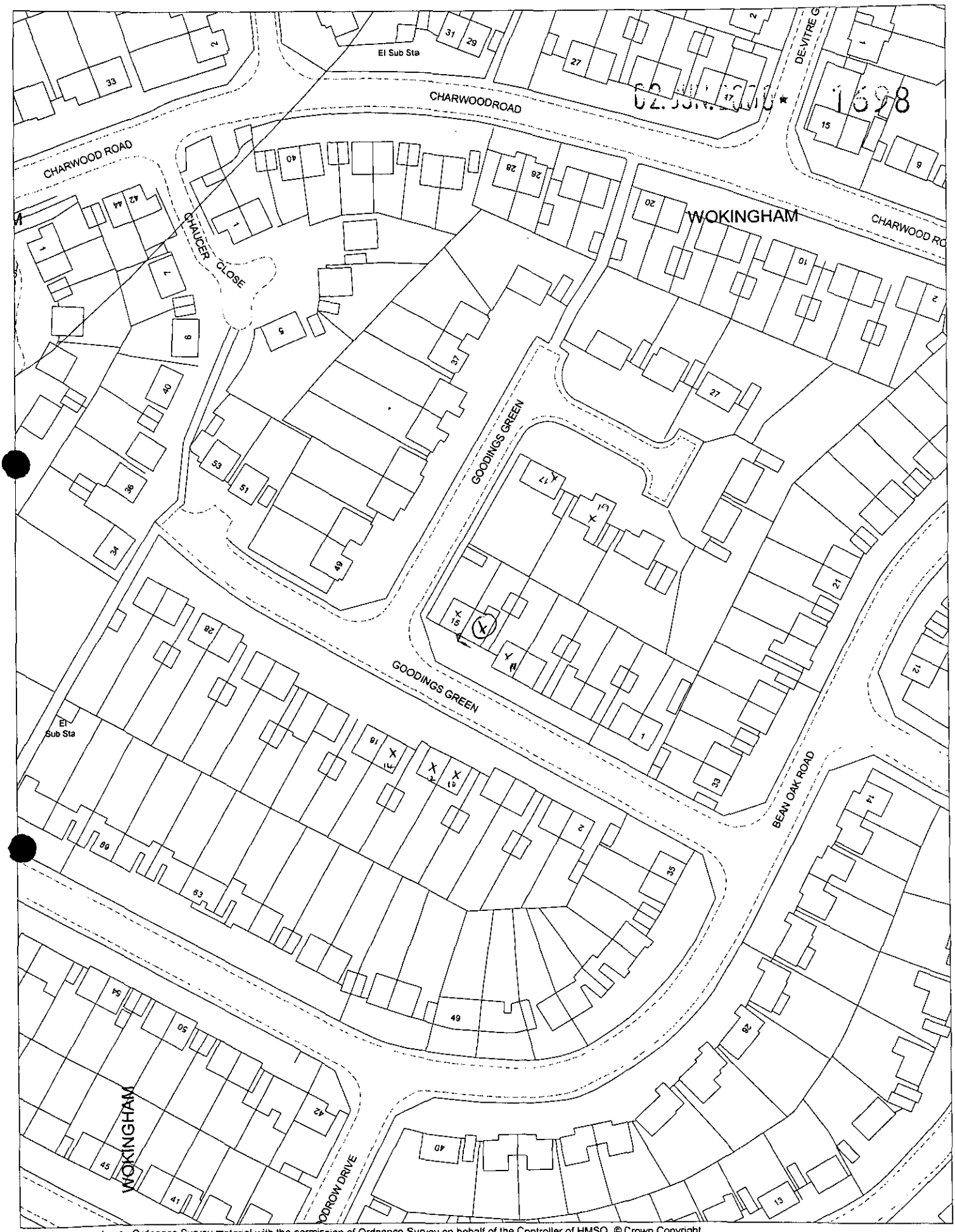
TREES

ACCESS/PARKING long driveway & single garage

LEVELS

BOUNDARY TREATMENT as above..

OTHERS & low fencing between 13 + 11 along side driveways adj to house.
1.8m fencing with Nº 15 & rear (conifers at neighbours at rear also)



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Development Control Section, Environmental Services, Wokingham District Council.

8 June 2000

Scale: 1 : 1250

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 JUN 2000	Map No. 76 Site 0:03
Officer: NAB / Application No. F/2000/1698	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING AND FIRST FLOOR REAR EXTENSION

Location: 13 GOODINGS GREEN

Parish: WOKINGHAM Ward: Norreys.
19.6.2000

Applicant: MR/MRS JACKSON
Joint cheque with B/control

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Red colouring includes side to rear of plot (ie no 17)	✓	
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	label new upstairs rooms.		
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 : 19.6.2000 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 (BABTIE) .....
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

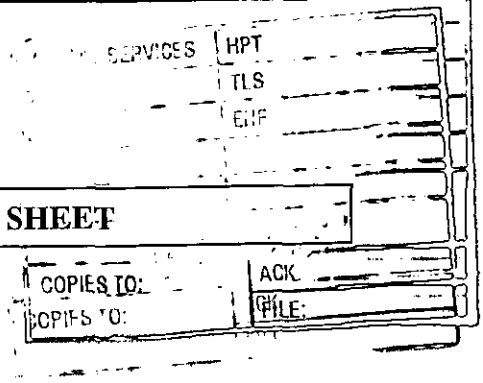
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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

NEIGHBOURS:

S/N + 10, 12, 14, 11, 15, 17, 19 Goodings Green



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1698

Proposal: Proposed single storey front extension to dwelling and first floor rear extension

Site Address: 13 Goodings Green, Wokingham.

Applicant: Mr & Mrs Jackson

Your observations are required in respect of this application by **14/07/2000**

No objection

SIGNED: _____ **DATE:** 12/07//00

CLERK TO Wokingham Town Council

ADDRESS 13 Goodings Green PARISH Wok E

PLOT No. 194 ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/46/58	Marlow	Res Dev	8/1/59	REF
0/20/59	do	do	13/8/59	REF
0/42/65	Taylor Woodrow	do	29/7/65	C/A
A/33/67	do	Dwelling	28/9/67	C/A
8861X		Ext to kitchen	27/6/72 R.	
BR 9363 BR 16580	MR. A. WILLIAMS	DINING AREA EXT. & CONSERVATORY FRONT PORCH	19.9.75 13.5.81	APP. APP.	N/A N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Recd PM 1.6.00

Environmental Services

For office use only.
Application number: 02.JUN.2000 1078

Householder planning application form



Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS JACKSON 13 GOODINGS GREEN WOKINGHAM RG40 1SA 9797300
2	Agent's Name Address and postcode Phone number	
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 front first floor rear
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
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: 3
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.

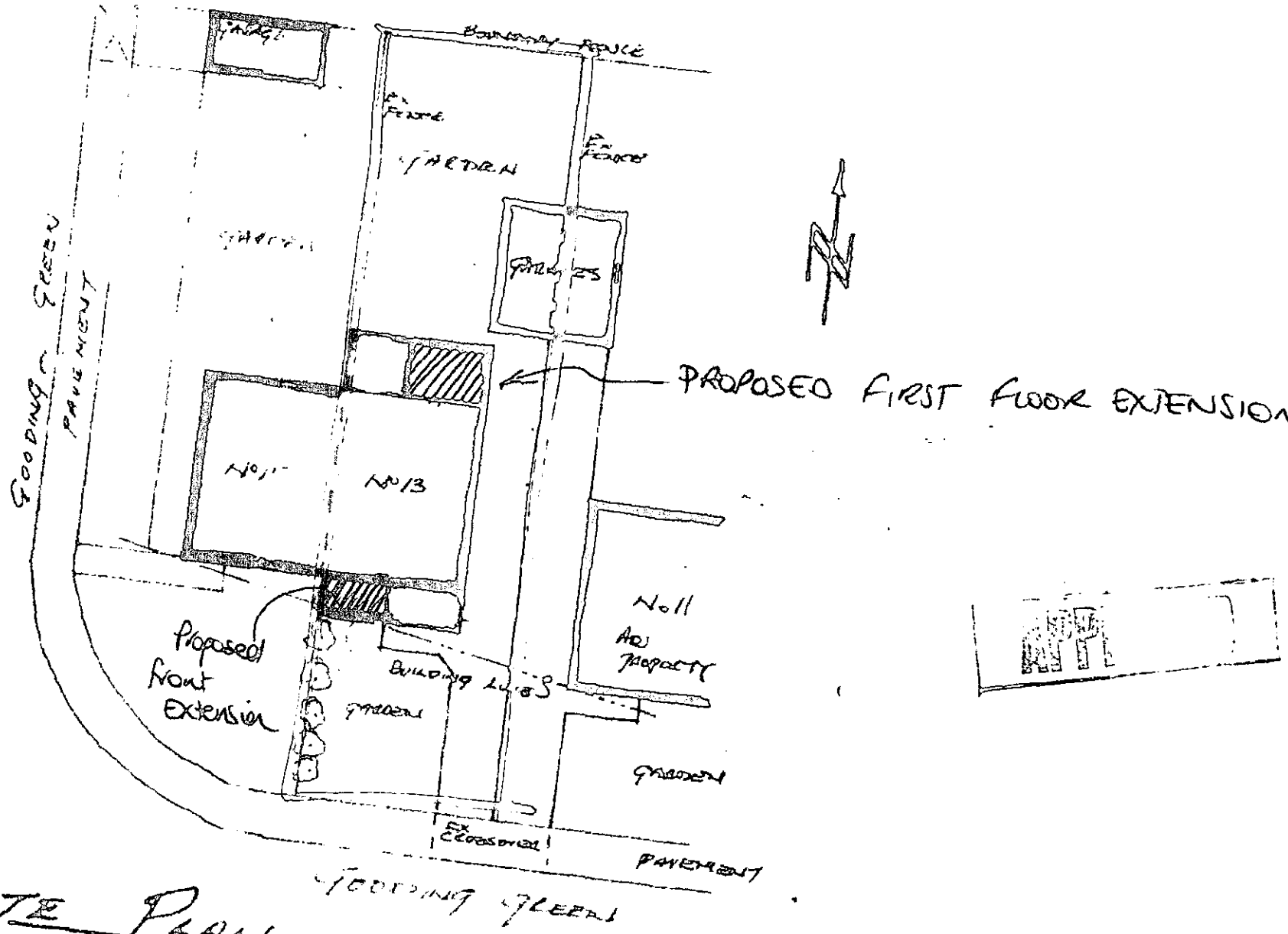
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

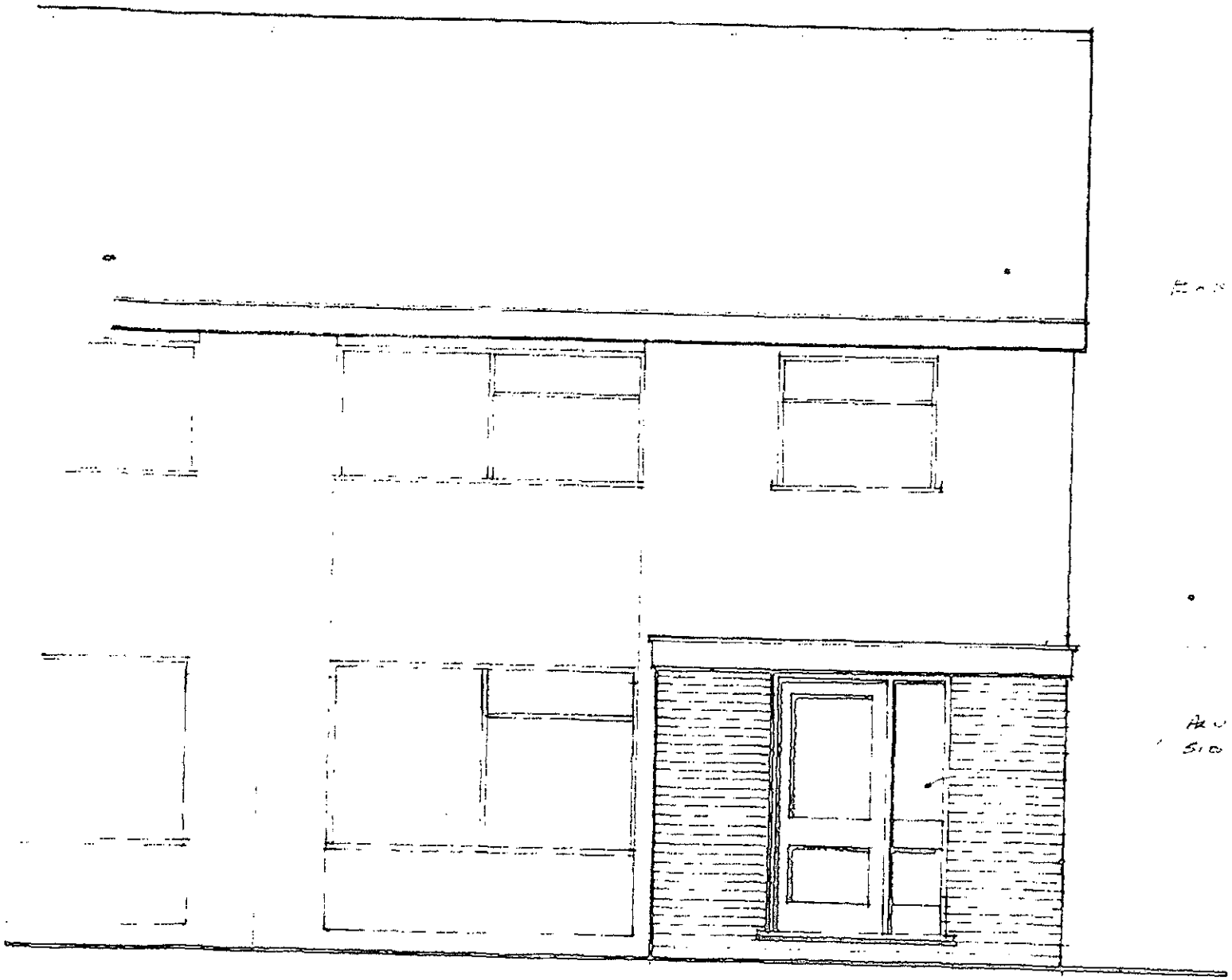
Date 26/5/00

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



SITE PLAN
SCALE 1/250

1698



02. JUN. 2000*

1698

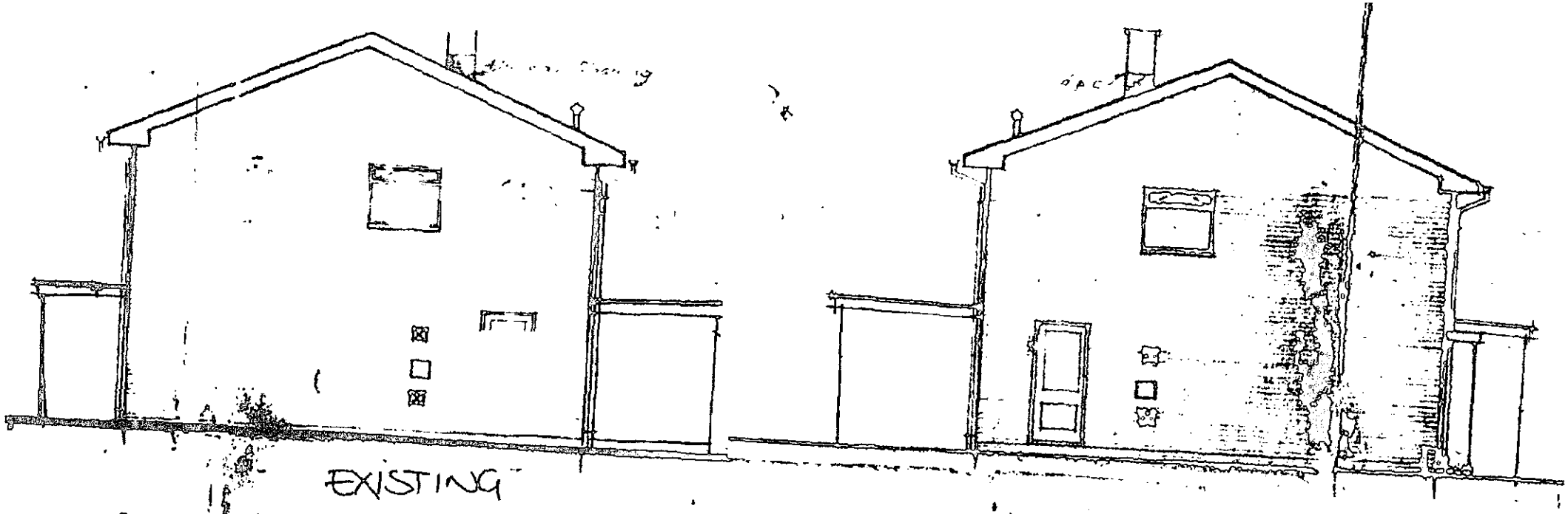
EXISTING

FRONT ELEVATION

1:50

13 GOODINGS GREEN

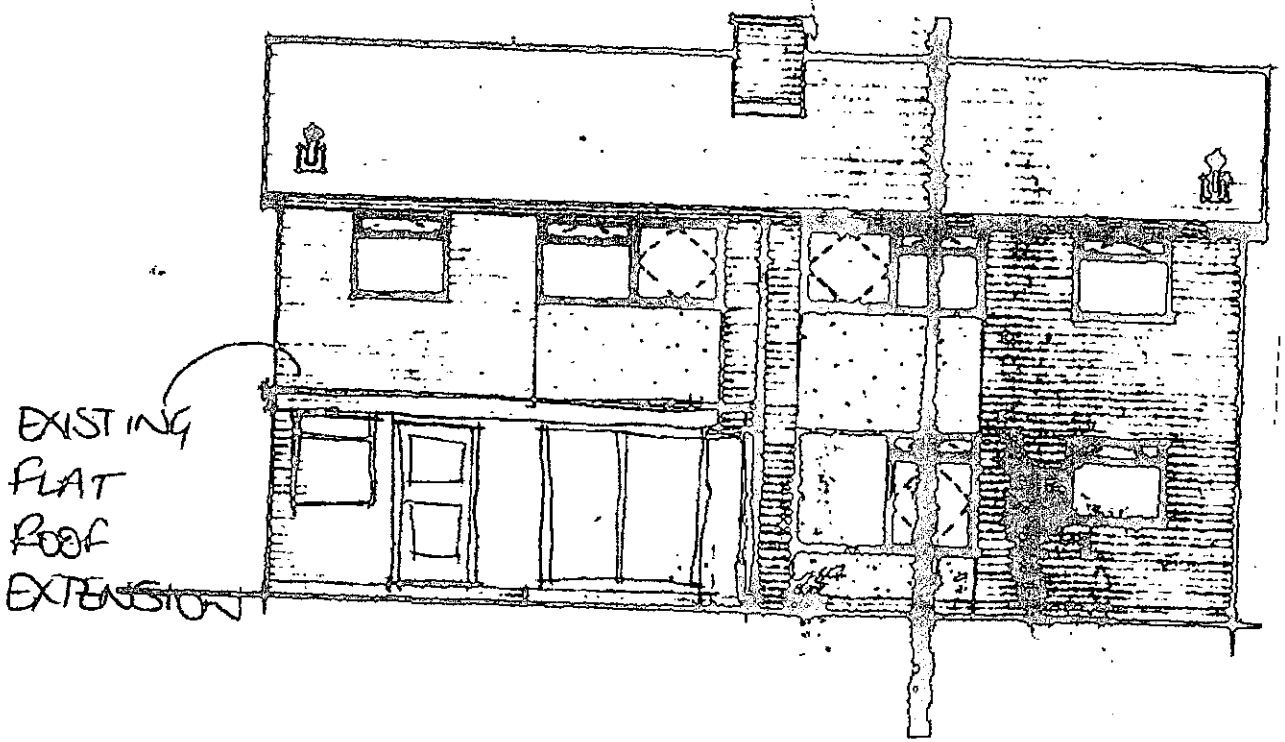
WOKINGHAM



EXISTING

SIDE ELEVATIONS

1:100



EXISTING
FLAT
ROOF
EXTENSION

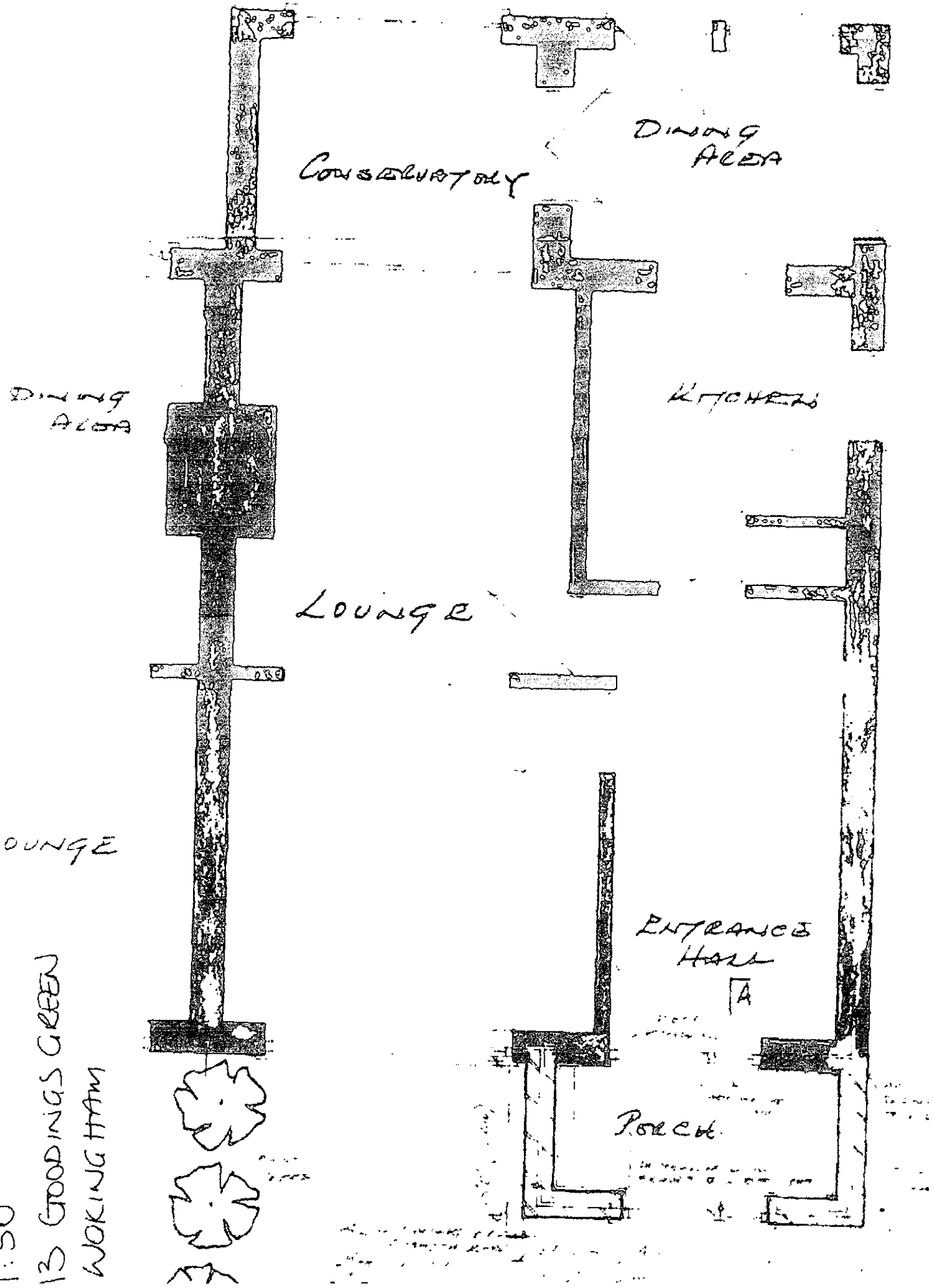
EXISTING REAR ELEVATION
13 GOODINGS GREEN
WOKINGHAM

1:100

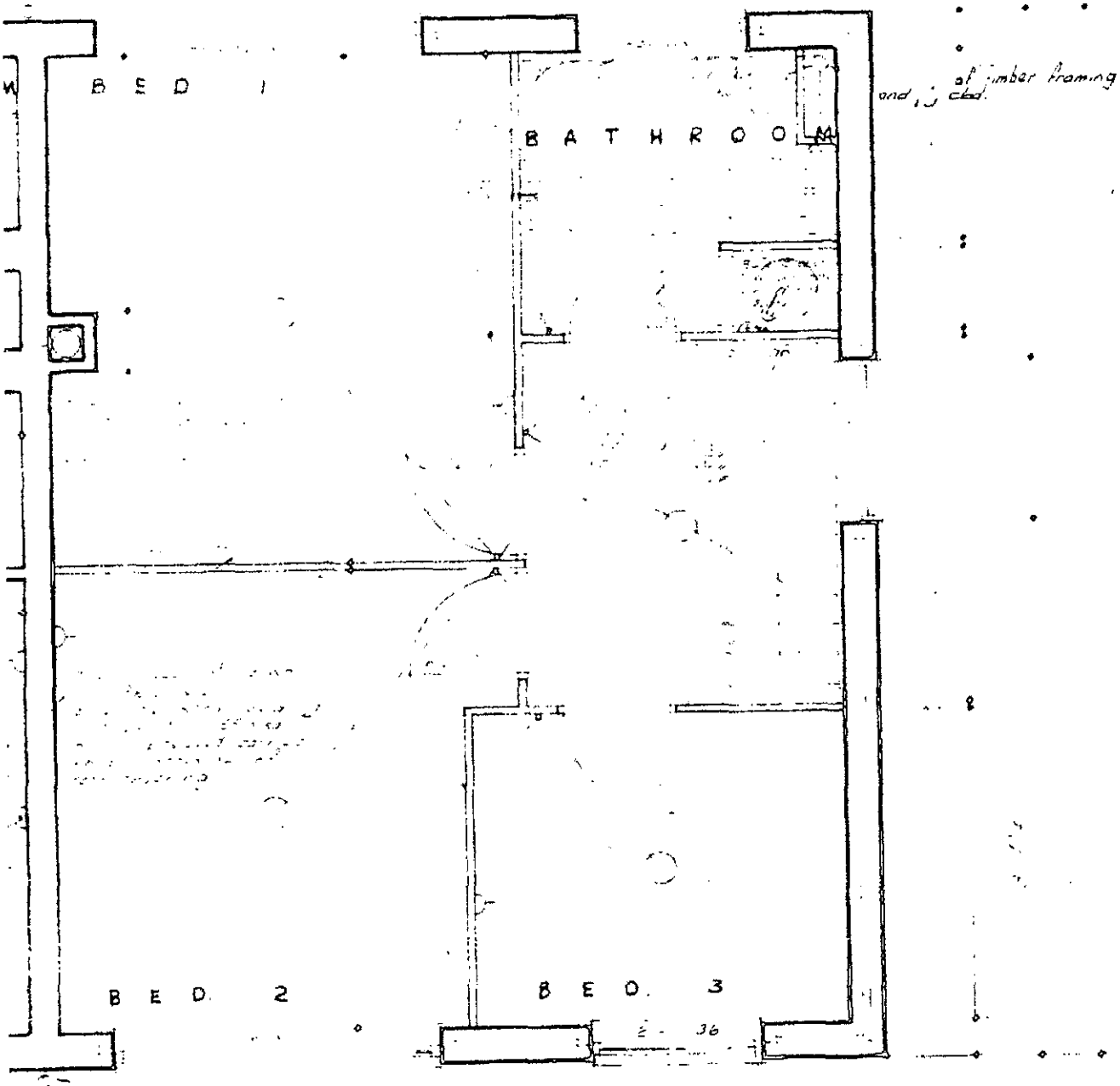
12 JUN 2018

1698

02 JUN 2016 1658

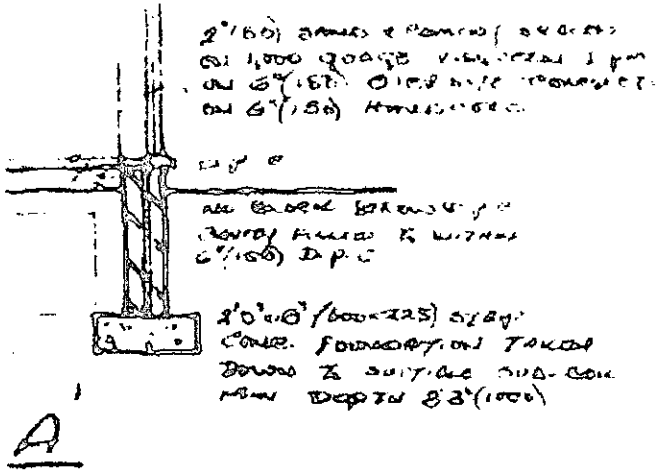


EXISTING GROUND FLOOR
LAYOUT GROUND FLOOR
1:50
13 GODDINGS GREEN
WOKINGHAM

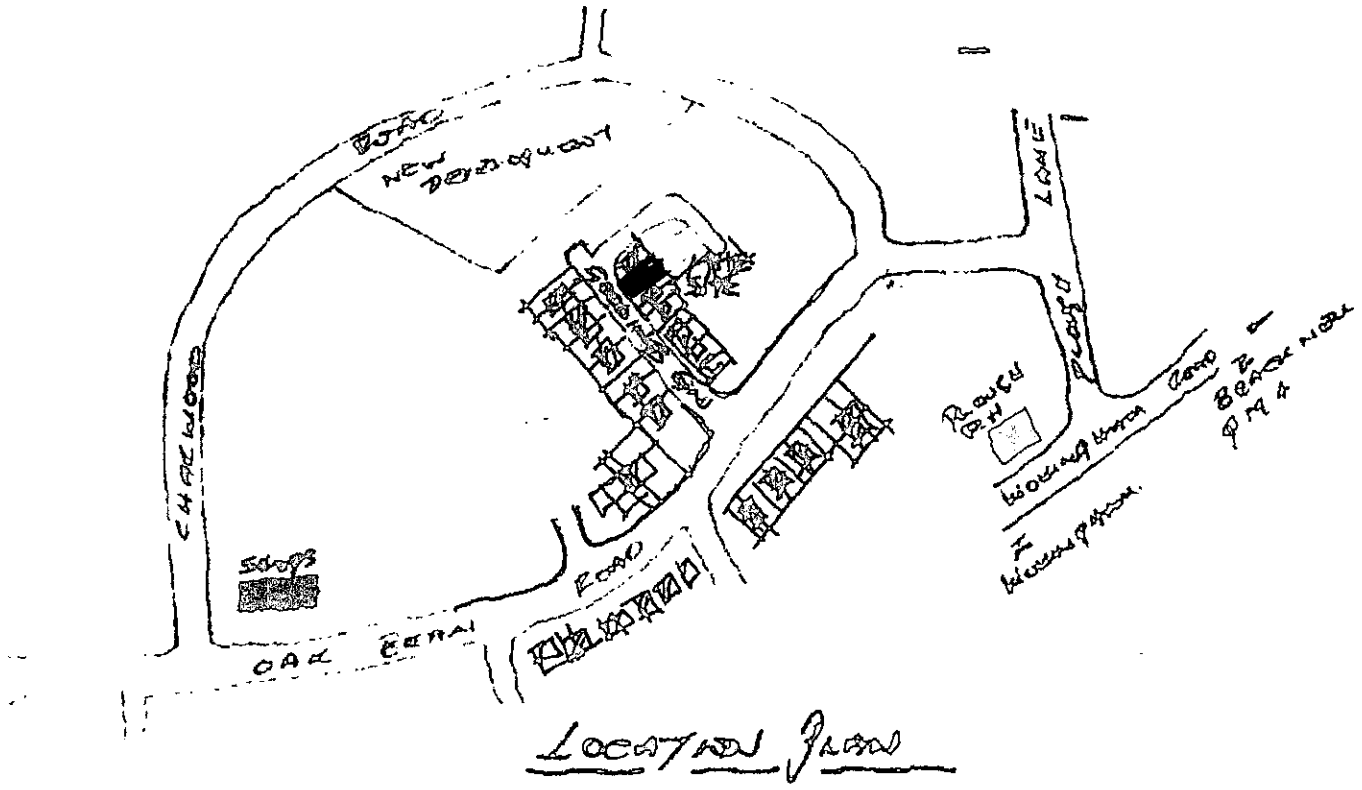


02 JUN 2000 ★ 1698

EXISTING FIRST FLOOR LAYOUT
1:50
13 GOODINGS GREEN



02.JUN.2000* 1698



LOCATION PLAN

Location Plan 2500/1
13 Goodings Green
Wokingham