APPLICATION NO:
**F/2000/1117**

LOCATION:
**11 High Tree Drive, Earley Reading.**

APPLICANT:
**Mr & Mrs A Horscraft C/O Mrs K French**

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

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **25/05/2000**

CASE OFFICER: **Emy Circuit**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs A Horscraft**
**C/O Mrs K French**
**31 Park View Drive South**
**Charvil**
**Berkshire**
**RG10 9QX**

**Application Number: F/2000/1117**

**Parish:** **EARLEY**

**Location:** **11, High Tree Drive, Earley, 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

**Reason**
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 22 May 2000

**If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.**

finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 1117 | EXC |
| BUILDING CONTROL NUMBER. | Rf 2000/0627 | Paul |
| ~~APPLICANT~~/AGENT | Mrs K. French | |
| ADDRESS OF SITE | 11 High Tree Drive EARLEY | |
| DESCRIPTION OF PROPOSED WORK | S/S rear ext (Sauna, ~~other conservatory~~) | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 153/01a | 15301 |
| ELEVATIONS | 153/05a | 153/05 |
| FLOOR PLANS | 153/06 | 153/04 |

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

| PROBLEMS | REQUESTED | RECEIVED | REMINDER |
|---|---|---|---|
| PLANNING PERMISSION NEEDED | | | |
| REVISED PLANS NEEDED | | | |
| PLANNING APPLIC.REFUSED | | | |
| WAIT FOR PLANNING DECISION | | | |

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

**WORK SHEET FOR :** Emy Circuit

**Application Number :** F/2000/1117

**Applicant :** Mr & Mrs A Horscraft C/O Mrs K French.

**Location :** 11, High Tree Drive, Earley, Reading.
**Proposal :** Proposed single storey rear extension to dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 9 May 2000 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 9 May 2000

**Date Registered : 30/03/2000**

**Earliest Date for Decision : 07/05/2000**

**Latest Consultation Date/Site Notice Expiry Date : 07/05/2000**

**Application Expiry Date: 25/05/2000**

**Consultation Responses :**

Earley Tc - "no objection"

**Planning Issues :**

Identified Settlement
Neighbours | streetscene
POS | WKS nearby

**Application Number:** F/2000/1117
11 High Tree Drive

**Appraisal:** There is a single-storey garage at the side of the property, with a lean-to utility room to the rear of it. The utility room extends across half the width of the garage and is flush with the rear elevation of the house. The proposed extension would fill the void at the rear of the garage, being flush with the flank of the garage and rear elevation of the house. It would have a hipped roof, continuing the line of the garage roof and replacing the mono-pitch roof over the utility room.

The extension would have no impact on the street scene. The side of the extension would be directly to the rear of 9 High Tree Drive, 11 metres from the main rear elevation and closer to the conservatory. As it would be single-storey and the roof would slope away from the boundary, it would not have an adverse impact on the amenities of the neighbouring house. It would be over 20 metres from any other neighbouring property.

**Recommendation:** conditional approval

**Application Number F/2000/1117**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 01 | SC01 | SR02 | |
| | | | |
| 02 | SC53 | SR12 | Work |

John Mirren
22/5/00

# RECORD OF SITE VISIT

SITE ADDRESS: 11 High Tree Drive
Earley Reading.

APPLICATION NUMBER: F/2000/1117

OFFICER: Emy Circuit

DATE OF SITE VISIT: 9 May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on tree in front lawn

2. DESCRIPTION OF SURROUNDINGS residential - 2 storey detached dwellings, open plan layout.

3. DESCRIPTION OF SITE/BUILDING
2 - storey detached dwelling with double garage to side.
lean-to utility room r/o garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
flank faces r/o 9 High Tree Drive

5. SITE CONSTRAINTS

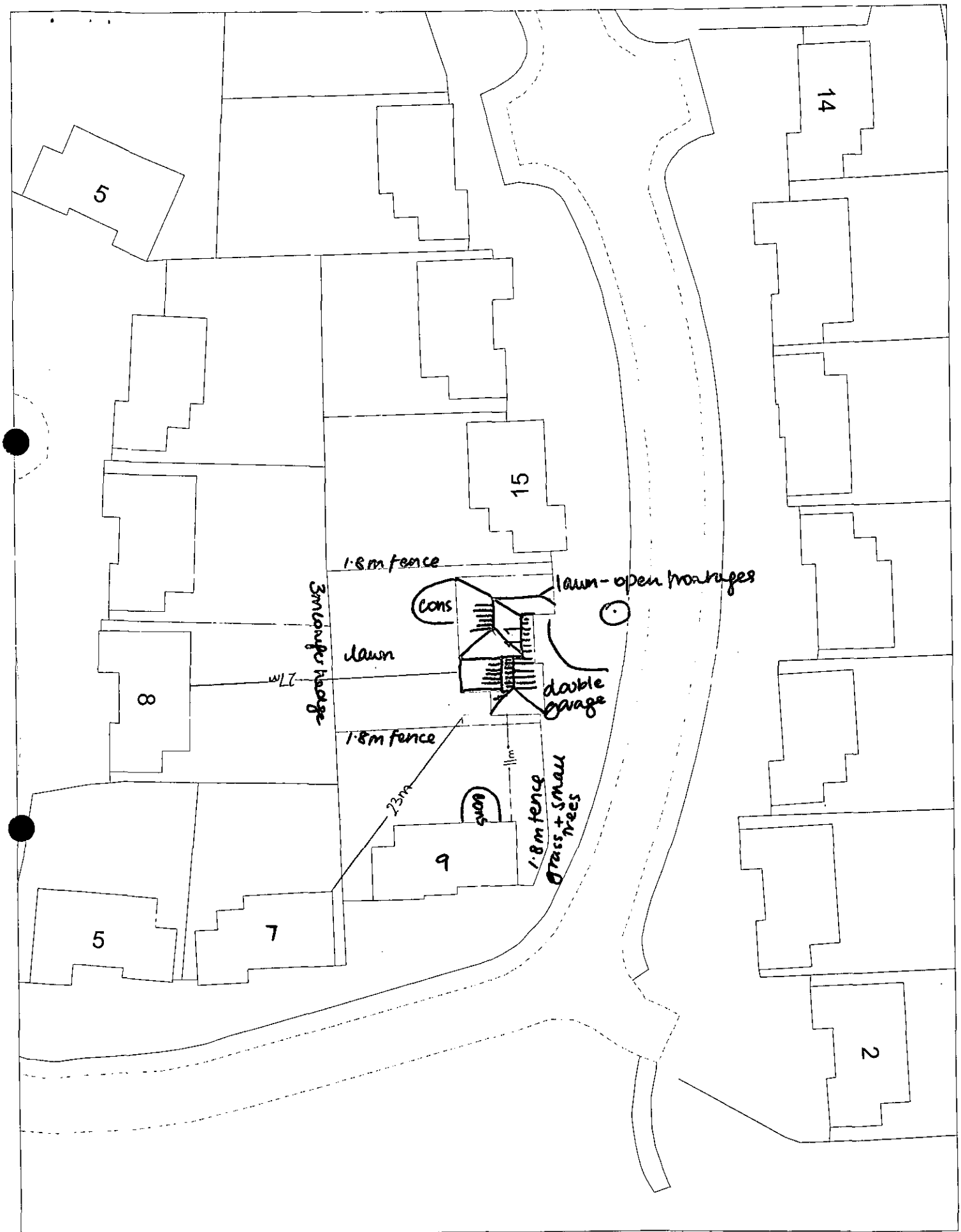
TREES /

ACCESS/PARKING no change

LEVELS /

BOUNDARY TREATMENT open frontage
1·8m fences + 3m conifer hedge to rear garden.

OTHERS




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Development Control Section, Environmental Services, Wokingham District Council.

14 April 2000

Scale: 1 : 500

N
W E
S

**Received by Wokingham District Council**

# Application No: F/2000/1117

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

**LOCATION:**
11, High Tree Drive, Earley, Reading.

**The application is available for inspection at the locations & during the times detailed below:**

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.**
**(TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.**
**(TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head of Planning and Transportation**

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

Tel: (0118) 974 6479

Date: **13 April 2000**

My ref: F/2000/1117

**CONFIDENTIAL**

Councillor Storry
50 Church Road
Earley
RG6 1HT


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/2000/1117**
**11, High Tree Drive, Earley, 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Emy Circuit** Application Number: **F/2000/1117**
**11, High Tree Drive, Earley, 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 Storry

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

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

Tel: (0118) 974 6479

Date: **13 April 2000**

My ref: F/2000/1117

**CONFIDENTIAL**

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL


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
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Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Emy Circuit** Application Number: **F/2000/1117**
**11, High Tree Drive, Earley, 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 Lissaman

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

# WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 3 APR 2000

Officer: EDC | Application No. F/2000/1117

Map No. 46 Site ...0:05...

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: 11 High Tree Drive

Parish: Earley Ward: Whitegates

13.4.2000

Applicant:

Mr & Mrs A Horscraft

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

(5)

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 : 13.4.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | XA: ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

### OTHERS:

no Pre-apps.

### NEIGHBOURS:

S/N + 9, 15, 6 + 8 High tree Drive
7 + 8 Barrington close

FROM: Emy Circuit

DATE: 13 April 2000

## EARLEY TOWN CONSULTATION SHEET

APP
03

COPIES TO:

**Application Number:** F/2000/1117

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

**Site Address:** 11, High Tree Drive, Earley, Reading.

**Applicant:** Mr & Mrs A Horscraft C/O Mrs K French.

Your observations are required in respect of this application **by 07/05/2000** .

---

NO OBJECTION

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

ADDRESS 11 HIGH TREE DRIVE PARISH EARLEY

PLOT No. 14 PART T. ORD. SHEET No. SU. 7472 (46)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 18819 | TRUSTEES READING CRICKET CLUB | O/L | 21.10.82 | CLA |
| 22352 | CREST HOMES | DET. HOUSE & GARAGE | 18.10.84 | CLA |
| BR 23802 | " | " | 19.12.84 | Rec |
| BR 24059 | " | " | 5.7.85 | App |
| 24970 | - | WIDENING OF ROAD/FOOTPATHS | 29.1.86 | CLA |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

30.MAR2000* 1117

# HOUSEHOLDER PLANNING APPLICATION

11 HIGH TREE DRIVE
EARLEY
READING
BERKSHIRE
RG6 1EU

Mr & Mrs A Horscroft

Contents:

| | |
|---|---|
| Householder Planning Application | |
| Location and Site Plan | Drg. No. 153/01 |
| Existing Ground Floor Plan | Drg. No. 153/02 |
| Existing Elevations | Drg. No. 153/03 |
| Proposed Ground Floor Plan | Drg. No. 153/04 |
| Proposed Elevations | Drg. No. 153/05 |

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: 4 | Proposed: 4 |
| **10** | Does a public right of way touch the site?<br>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).<br>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 |
|---|---|---|
| | | |

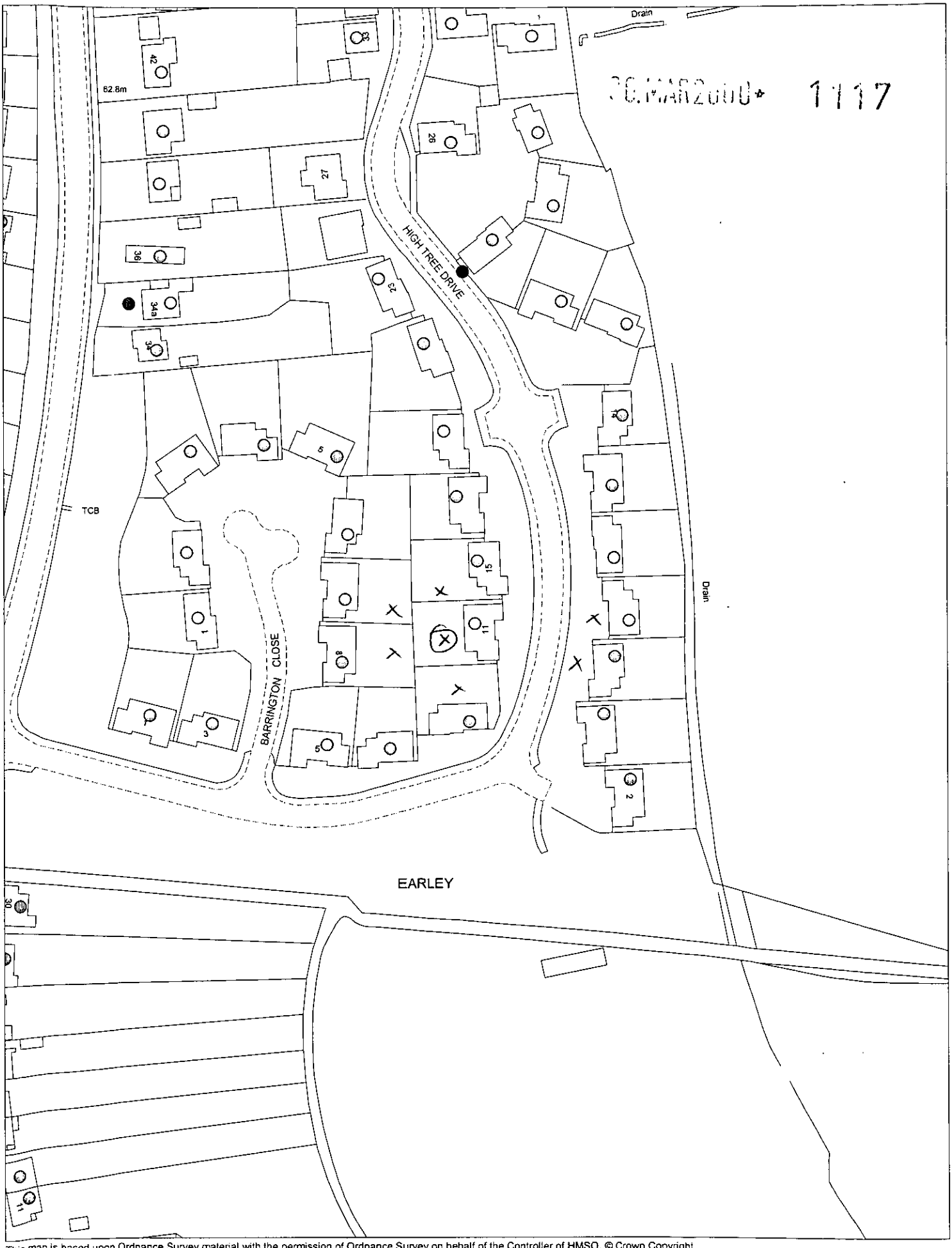
~~None of the land forms part of an agricultural holding.~~

Your signature: K A Horscroft

on behalf of MR & MRS A. HORSCROFT

Date 29/3/00

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




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Development Control Section, Environmental Services, Wokingham District Council.

6 April 2000 Scale: 1 : 1250

N W E S