X SYSTEMS LTD

APPLICATION NO:
F/2000/1574

LOCATION:
85 Wilderness Road, Earley Reading.

APPLICANT:
Mr A Smith C/O R.F. Hood

PROPOSAL:
Proposed two storey side extension to dwelling and single storey side extension.

EARLIEST DATE FOR DECISION: **01/07/2000**

APPLICATION EXPIRY DATE: **18/07/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Smith
C/O R.F. Hood
12 Kirkfell Close
Tilehurst
Reading
Berks
RG31 6QL

Application Number: F/2000/1574

Parish: **EARLEY**

Location: **85, Wilderness Road, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey side 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 works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. The first floor ensuite bathroom window in the front (north-west) elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informatives
1. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
3. 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:

   Loddon Area Local Plan Policies LTV1, LBE1, LBE2
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WT7

John Mitchell
Development Control Manager
Date: 08/09/2000

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

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 27 October, 2000
My ref. BC/DC/2000/1574
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr A Smith
c/o R F Hood
12 Kirkfell Close
Tilehurst
Berks. RG31 6QL

Dear Mr Smith

PLANNING PERMISSION 2000/1574
SITE: 85 WILDERNESS ROAD, EARLEY, READING RG6 7RF

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1574 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours sincerely

EMY CIRCUIT
Planning Assistant

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1574	EXE
BUILDING CONTROL NUMBER.	FP 2000/1165 Alan.	
~~APPLICANT~~/AGENT	R F Hood.	
ADDRESS OF SITE	85 Wilderness Road EARLEY.	
DESCRIPTION OF PROPOSED WORK	2 ~~Storey~~ + S/S Side exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P/632/2	P/632/2
ELEVATIONS	P/632/1	P/632/1
FLOOR PLANS	- ~	- ~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	9/10/00.	

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	

Application Number F/2000/1574
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The proposed extension, by virtue of its scale, massing and location, would be prominent in the street scene, harmful to its appearance and, as such, would be detrimental to the character and appearance of the area. The proposal is, therefore, contrary to policies LBE1 and LBE2 of the LALP and Policies WOS3 and WBE1 of the WDLPDD.

conditional approval - DC committee 6/9/00			
01	C001	R001	
02	C014	R014	
03	C122	R122	
04	0045	R046	first-floor ensuite bathroom / front (north-west)
	N03		
	N04		
	N16	LALP	LTV1 , LBE1 , LBE2
		WDLPDD	WOS2, WOS3 , WBE1 , WT7

17/7/00
8/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 85 Wilderness Road
Earley Reading.

APPLICATION NUMBER: F/2000/1574

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4 July 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? gateway of left drive

2. DESCRIPTION OF SURROUNDINGS
residential with University campus opposite

3. DESCRIPTION OF SITE/BUILDING
two-storey detached house on spacious/conspicuous corner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

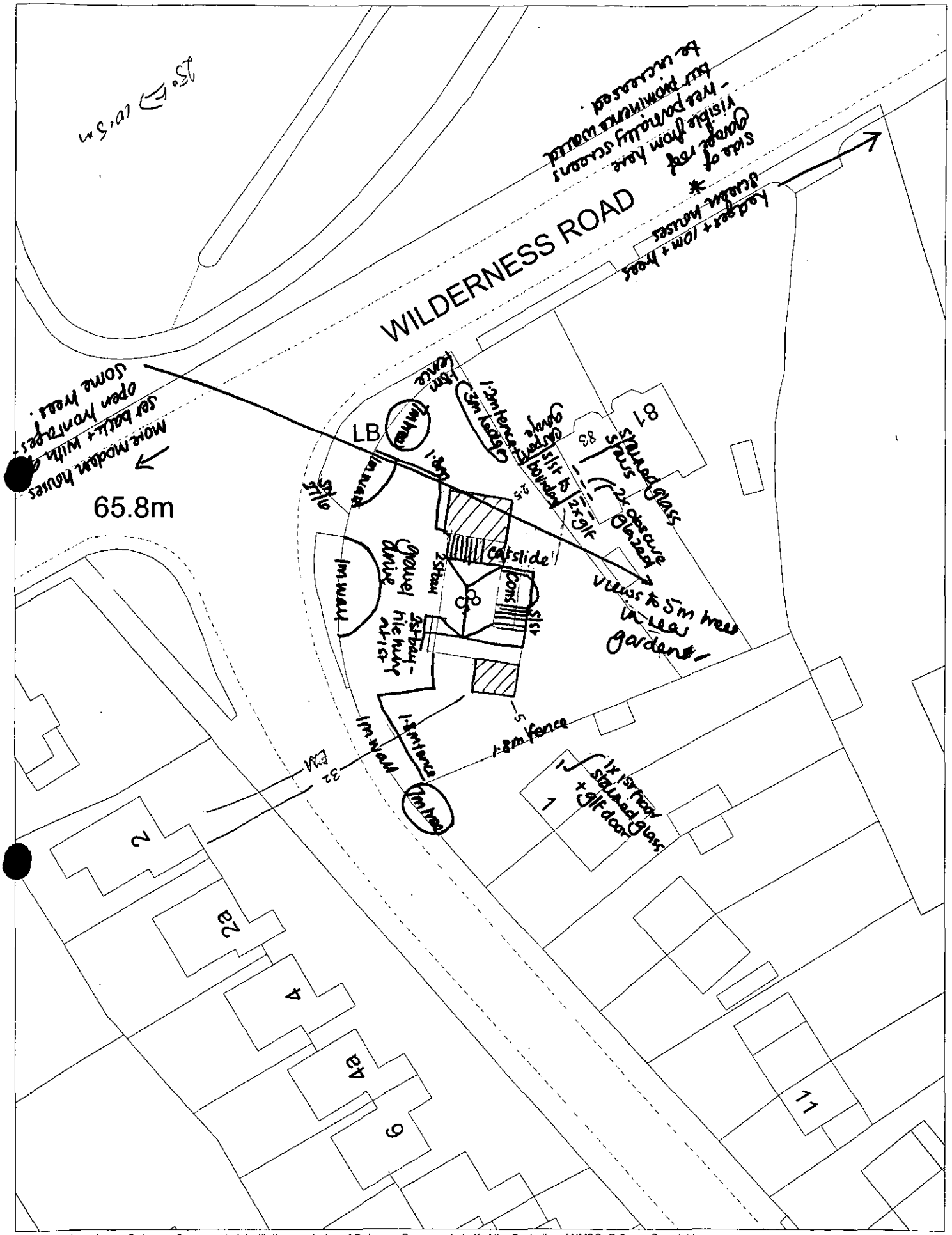
TREES none affected

ACCESS/PARKING gravel drive with double entrance points

LEVELS /

BOUNDARY TREATMENT 1.8m fencing & rear garden
1m walls at front

OTHERS /



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Development Control Section, Environmental Services, Wokingham District Council.

9 June 2000

Scale: 1 : 500

N
W E
S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1574

Applicant : Mr A Smith C/O R.F. Hood.

Location : 85, Wilderness Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey side extension.

Site Notice Displayed ? :

YES	NO	DATE
√		17 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4 July 2000

Date Registered : 23/05/2000

Earliest Date for Decision : 01/07/2000

Latest Consultation Date/Site Notice Expiry Date : 01/07/2000

Application Expiry Date: 18/07/2000

Consultation Responses :

Earley TC- "no objection

Planning Issues :

Identified Settlement
neighbours / street-scene

Application Number: F/2000/1574
85 Wilderness Road, Earley

Appraisal: The proposal is for two- and single-storey side extensions. The two-storey extension would replace an existing garage.

The single-storey side extension would be on the southern side of the house, adjacent to 1 Beech Lane. It would be 3.25 metres wide, set back from the main front elevation by 3.7 metres and flush with the rear elevation. The roof would be hipped with a maximum height of 4.1 metres.

It would be 5 metres from the boundary with 1 Beech Lane and would not have an adverse impact on this or any other neighbour, or on the character of the area.

The two-storey side extension would replace the existing garage, which is about 2.5 metres wide and has a catslide type roof. The width of the extension would be 6.6 metres. At the rear it would be flush with the original house and its flank would be 6.7 metres deep. The front of the extension would step in by 1.2 metres, to be flush with the existing front elevation.

The extension would not cause an unacceptable reduction in daylight to 83 Wilderness Road and the ground-floor windows are already quite enclosed due to the side extension to No 83 and the boundary fence so it is not considered that the extension would have an unduly overbearing impact.

To the west of the site, the houses on Wilderness Road are more modern dwellings with open plan frontages. No 85 relates more to the dwellings to the east . The design of these is varied but they appear to be of a similar age and character. The houses are well set back from the road and screened by mature trees and hedges. There are also trees along the boundary of the Whiteknights Campus. The application site is not so well screened and, due to the location, on a corner plot, there is more space around the house than many others. This also makes the site particularly prominent in the street scene. The scale and massing of the proposed two-storey extension would be considerable and, whereas the site has quiet a spacious appearance at the moment, the house would appear prominent due to its bulk and relatively cramped. It is considered that this would be detrimental to the appearance of the street scene and out of character with the surroundings.

Recommendation: refusal

allowed at DC committee 6/9/00

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

102. APPLICATION NO: 2000/1574, PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION, 85 WILDERNESS ROAD EARLEY, FOR MR A. SMITH

The Committee considered a report on this Application as set out on Agenda pages 927 to 931.

Mr Reagan attended the meeting and spoke in favour of the proposal.

Mr A.W Spratling a local Member attended the meeting and spoke in favour of the proposal.

In considering the application Members expressed the opinion that the proposal would not be visually intrusive on the street scene nor out of character with the area surrounding the site.

RESOLVED: That Application No. 2000/1574 be approved subject to relevant conditions to be determined at Officer's discretion.

Application No.	Received	Earley	Listed by
F/2000/1574	23 May 2000		Cllr Fiona Rolls

Applicant: Mr A Smith
Location : 85 Wilderness Road, Earley
Proposal : Two-storey side extension to dwelling and single-storey side extension

1. **Planning History** – 85 Wilderness Road is a two-storey dwelling, the construction of which predates planning records. There have been small additions to the rear of the property but these did not require planning permission. In 1998, planning permission was granted for a new access (66809) and an appeal, relating to conditions of this permission, was allowed.

2. **Proposal** – The proposal is for a single-storey extension on the southern side of the property and a two-storey extension, replacing the existing garage, to the north. The single-storey extension would be 3.25 metres wide, set back from the main front elevation by 3.7 metres and flush with the rear elevation. The two-storey extension would be 6.6 metres wide. At the rear it would be flush with the original house and its flank would be 6.7 metres deep, projecting 1.2 metres forward of the main front elevation, to be level with the existing bay.

   The application has been listed by Councillor Fiona Rolls who considers that the site is large enough to accommodate the extension and that the surrounding area has a mix of housing types.

3. **Consultations** -
   - ***Earley Town Council*** – "no objection"
   - ***Highway Authority*** – no adverse comments, recommend a condition relating to parking, garaging and turning

4. **Appraisal** – The main issues are:

   A. The impact on the character of the surrounding area (Policies LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan, as proposed to be amended)

   B. Impact on neighbouring properties (Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan, as proposed to be amended)

A. No. 85 Wilderness Road is situated on the corner of Wilderness Road and Beech Lane. To the west of the site are more modern dwellings with open plan frontages but no. 85 relates more to the dwellings to the east. The design of these is varied but they appear to be of a similar age and character. The houses are well set back from the road and screened by mature trees and hedges. There are also well established trees along the boundary of the Whiteknights Campus. The application site has a larger garden area than the surrounding properties due to it being a corner plot, which also makes the property more prominent in the street scene. The single-storey extension would small scale and set back from the front of the property. For these

reasons it would not be detrimental to the appearance of the streetscene. However, the scale and massing of the proposed two-storey extension would result in a considerable addition to the property. This would increase its overall prominence within the streetscene to an extent that would be visually intrusive to its appearance. In addition, this large extension would result in the loss of some of the existing garden space with the resulting dwelling appearing relatively cramped on the plot, out of character with the surrounding area and again, detrimental to the appearance of the street scene.

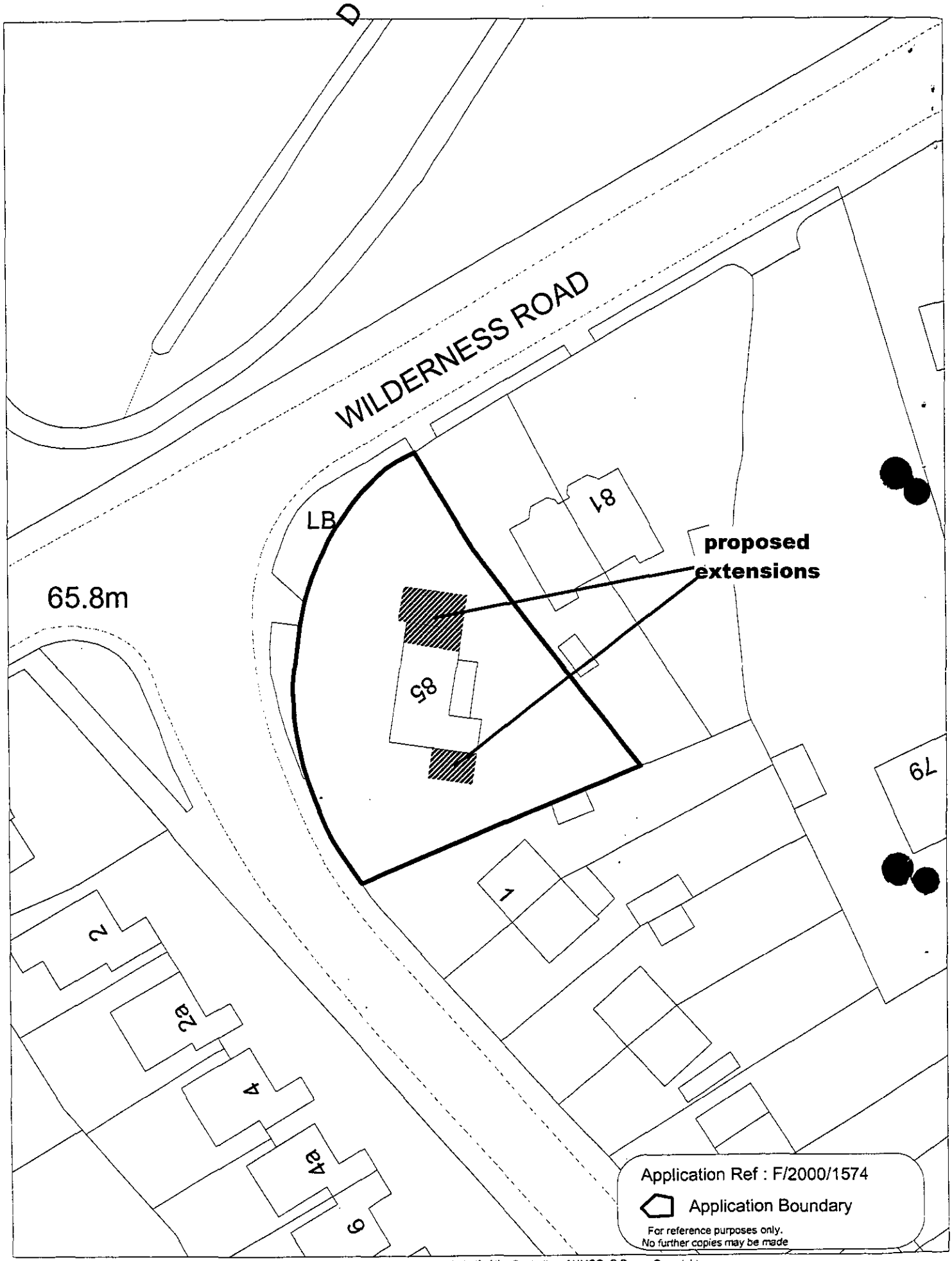
B. No. 83 Wilderness Road would be most affected by the proposed two-storey extension, which would be about three metres from the boundary. However, it would not cause an unacceptable reduction in daylight to the neighbouring property and, as the ground-floor windows are already quite enclosed, due to the side extension to No 83 and the boundary fence, it is not considered that the extension would have an unduly overbearing impact. The single-storey extension would be on the southern side of the house, 5 metres from the boundary with 1 Beech Lane and would not have an adverse impact on the amenities of the neighbouring property.

5. **Conclusion** – The impact of the proposed extensions on the amenities of neighbours would be acceptable but the scale and massing of the two-storey extension would cause it to be visually intrusive in the street scene and, hence, harmful to the character and appearance of the area.

6. **Recommendation** – REFUSE planning permission for the following reason

1. The proposed two storey extension, by virtue of its scale, massing and location, would be visually intrusive in the street scene, harmful to its appearance and, as such, would be detrimental to the character and appearance of the area. The proposal is, therefore, contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended.

Emy Circuit



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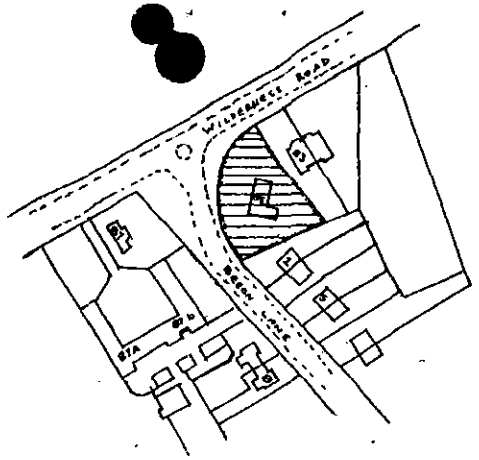
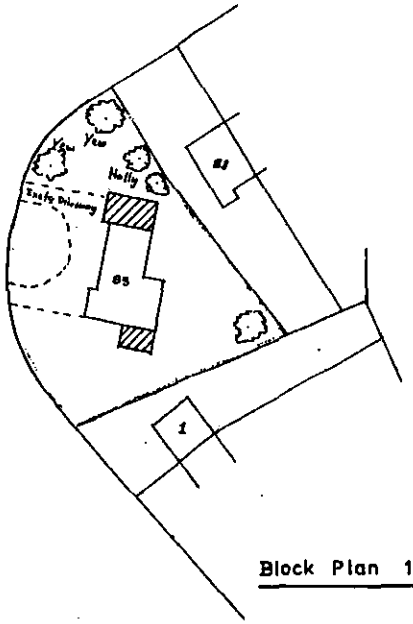
Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 500

930



Location Plan 1 : 1250

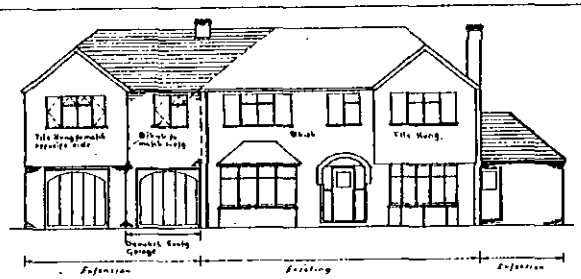


Block Plan 1 : 500

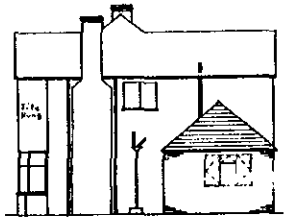
23 MAY 2000 1574

For elevations plans & section see Dwg No P/632/1

PROPOSED SINGLE & TWO STOREY SIDE EXTENSIONS AT 85, WILDERNESS ROAD, READING FOR A. SMITH ESQ.,	
DRAWING No.	P/632/2
SCALE	AS NOTED
DRAWN	R.F.H.
DATE	MAY 2000



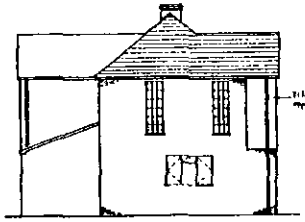
West Elevation



South Elevation

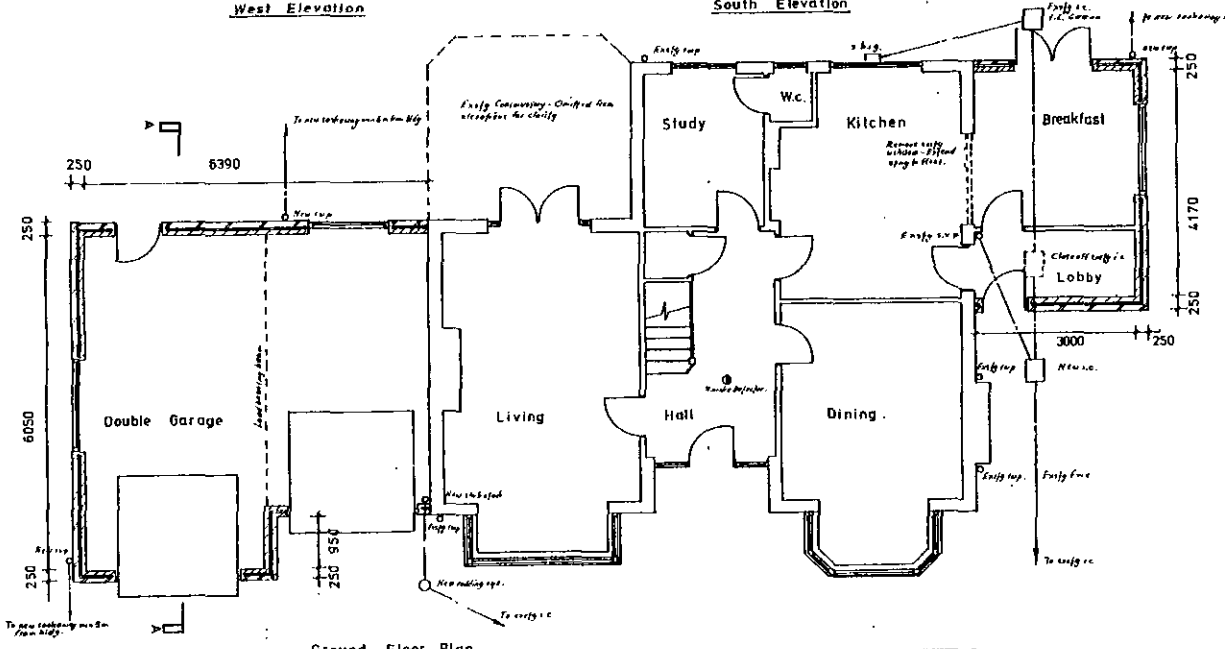


East Elevation

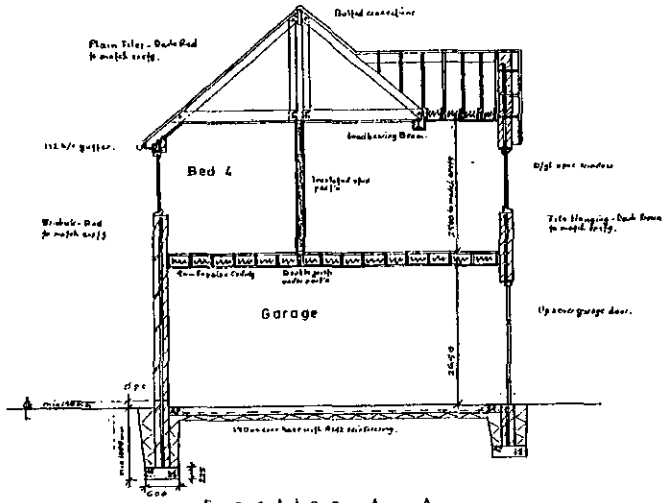


North Elevation

23.MAY2000 1574

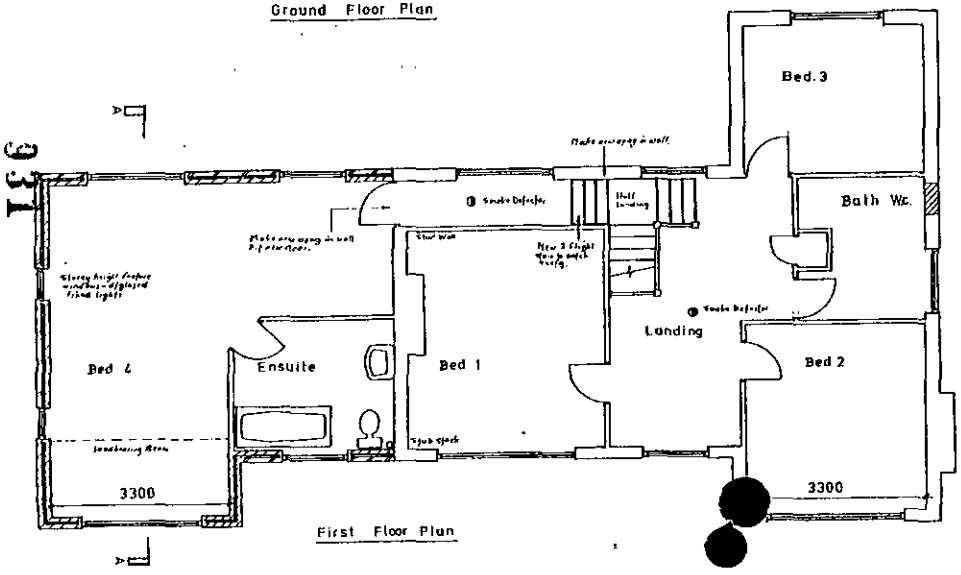


Ground Floor Plan



Section A – A

All work to conform to current Building Regulations & British Standards whether or not
depicted on drawings or in specification.
Builder to check & verify all dims & levels before proceeding.



First Floor Plan

For location & block plans & specification see Dwg No P/632/2

PROPOSED SINGLE & TWO STOREY EXTENSIONS AT 85, WILDERNESS ROAD, READING FOR A. SMITH ESQ.,	
DRAWING No.	P/632/1
SCALE	1:100 & 1:50
DRAWN	R.F.H.
DATE	MAY' 2000

Application No.	Received	Earley	Listed by
F/2000/1574	23 May 2000		Cllr Fiona Rolls

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   B. Impact on neighbouring properties (Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan, as proposed to be amended)

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Emy Circuit

Received by Wokingham District Council

Application No: F/2000/1574

PROPOSAL:
Proposed two storey side extension to dwelling and single storey side extension.

LOCATION:
85, Wilderness Road, 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice 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 01/07/2000. 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 of Planning and Transportation

07 June 2000

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

Tel: (0118) 974 6479

Date: **07 June 2000**

My ref: F/2000/1574

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/1574
85, Wilderness Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey side 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1574**
85, Wilderness Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

LISTING FORM

By hand 4/7

Case officer: **Emy Circuit** Application Number: **F/2000/1574**

85, Wilderness Road, Earley, Reading.

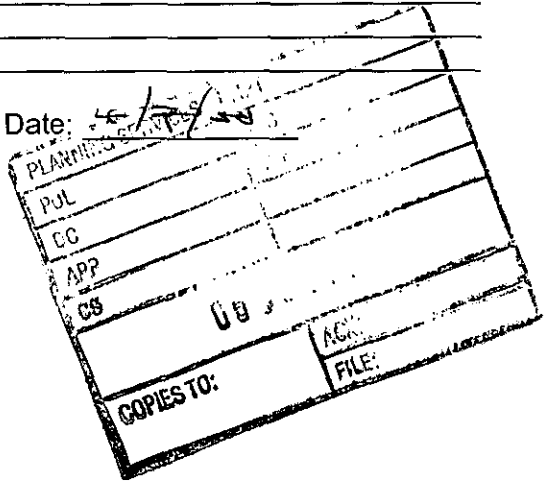
Proposed two storey side extension to dwelling and single storey side extension.

~~I wish this application to be listed~~ should the officers recommendation be for refusal ~~and my reason(s) are~~ please contact me

Signed: R Rolls

Councillor Rolls

Date: 4/7/00



25/7/00 Can I now list the application as I feel the site is large enough for the extension and the area has a mix of housing.

R Rolls

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

Tel: (0118) 974 6479

Date: **07 June 2000**

My ref: F/2000/1574

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2000/1574
85, Wilderness Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey side 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1574**
85, Wilderness Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6479

Date: **07 June 2000**

My ref: F/2000/1574

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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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Development Control Manager

LISTING FORM

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

Signed: _____ Date: _____
Councillor Hare

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

Start date: 23 MAY 2000	
Officer: GYC	Application No. F/2000/1574

Map No. ..... Site ..0.06.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION

Location: 85 WILDERNESS ROAD

Parish: EARLEY Ward: Redhatch ✓ 716

Applicant: MR A SMITH

Fee Received 95-00 (9) 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 : 7/6 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 + 83+87 Wilderness Rd
1, 2 + 2a Beech Lane

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 07 June 2000

Application Number: F/2000/1574

Proposal: Proposed two storey side extension to dwelling and single storey side extension.

Parish: EARLEY TOWN

Site Address:
85, Wilderness Road, Earley, Reading.

Applicant:
Mr A Smith C/O R.F. Hood.

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).

No adverse highways comments.

SC 23 INSERT GARAGE/PARKING/TURNING.

TL 25/7/00

Signed: A. Linnell **Print name:** A. LINNELL

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 28 July 2000
My ref: EXC/F/2000/1573

Mr and Mrs Smith
85 Wilderness Road
Earley
READING
RG6 7RF

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 Mr and Mrs Smith

PROPOSED TWO-STOREY AND SINGLE-STOREY EXTENSIONS TO 85 WILDERNESS ROAD, EARLEY – APPLICATION NO F/2000/1574

Following a telephone conversation with Mrs Smith on Wednesday this week, I write to confirm that, following an officers recommendation that the above planning application should be refused, Cllr Rolls has requested that the application be determined by the Development Control Committee. It is anticipated that the application will be considered at their meeting on the evening of 6 September and further details of this will be sent to you nearer the time.

In the meantime if I can be of any further assistance, please contact me on the number above.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

FROM: Emy Circuit

DATE: 07 June 2000

22 JUN 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1574

Proposal: Proposed two storey side extension to dwelling and single storey side extension..

Site Address: 85, Wilderness Road, Earley, Reading.

Applicant: Mr A Smith C/O R.F. Hood.

Your observations are required in respect of this application **by 01/07/2000** .

NO OBJECTION

POL	TLS
DC	ENF
APP	
CS	
27 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

ADDRESS 85 WILDERNESS ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/64/58	Mr. E.F Marsh	Alterations & Additions	11/3/58	App. N
97/66809/F	Mr A.J. SMITH	New access + dropped kerb	6.2.98	C

DATE OF COMPLETION

MINISTRY DECISION 66809 - APPEAL AGAINST COND. 2 ALLOWED - COND DELETED

SPECIAL ORDERS 23-9

DRAINAGE

Environmental Services

For office use only.
Application number:

Householder planning application form

23.MAY2000* 1574

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	A. SMITH 85, WILDERNESS ROAD, READING. RG6 7RF 9611304
2	Agent's Name Address and postcode Phone number	R.F. HOOD 12, KIRKFELL CLOSE, TILEHURST, READING RG31 6QL 9425277
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	85, WILDERNESS ROAD.
4	Give brief details of the proposal for example, two storey side extension.	About the application PROPOSED SINGLE & TWO STOREY SIDE EXTENSIONS.
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 ☐ ALL RETAINED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	DARK RED BRICK. DARK BROW TILE HANGING DARK RED PLAIN ROOF TILING
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: 4
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: D Wood

on behalf of A. SMITH.

Date 22/5/2020

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.

30 May 2000

Scale: 1 : 1250

N
W E
S