APPLICATION NO:
F/2001/5227

LOCATION:
26 Felixstowe Close, Lower Earley Reading.

APPLICANT:
M Panter C/O A Barras

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

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2002

CASE OFFICER: **Helen Pollock**

AFFECTED

336

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

M & L Panter
C/O A Barras
61 Pemberton Gardens
Calcot
Reading
Berkshire
RG31 7DY

Application Number: F/2001/5227

Parish: **EARLEY**

Location: **26, Felixstowe Close, Lower Earley, Reading.**

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. The garage hereby approved shall be fitted with a roller style garage door to the front elevation, which shall be permanently 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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informative
1. 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 Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WBE2.

Anna Cronin
Head of Planning & Transportation
Date: 26/03/2002

Notice checked by: _____

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

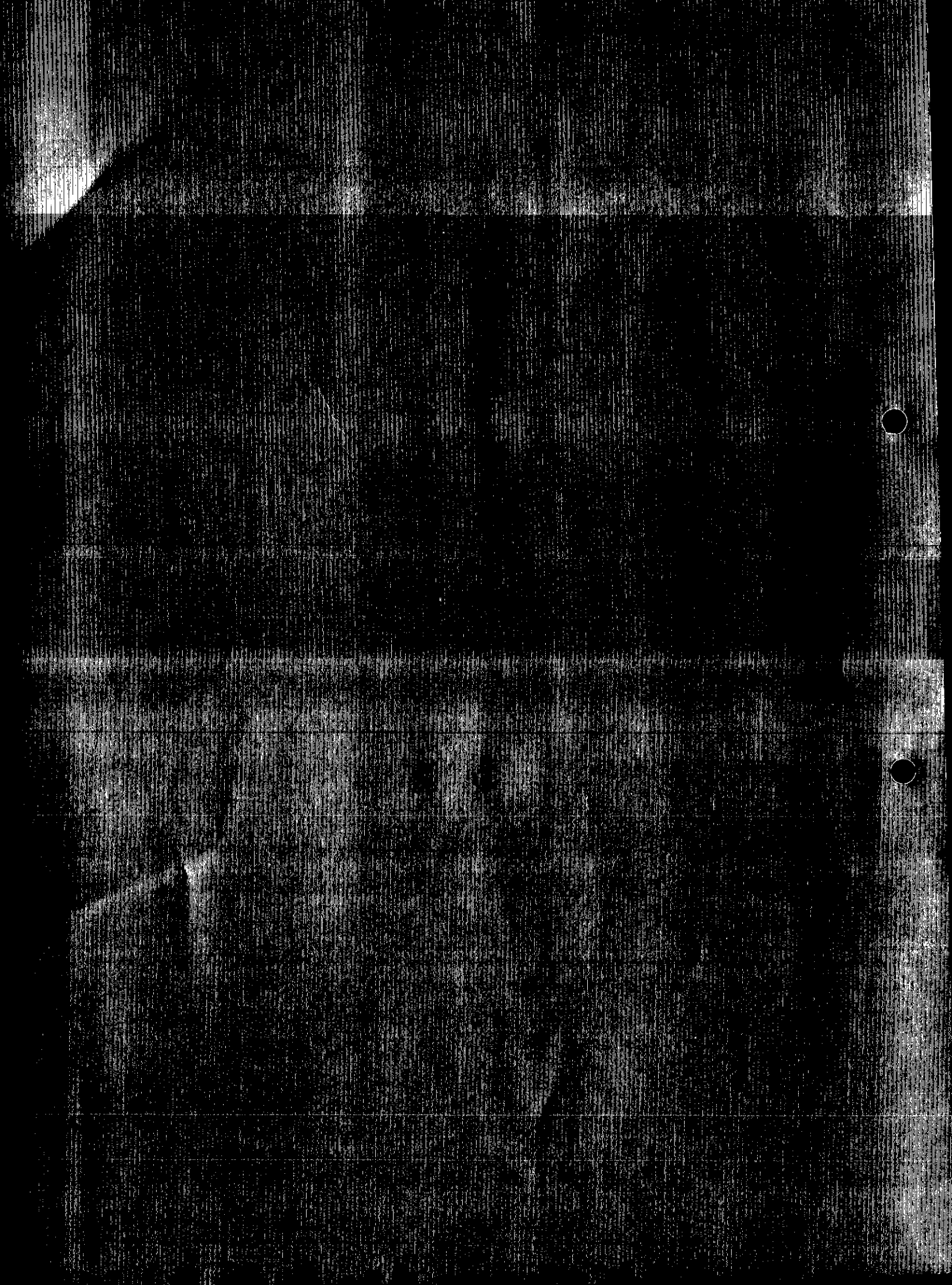
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5227	HP
BUILDING CONTROL NUMBER.	AX 2002/3406 South	
APPLICANT/AGENT	A. Baras.	
ADDRESS OF SITE	26 Felixstowe Court Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	None	PP-03
ELEVATIONS	BR-05 + BR-07 BR-06	PP-04A
FLOOR PLANS	BR-01 BR-02	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/3/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	13/9/02	

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	



Tel: 0118 974 6480 (Direct Line)
Fax: 0118 974 6484
Email: Dawn.Hancocks@wokingham.gov.uk
Date: 30th August 2002
My ref: DH/NL/EARLEY/F/2001/5227

Mr A Barras
Architectural & Surveying Services
61 Pemberton Gardens
Calcot
Reading
Berkshire
RG31 7DY

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Barras,

RE: PROPOSED TWO STOREY REAR EXTENSION - MINOR AMENDMENT TO F/2001/5227 AT 26 FELIXSTOWE CLOSE, LOWER EARLEY.

I refer to your letter received on the 8th August 2002 with reference to the above and would like to take this opportunity to apologise for the delay in replying.

I write to confirm that the proposed first floor element with dormer window above the utility room, as outlined in your letter, would not be acceptable as a minor amendment for the following reasons:

- The addition of a first floor would involve an increase in volume, and
- The appearance of the proposal would be significantly changed and would constitute as a material change.

Please find enclosed the relevant application forms for your use should you wish to proceed with this proposal.

I would also advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dawn Hancocks on the above direct line number.

Yours sincerely,

N Lake
Senior Planning Officer

File: 26 Felixstowe Close minor amendment

12.8.02

ARTHUR BARRAS (ARCHITECTURAL)
Architectural & Surveying Services

61 Pemberton Gardens,
Calcot,
Reading,
Berkshire.
RG31 7DY

0118 9613767
07946 732030 (Mob.)
art.barras@ntlworld.com

OSH.

PLANNING SERVICES	HP 59603
POL	Tel No.
DSH ack	ENF
TP	e-mail
S	

received 20/8

08 AUG 2002

COPIES TO	ACK:
	FILE:

5th August 2002

Planning Department
Wokingham District Council,
Council Offices,
P.O. Box 157
Wokingham,
Berkshire,
RG40 1WR

Your Ref ; F/2001/5227 (Approved)

Re- ~~14~~ 26 Felixstowe Close, Lower Earley

We enclose 4 copies of drawing number AA-16/PP-04 'B', indicating a revision to the drawings as approved under the above reference number.
This revision entails the First Floor En-suite being extended slightly over the Utility Room with the roof following the slope and a dormer window.
We trust you may consider this a minor alteration and be in a position to grant approval to the changes under delegated powers.
We await your response in due course

Yours sincerely

ABarras

A.Barras

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5227

Applicant : M Panter C/O A Barras.

Location : 26, Felixstowe Close, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 01/01/2002. 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 :

Highways - Request revised plan showing garage set back.

Earley T.C - no objection

E.A! A

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.
3) Impact upon highway safety.

Application Number F/2001/5527
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4			The garage hereby approved shall be fitted with a roller style garage door to the front elevation, which shall be perminently retained thereafter
		R049	
			Policies: LDLP - LBE1, LBE2, LTV1
			WDLP - WOS3, WBE1, WBE2
			BSP - EN1

Application Number: F/2001/5227

Appraisal:

The proposed development is a two-storey side extension to form a garage, and utility area at ground floor level and an additional bedroom, with en-suite at first floor level. Plus the conversion of the existing garage to a dining area.

The property is a late 1970's detached house. The ground floor section of the proposal would be 2.6m wide, 7.7m long, extending 1.8m out beyond the existing rear building line of the property. The two-storey section of the proposal would be 5.2m wide, 5.9m long (the same as the existing house) and would stand 4.7m to the eaves and 6.6m to the ridge (as existing) with a hipped roof.

The property is a corner plot and the proposed extension would be 1m from the side boundary to the front and would abut the boundary to the rear.

1. **Impact upon neighbouring properties**

The proposed two-storey extension has no windows in the side elevation and the windows to the front and rear of the proposal would result in no overlooking. It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. **Impact upon the street scene**

The proposed extension is designed to be in keeping with the existing dwelling and would be constructed of materials matching the existing. The street is already fairly cramped, with original properties having a similar orientation to the proposal. It is therefore considered that there would be no significant adverse effects upon the character of the street scene.

3. **Impact upon highway safety**

The proposals result in no increase in the No. of bedroom and the highways department are satisfied this standard there will be no adverse impact on highway safety providing the garage is fitted with a roller shutter door and the parking is permanently maintained.

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

RECORD OF SITE VISIT

SITE ADDRESS: 26 Felixstowe Close Lower Earley Reading.

APPLICATION NUMBER: F/2001/5227

OFFICER: Helen Pollock

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes to front.

2. DESCRIPTION OF SURROUNDINGS

ReS.

3. DESCRIPTION OF SITE/BUILDING

detached 2 Storey HE with attached garage.

Corner plot

4. RELATIONSHIP TO ADJOINING PROPERTIES

See ~~map~~ map

5. SITE CONSTRAINTS

TREES None Affected

ACCESS/PARKING 1 garage + 2 driveway.

LEVELS ——

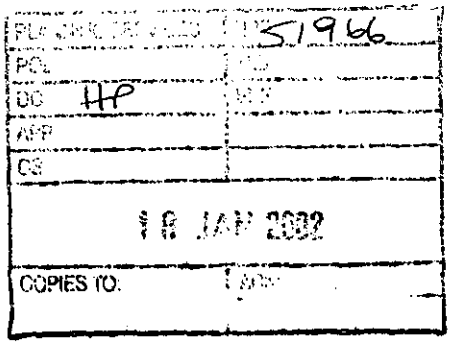
BOUNDARY TREATMENT 1·8m fence to rear.

OTHERS

ENVIRONMENT AGENCY

Our Ref : SP/2001/004903-1/1
Your Ref : F/2001/5227

Date : 14 January 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Pollock

2 STOREY SIDE EXTENSION AT 26 FELIXSTOWE CLOSE, LOWER EARLEY, READING

Thank you for your letter dated 15th November 2001, received on 19th November 2001. Please quote the following reference in any correspondence: **SU77SE/1/17**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

ADVICE TO APPLICANT

Pollution Control

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: A. BARRAS

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 15 November 2001

Application Number: F/2001/5227

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

Parish: EARLEY TOWN

Site Address:
26, Felixstowe Close, Lower Earley, Reading.

Applicant:
M Panter C/O A Barras.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

Request a revised plan showing the proposed garage set back so that there is a minimum of 5.5m by 2.4m in front of the garage, within the curtilage of the property. Minimum internal dimensions of the garage to be 5.0m by 2.5m.

Signed: _____ **Print name:** AC 19/11/01

Date: 26 November 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5227

Location: 26, Felixstowe Close, Lower Earley, Reading.

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

Applicant: M Panter C/O A Barras.

Case Officer: Helen Pollock

The new plans show the following: Additional side elevation of single storey extension. Drawing no PP-04 A.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2007/5227 (Planaps) / (Ludhouse) Date Rec. 22/11/07

Location: 26 felixstowe cl

Parish Earley

Applicant: M Plester

Description of attached plans Revised plan shows addition side elevation of single storey rear extension

Drawing No's: AA16 'A'

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted. for Information Only

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 5

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 26.11.07.

Yellow - Part One Copy
Green - Officer's Copy

ARTHUR BARRAS (ARCHITECTURAL)
Architectural & Surveying Services

61 Pemberton Gardens,
Calcot,
Reading,
Berkshire.
RG31 7DY

Tel No. 0118 9613767
07946 732030 (Mob.)
e-mail art.barras@ntlworld.com

PLANNING SERVICES | HP 50185
POL | TLS
DC AP | ENF
CS
22 NOV 2001
COPIES TO:

21st November 2001

Planning Department
Wokingham District Council,
Council Offices,
P.O. Box 157
Wokingham,
Berkshire,
RG40 1WR

5227 - 1
ADDITIONAL PLAN

Your Ref ; F/2001/5227
For the attention of Helen Pollock

Re- ~~11~~ 26 Felixstowe Close, Lower Earley

In response to your request for additional information, (compliments slip with App. Acknowledgement & notice), please find enclosed 8 copies of the affected drawing, AA-16 revision 'A', revised as noted thereon.
Trusting you find this in order and should you require further information or wish to discuss the scheme I would be pleased to receive your call.

Yours sincerely

ABarras

A.Barras

FROM: Helen Pollock

DATE: 15 November 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5227

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

Site Address: 26, Felixstowe Close, Lower Earley, Reading.

Applicant: M Panter C/O A Barras.

Your observations are required in respect of this application **by 09/12/2001** .

NO OBJECTION

	MPT
	TLS
	EMF
17 DEC 2001	
COPIES TO:	ADC
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5227

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

LOCATION:
26, Felixstowe Close, Lower 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 and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5227 to enable the library staff to locate the correct information.
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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

15 November 2001

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5227

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2001/5227
26, Felixstowe Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5227**
26, Felixstowe Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5227

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2001/5227
26, Felixstowe Close, Lower Earley, Reading.
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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5227**
26, Felixstowe Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5227

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/5227
26, Felixstowe Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5227**
26, Felixstowe Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

* PRE-APPS ATTACHED *

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 NOV 2001
Officer: HP	Application No. F/2001/5227

Map No. 58 Site 0.03
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 REAR EXTENSION

Location: 26 FELIXSTOWE ~~COURT~~ CLOSE

Parish: EARLEY Ward: L. Hungerford 15.11.01 B

Applicant: M PANTER

Fee (8) 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation s/s rear extn.	15.11	
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 : 15.11.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
~~Transco~~ ✓ : .....
Environment Agency 250m landfill Consultation Zone

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

HERITAGE BODIES

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

OTHERS:

Pre-app attached .....
.....
.....

NEIGHBOURS:

S/N + see map .....
.....
.....
.....
.....
.....
.....
.....
.....

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

06.NOV.2001 * 3227

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . M & L. PANTER . . . . . .

Date . . . 5/11/01 . . . . . .

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

MASTER CARD FOR
FELIXSTOWE CLOSE

ADDRESS Area "G" MILL GREEN

PARISH ~~WOODLEY~~ EARLEY 1.4.86

PLOT No. 74 - 85 63,65 26 - 29, 33 - 37, & 41 - 43.

ORD. SHEET No. SU7471. (58

BUILDER BARRATT.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1765/73	J a Pye	O/A Res Dev 18 Y Acres	13. 6. 74	N/A Ref
01945	" " & Others	" " " 830 "	app according to Mins	
04546	" & Mandry	Res Dev & Commercial	2. 3. 76	N/A Re
06830-1-2	Bovis	Roads etc	25. 8. 77	N/A C/A
07235	"	" "	24 11. 77	N/A C/A
07295		Rd to all phases.	15. 12. 77	N/A C/A
09399	Barratt	90 Houses & garages	14. 12. 78	N/A Ref
10038	"	92 " "	15 2. 79	N/A Ref
10251	"	62 " "	15 3 79	N/A Re
BR 11811	"	85 " "	21. 9 79	app N
11298	"	" "	2 8 78	N/A C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

26 FELIXSTOWE CLOSE

ADDRESS

PARISH ~~WOODLEY~~ EARLEY 1.4.86

PLOT No. 65 Lower Earley Area G

ORD. SHEET No. SU7471 5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11298	Barrett	Det house & garage	2. 8. 78	N/A C/A
BR 11811	"	" "	21. 9. 79	app C/A
BRA 2748	MR & MRS. W GRABIN	BEDROOM OVER GARAGE	27-2-84	app

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

06.NOV.2001* 5227

1.	APPLICANT'S NAME	M. & L. PANTER
	ADDRESS	26 FELIXSTOWE COURT, LOWER EARLEY, READING
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	A. BARRAS
	ADDRESS	61 PEMBERTON GARDENS CALCOT, READING, BERKS
	POST CODE	RG31 7DY PHONE 0118 9613767
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	26 FELIXSTOWE COURT LOWER EARLEY, READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TWO STOREY SIDE, SINGLE STOREY REAR EXTENSIONS, CREATING NEW GARAGE AND INCREASING MAIN BEDROOM WIDTH
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0267 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	O.S. SITE/LOCATION PLAN AA-16/PP-01, PP-02, PP-03, PP-04

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐		
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

ROOF TILES, BRICKWORK, RAINWATER GOODS, WINDOWS & DOORS ALL TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/~~NO~~ If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED M Barras ON BEHALF OF M & L PANTER DATE 5th November 2001

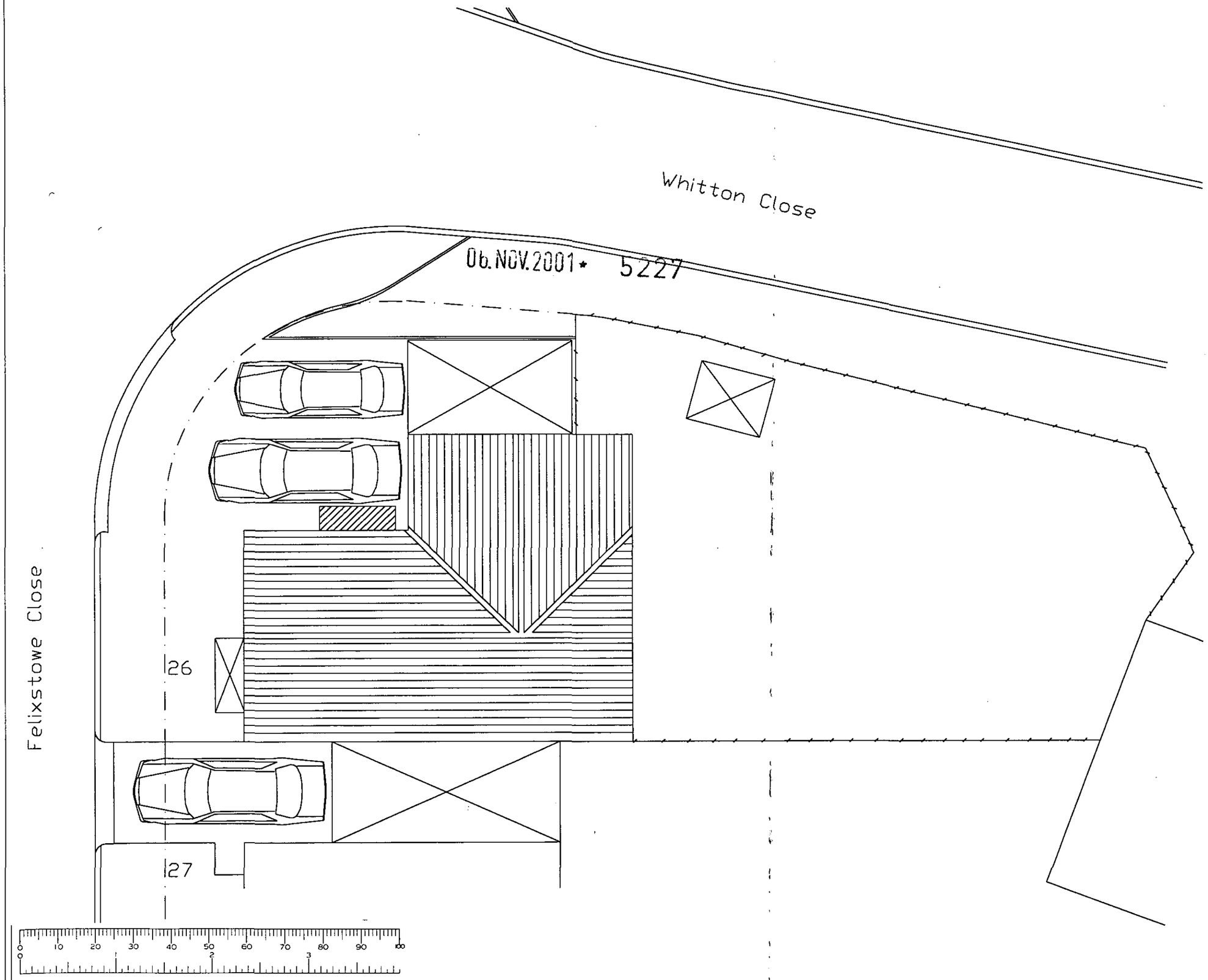
Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

Contractors must verify all dimensions at the site before setting out, commencing work, or making any shop drawings.

No.	Revision	Date	Initial

06.NOV.2001 ★ 5227

06.NOV.2001 ★ 5227



Job:
26 Felixstowe Close,
Lower Earley, Reading
for M & L Panter

Drawing Title
Site Layout
As Existing

Project No. AA-16

Drawing No. PP-01

Revision

Scale 1 : 100

Drawn by Art.

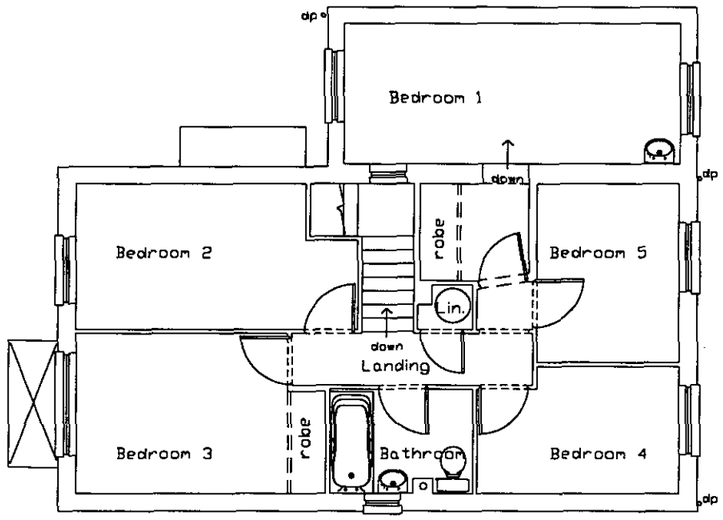
Date Sep't 01

ART ASSOC. - Architectural Services
61 Pemberton Gardens,
Calcot, Reading. RG31 7DY
Tel ; 0118 9613767

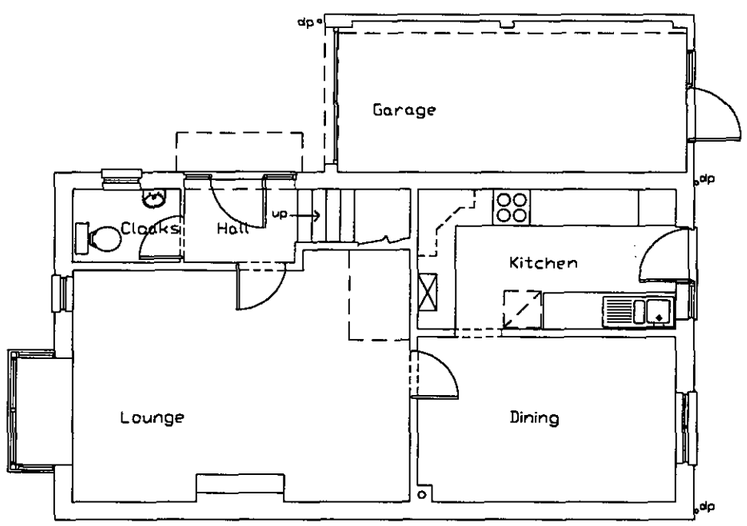
Contractors must verify all dimensions at the site before setting out, commencing work, or making any shop drawings.

No.	Revision	Date	Initial

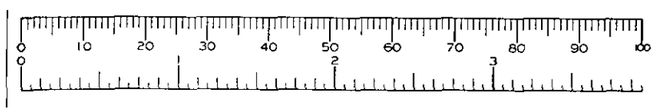
06.NOV.2001* 5227



First Floor

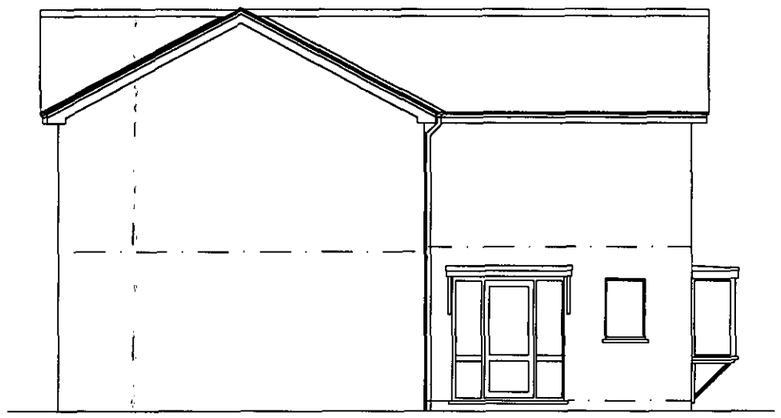


Ground Floor





Front Elevation



Side Elevation



Rear Elevation

Job
26 Felixstowe Close,
Lower Earley, Reading
for M & L Panter

Drawing Title
Plans & Elevations
As Existing

Project No. AA-16 | Drawing No. PP-02 | Revision

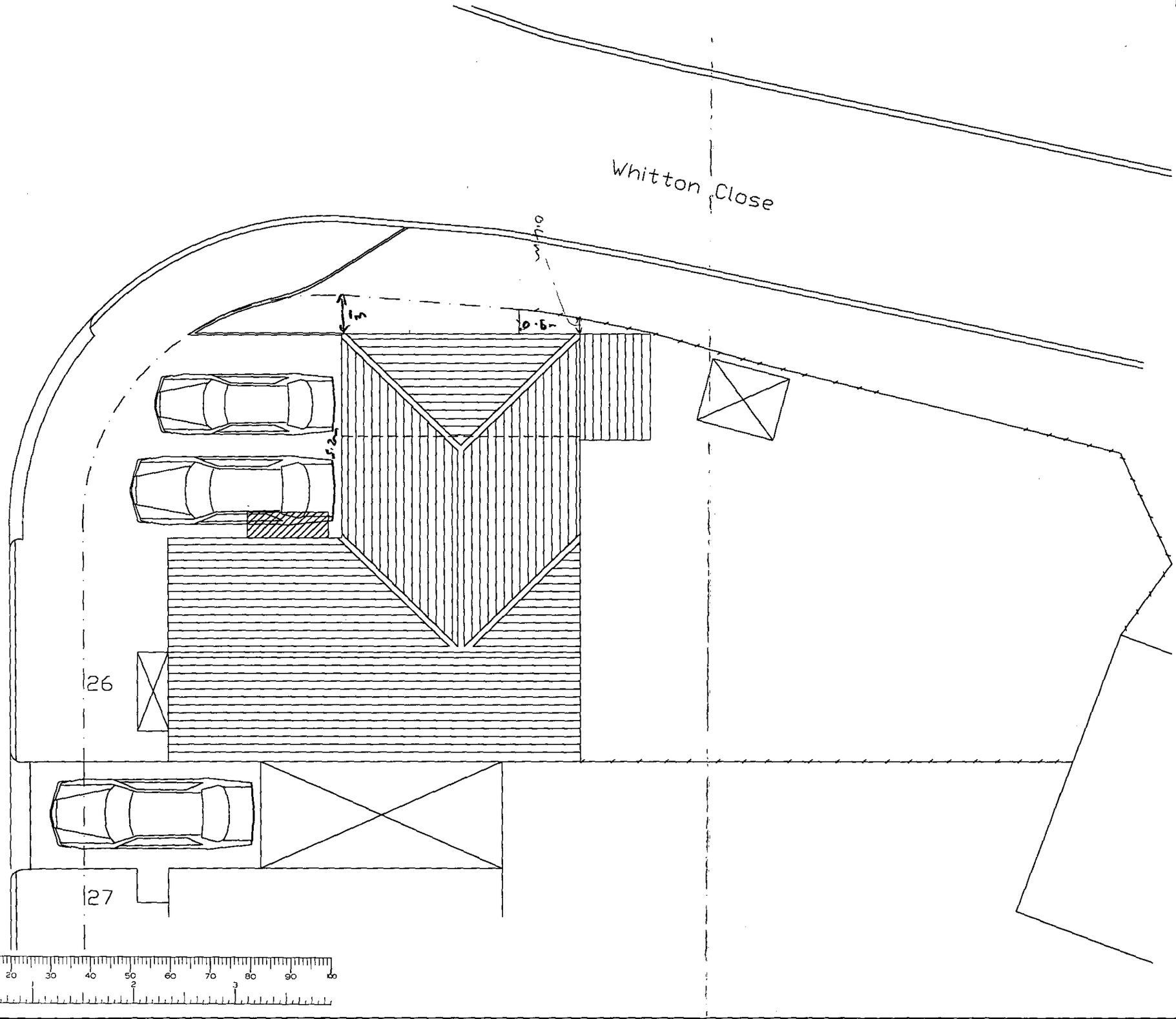
Scale 1 : 100 | Drawn by Art. | Date Sep't '01

ART ASSOC. - Architectural Services
61 Pemberton Gardens,
Calcot, Reading. RG31 7DY
Tel ; 0118 9613767

Contractors must verify all dimensions at the site before setting out, commencing work, or making any shop drawings.

No.	Revision	Date	Initial

06.NOV.2001* 5227



Job
26 Felixstowe Close,
Lower Earley, Reading
for M & L Panter

Drawing Title
Site Layout
As Proposed

Project no AA-16 Drawing no PP-03 Revision

Scale 1 : 100 Drawn by Art. Date Sep't '01

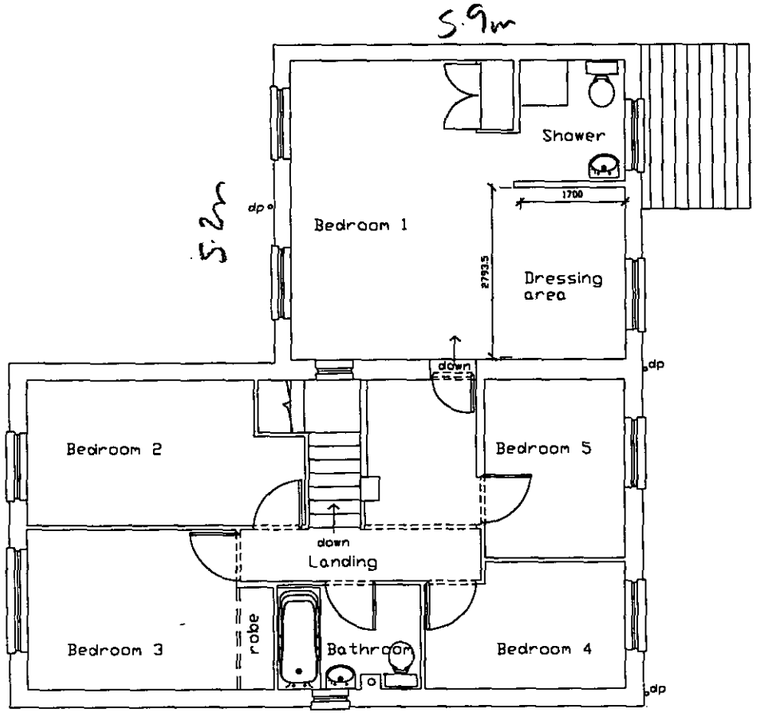
ART ASSOC. - Architectural Services
61 Pemberton Gardens,
Calcot, Reading. RG31 7DY
Tel ; 0118 9613767

13/9/02

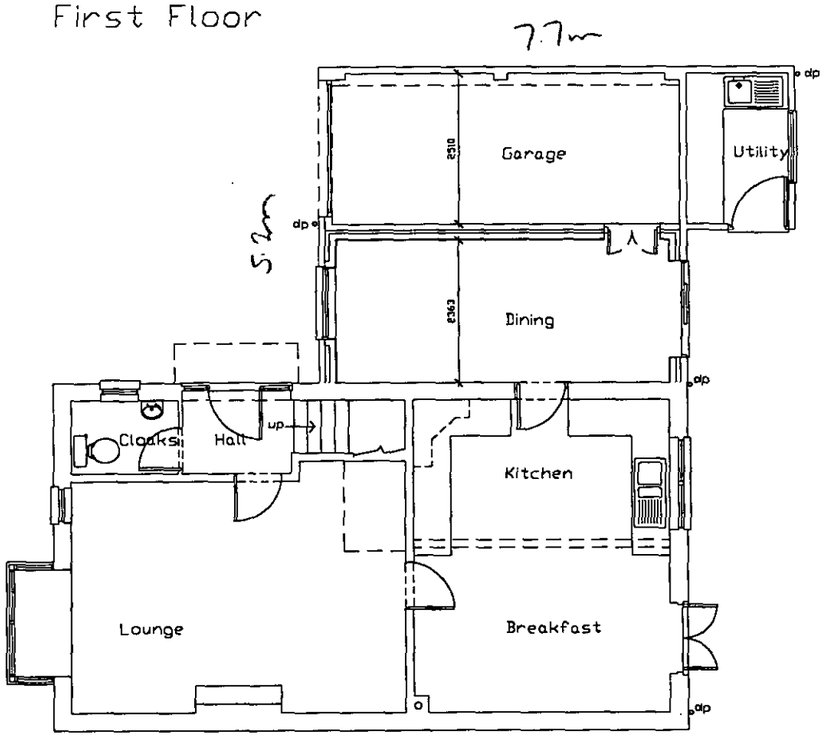
Contractors must verify all dimensions at the site before setting out, commencing work, or making any shop drawings.

No.	Revision	Date	Initial

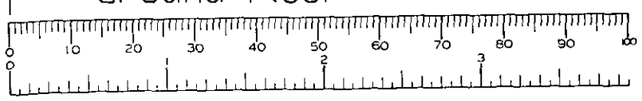
06.NOV.2001 * 5227



First Floor



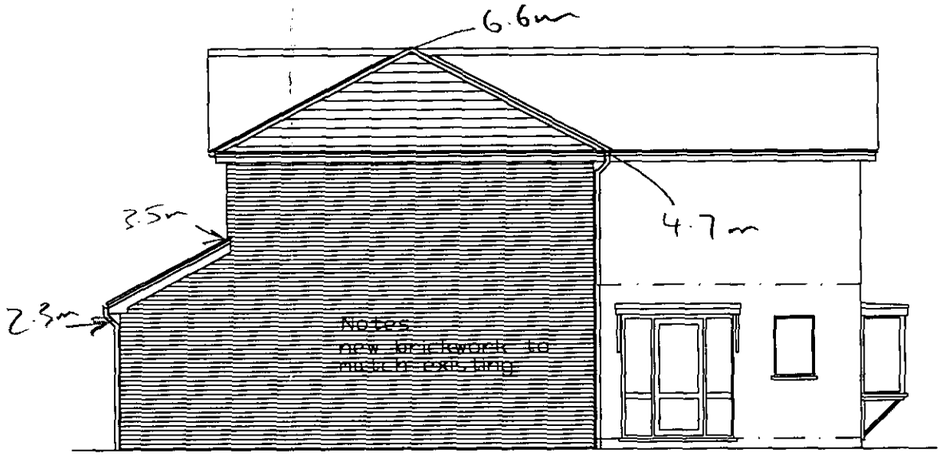
Ground Floor



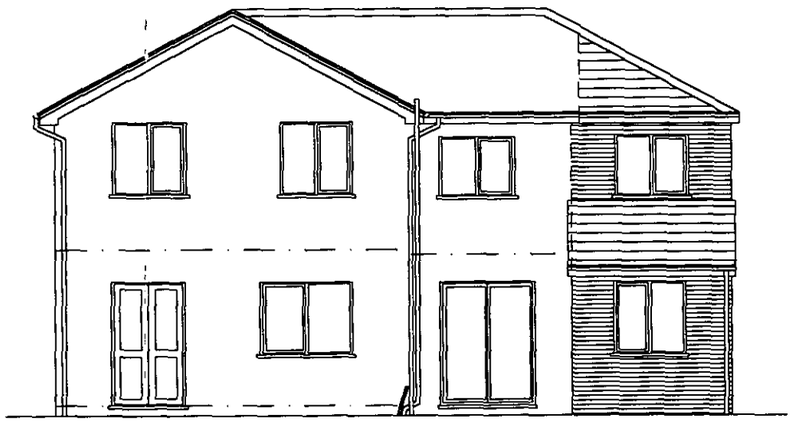
Note ;
cill heights to match existing



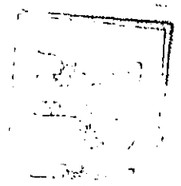
Front Elevation



Side Elevation



Rear Elevation



Finishes ;
All materials - roof, gutter, rwps, soffit, fascia, windows, brickwork, including features, to match existing

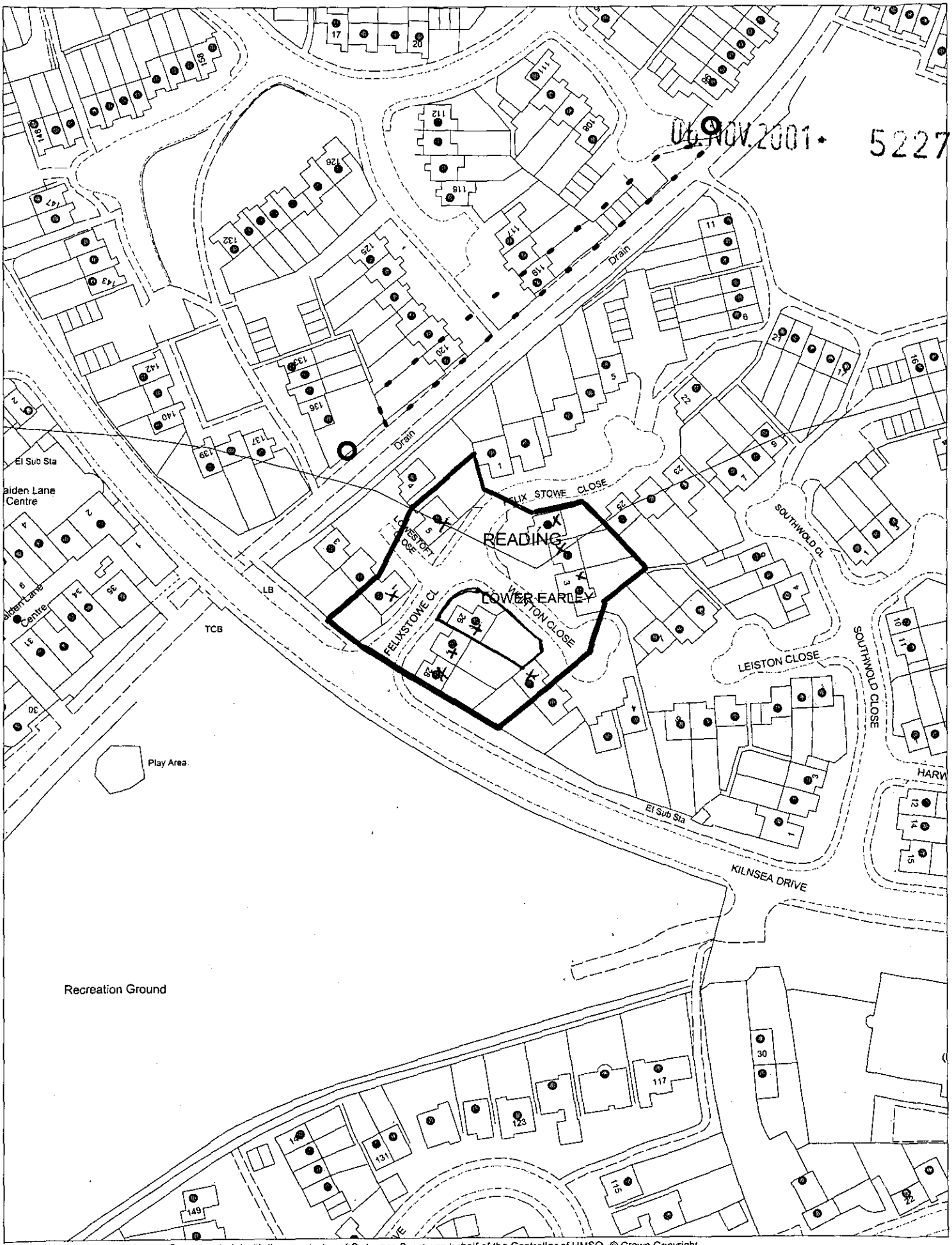
Job
26 Felixstowe Close,
Lower Earley, Reading
for M & L Panter

Drawing Title
Plans & Elevations
As Proposed

Project No AA-16 Drawing No PP-04 Revision

Scale 1 : 100 Drawn by Art. Date Sep't '01

ART ASSOC. - Architectural Services
61 Pemberton Gardens,
Calcot, Reading. RG31 7DY
Tel ; 0118 9613767



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Development Control Section, Environmental Services, Wokingham District Council.

14 November 2001

Scale: 1 : 1250

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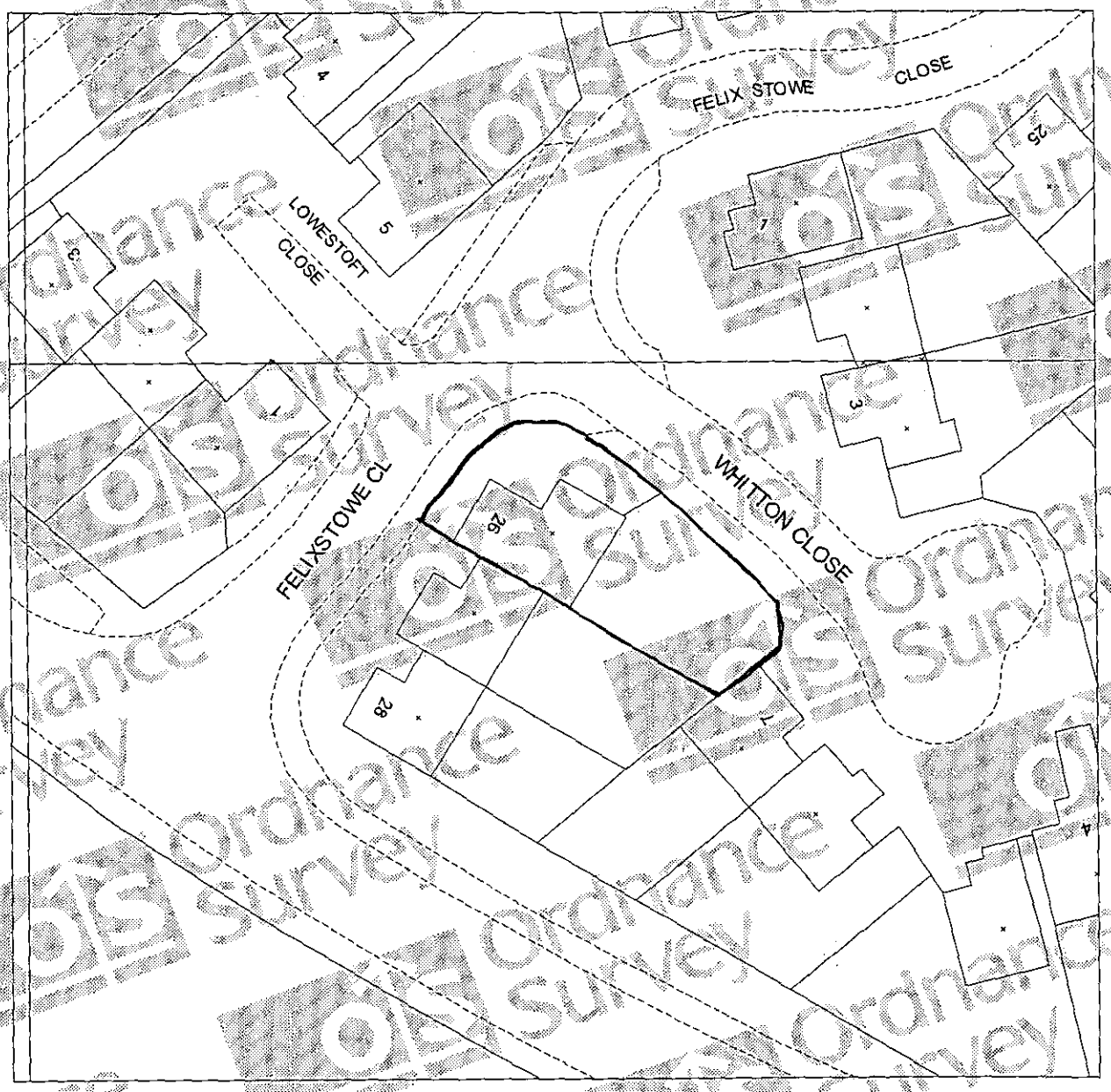
06.NOV.2001 • 5227

Siteplan®

1:500 Scale



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10 0 10 20 30

Metres

1 - 28 FELIXSTOWE CLOSE, LOWER EARLEY
READING
RG6 3UE

Centre coordinates : 475738mE 170486mN

National Grid sheet reference at centre of this Siteplan: SU7570SE.

Supplied by : Blackwell's Reading
Serial Number : 379

Ordnance Survey

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KALAMAZOO 10378923 v