APPLICATION NO:
F/2001/5308

LOCATION:
111 Anderson Avenue, Earley Reading.

APPLICANT:
Mr & Mrs Barlthrop C/O Countryside Designs

PROPOSAL: Listing letter expires 24/12
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **20/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2002

CASE OFFICER: **Phillip Taylor**

REFUSED

422

01

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Barlthrop
C/O Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading
Berkshire RG31 6YB

Application Number: F/2001/5308

Parish: **EARLEY**

Location: **111, Anderson Avenue, 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 **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The proposed single storey extension, by virtue of its design, siting, bulk and massing would cause loss of light to a bedroom of No. 109 Anderson Avenue to the detriment of the amenity of the occupier. As such, it is therefore contrary to policy LD3 of the Berkshire Structure Plan, policy LBE5 of the Loddon Area Local Plan and to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative
1. You are invited to discuss with officers a revised scheme whereby the reason for refusal may be overcome.

Anna Cronin
Head of Planning & Transportation
Date: 13/02/2002

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5308

Applicant : Mr & Mrs Barlthrop C/O Countryside Designs.

Location : 111, Anderson Avenue, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	~~28/11/01~~

Date of Neighbour Notifications : .....

Date of Site Visit : 28/11/01

Date Registered : 19/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application will have expired on: 14/01/2002. 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 :

Earley Town Council – No objection

Transco – no comment

Planning Issues :

1) Impact upon Neighbouring Properties
2) Impact upon Character of the area

Application Number: F/2001/5308- 111, Anderson Avenue, Earley

Appraisal

Development

A single storey rear extension to provide a relocated bedroom and a lounge area.

The site is a detached bungalow with a detached garage set back from the dwelling. The road is a dead end with a mixture of bungalows, chalets and detached properties. The adjacent property (No. 109) is staggered back while the other neighbouring property (No. 113) is staggered forward. The boundary between No 109 is the garage and a 1.0m fence with 0.7m of trellising and foliage above. The fence would be the only screening for the proposed extension and at present can be seen through easily, On the other side of the dwelling the garage of No. 113 would screen the proposed new extension from them.
Windows are proposed for the rear elevation, glazed patio doors and a bedroom window. On the side elevation, an en-suite window is proposed.

The dwelling is located within the identified settlement of Earley.

1. Impact upon neighbouring properties

The proposed single storey extension would be along although set away from the boundary by the 3.0m driveway. There is a further gap of 1.0m between No.109 and the fence. There is a proposed window in the en-suite, which would be almost in line with a ground floor lounge window of No.109. The fence here is half trellice and very easy to see through and to allow light to pass through but is a poor screen for the extension.

The roof is hipped but extends to the ridge. It has large mass despite being pitched away from the boundary of No. 109. For No. 113 their garage is a screen to the extension but a new chimney is proposed for the Lounge fireplace. This chimney would be 5.0m and 0.7m wide, it wouldn't extend above ridge height. There are no proposed windows on this elevation.

The extension does not comply with council day-lighting standards. There is a bedroom window in the side elevation of No.109, which is the only light source for this room. The roof of the extension breaches the 25 degree line plotted from the centre of this window. This warrants refusal of the proposal.

There have been no objections from the neighbours.

2. Impact upon the character of the area

The extension is to the rear of the bungalow and is screened from the highway by 1.7m fencing. The building plot is also sufficiently screened, with hedging and 1.7m fencing to other properties at the rear.

Both neighbours have had extensions approved in the past, No.109 adding a single storey rear extension in 1990 and No.113 converting roof space and adding dormer windows. These additions have been well executed with no obvious detrimental impact upon the character of the area.

Exterior materials are to match those existing.

√ Refusal

Application Number : F/20001/5308 – 111 Anderson Avenue, Earley

Reasons for Refusal

Reasons for Refusal:	
	The proposed single storey extension, by virtue of its design, siting, bulk and massing would cause loss of light to a bedroom of No.109 Anderson Avenue to the detriment of the amenity of the occupier. As such, it is therefore, contrary to policy LD3 of the Berkshire Structure Plan, policy LBE5 of the Loddon Area Local Plan and policy WBE1 of the Wokingham District Local Plan (deposit draft).
INFORMATIVE	You are invited to discuss with officers a revised scheme whereby the reason for refusal maybe overcome.

13.02.02

RECORD OF SITE VISIT

SITE ADDRESS: 111 Anderson Avenue Earley Reading.

APPLICATION NUMBER: F/2001/5308

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 28/11/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential; mixture of bldg types; bungalow semi-detached, chalet. Road dead end, overlooks A3290, Red brick base, rendered walls (yellow), x2 Dorma window GF. Red clay tiles. Staggered modern houses, simple extension in area - Dorian rear flat roof

3. DESCRIPTION OF SITE/BUILDING 3 bedroom bungalow Garage x1, off road parking for x cars.

4. RELATIONSHIP TO ADJOINING PROPERTIES Driveway to 'Dorian' 2.6m 6ft fence in line with '111' and 3ft fence + trellace (ivy) on outer boundary. Garage exists next to boundary of Dorian. new window screened only by trellace (lounge) window. No ext on neighbour East.

Dorian window not main light source have s. frag window

5. SITE CONSTRAINTS 5m extension large hipped roof - bulk?

TREES 1 scraggy bush

ACCESS/PARKING ? - long drive + garage ample parks.

LEVELS flat

BOUNDARY TREATMENT 6ft fence + ivy around perimeter

OTHERS N. boundary 6ft fence. no build for 21m.

chimney on east element in middle of extension rising __m above eves. With it be eyesome.

view from across road to side would be of roof + tiles

Appeal Decision

Site visit made on 29 July 2002.

by Roger Mather MA Dip Arch RIBA FRTPI (Rtd)

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
- 3 SEP 2002

Appeal Ref: APP/X0360/A/02/1087265
111 Anderson Avenue, Earley, Reading.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr. And Mrs. C. Barltrop against the decision of Wokingham District Council.
- The application ref: F/2001/5308, dated 15 November 2001, was refused by Notice dated 13 February 2002..
- The development proposed is a single storey rear extension to bungalow.

Summary of Decision: The appeal is allowed and planning permission granted subject to the conditions set out in the formal decision below.

Main Issue

1. I consider the main issue to be the effect of the proposal on the living conditions of the occupiers of the adjoining bungalow, with particular reference to retaining daylight to a bedroom window.

Development Plan and other Planning Policies

2. The development plan includes the Loddon Area Local Plan adopted in1995. Policy LBE5 includes a provision that proposals are expected to ensure good daylight penetration to new and existing development. A guide to good practice, Site Layout Planning for Daylight and Sunlight, written for the Building Research Establishment, includes advice on good practice to achieve adequate daylight within buildings. Development Control Guidelines include reference to this guide to test the impact of development on neighbouring properties

3. The draft Wokingham District Local Plan is at an advanced stage of preparation. The Inspectors Report on the local plan has been published but not yet considered by the Council. Policy WBE1 sets out the design considerations for assessing proposals in the local context. The Inspector's report on the local plan has recommended re-wording this policy to give clear guidance of what is expected in terms of design and sustainability. Accordingly, I attach less weight to the draft local plan than adopted policy.

Reasons

4. The appeal property is a modern detached bungalow set back at an angle from the road, parallel with 109 Anderson Avenue. Along the common boundary, 1.0 metre away

from the wall of the adjoining bungalow, a 1.8 metre timber and trellis fence partially obstructs views across the appeal property from the bedroom window of 109 Anderson Avenue. The proposed extension would extend 5.0 metres from the back wall of the appeal property to within 1.0 metre of the existing garage, approximately in line with the mid-point of the bedroom window. The window would be 4.250 metres away at its nearest point. The extension would have a hipped roof springing from a height of approximately 3.0 metres to an overall ridge height of 6.200 metres, to match the existing bungalow in height and roof design. After full consideration of the proposal on site my view is that the hipped roof design and the gap between the extension and the existing garage would still give potential for good daylight in the bedroom of 109 Anderson Avenue.

5. In my view it is important to ensure, pursuant to the relevant planning policies, that a large extension is designed to match the existing bungalow in height and roof shape and in these circumstances a degree of obstruction may be unavoidable. The proposal, measured strictly in accordance with the good practice guide, would breach the guideline by only 0.300 metres at its highest point. I do not consider that the proposal warrants a rigid application of the guidance because good natural light is only one of the factors that I noted on my visit. My view is that the proposal, by virtue of its hipped roof design and the gap between the end wall and the garage, would be low enough opposite the window to allow adequate natural daylight into the bedroom. I do not consider the proposals to conflict with any relevant local plan policies or the advice in PPG1 and they are thereby acceptable.

Conclusion

6. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Conditions

7. The Council has suggested a number of conditions. I have considered these suggested conditions in the context of Circular 11/95. Where appropriate I have altered the wording of the conditions to more closely accord with the Circular.

Formal Decision

8. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the construction of a single storey extension at 111 Anderson Avenue, Earley, Reading in accordance with the terms of application Ref: F/2001/5308, dated 15 November 2001, and the plans submitted therewith, subject to the following conditions:

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

    2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

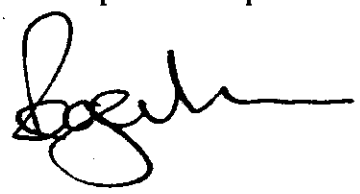
    3. Obscured glass shall be provided at all times in the windows of the extension, hereby permitted, facing 109 Anderson Avenue.

Information

9. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

10. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

11. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.



Roger Mather

INSPECTOR

REFUSED finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

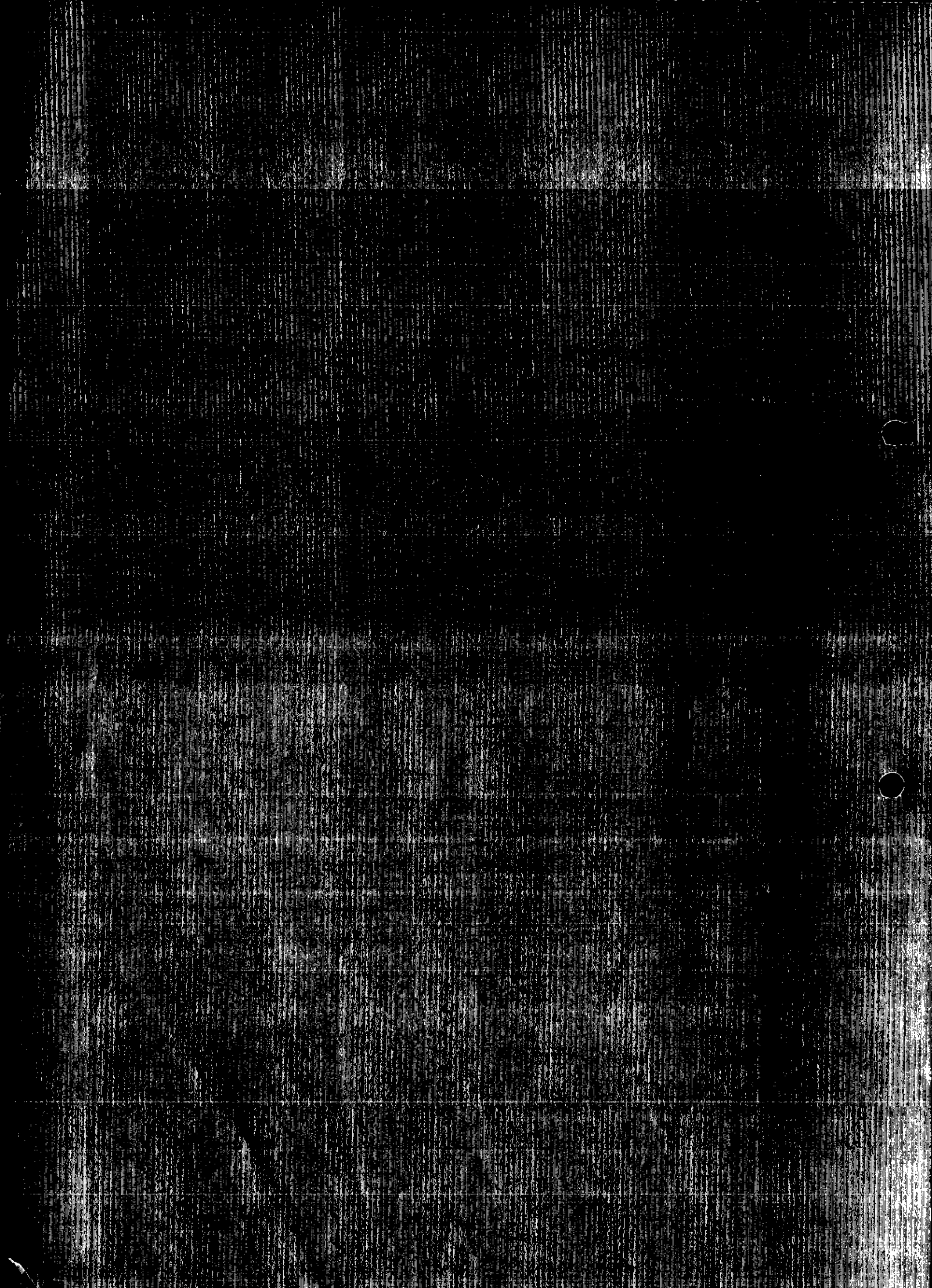
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5308	Phillip Taylor
BUILDING CONTROL NUMBER	FP 2001/2562 North	
~~APPLICANT~~/AGENT	Countryside Designs	
ADDRESS OF SITE	111 Anderson Avenue EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	13/2/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	19/3/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Phillip Taylor

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728701
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8701

58776 DG

COPIES TO
FILE

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5308

Our Ref: APP/X0360/A/02/1087265

Date: 17 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS C BARLTROP
SITE AT 111 ANDERSON AVENUE, EARLEY, READING

I am writing to inform you that the Inspector appointed by the Secretary of State to determine the above appeal is

Mr Roger Mather MA DipArch RIBA FRTPI(Rtd)

The Inspector will visit the appeal site at 11:15 on 29 July 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully



Miss Emily Pears

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5308

Our Ref: APP/X0360/A/02/1087265

Date: 10 June 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS C BARLTROP
SITE AT 111 ANDERSON AVENUE, EARLEY, READING

57358

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

PLANNING SERVICES UNIT

POL	TLS
DC	ENF
APP	
CS DG	
11 JUN 2002	
COPIES TO	LTK
	PMK

Yours faithfully

Mrs M Pocock

217L(BPR)



Countryside Designs

BUILDING AND LANDSCAPE DESIGN CONSULTANTS

George Cottage
Eastfield Lane
Whitchurch on Thames
Oxfordshire
RG8 7EJ
tel 0118 984 4996
mobile 07811 252850
Goring Office:
tel/fax 01491 875050

27 MAY 2002

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

24th May 2002

Your ref.: APP/X0360/A/02/1087265
Appeal by Mr & Mrs C Barltrop
Site at 111 Anderson Avenue, Earley, Reading.

Dear Sir/Madam

Further to your communication dated 23rd May received today which enclosed a copy of the LPA's statement relating to the above appeal, I would like to make the following point:-

CASE FOR THE LOCAL AUTHORITY.
LPA's statement ITEMS NO's . 4.07 and 5.1.

The LPA say that the window affected is in a bedroom, this is incorrect, it is in fact, as I stated in my appeal 'a secondary side window to the lounge,' the main lounge window being a bay at the front of the bungalow which is south facing.

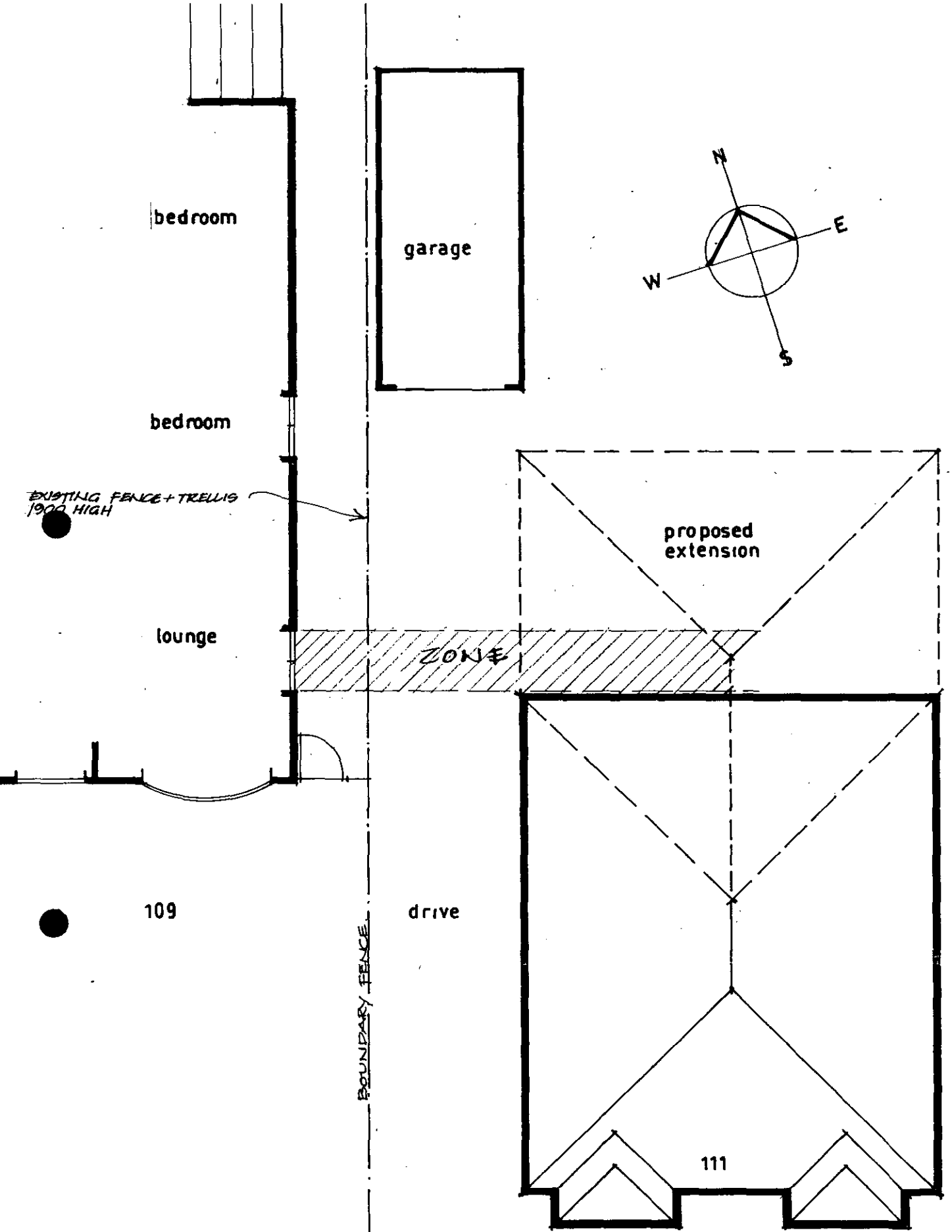
I have today checked this important detail on site with the neighbours at no. 109 and enclose a Relationship Layout Plan a) 1:100 scale for illustration purposes and to clear up any misunderstanding of the true situation.

This indisputable fact means that the LPA's argument regarding earley morning sunlight to bedrooms is completely erroneous in this instance.

I enclose herewith 2 copies of my letter and plan drg. No. 660-08 as requested.

Yours faithfully

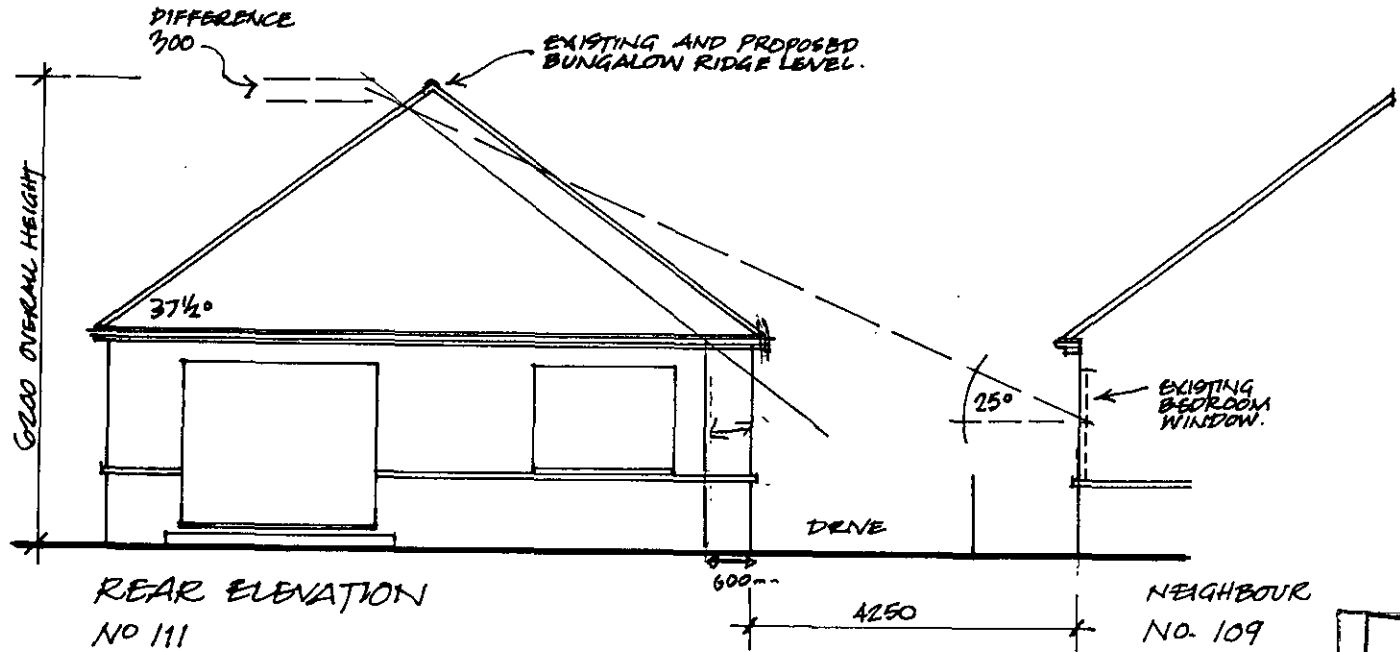
Leslie A Jones



RELATIONSHIP PLAN 109 to 111 ANDERSON AVE. EARLEY.

660-08

COUNTRYSIDE DESIGNS GEORGE COTTAGE, EASTFIELD LANE, WHITCHURCH ON THAMES, OXON, RG8 7EJ.



REAR ELEVATION
NO 111

NEIGHBOUR
NO. 109

REFUSED

HEIGHTS OF EXISTING BUILDING AS MEASURED: —

GROUND TO FLOOR LEVEL.	230
CEILING HEIGHT	2510
CEILING & JOISTS	110
UNDERSIDE OF RIDGE	3100
RIDGE BOARD	150
RIDGE TILE	100
TOTAL	6200 (overall height).

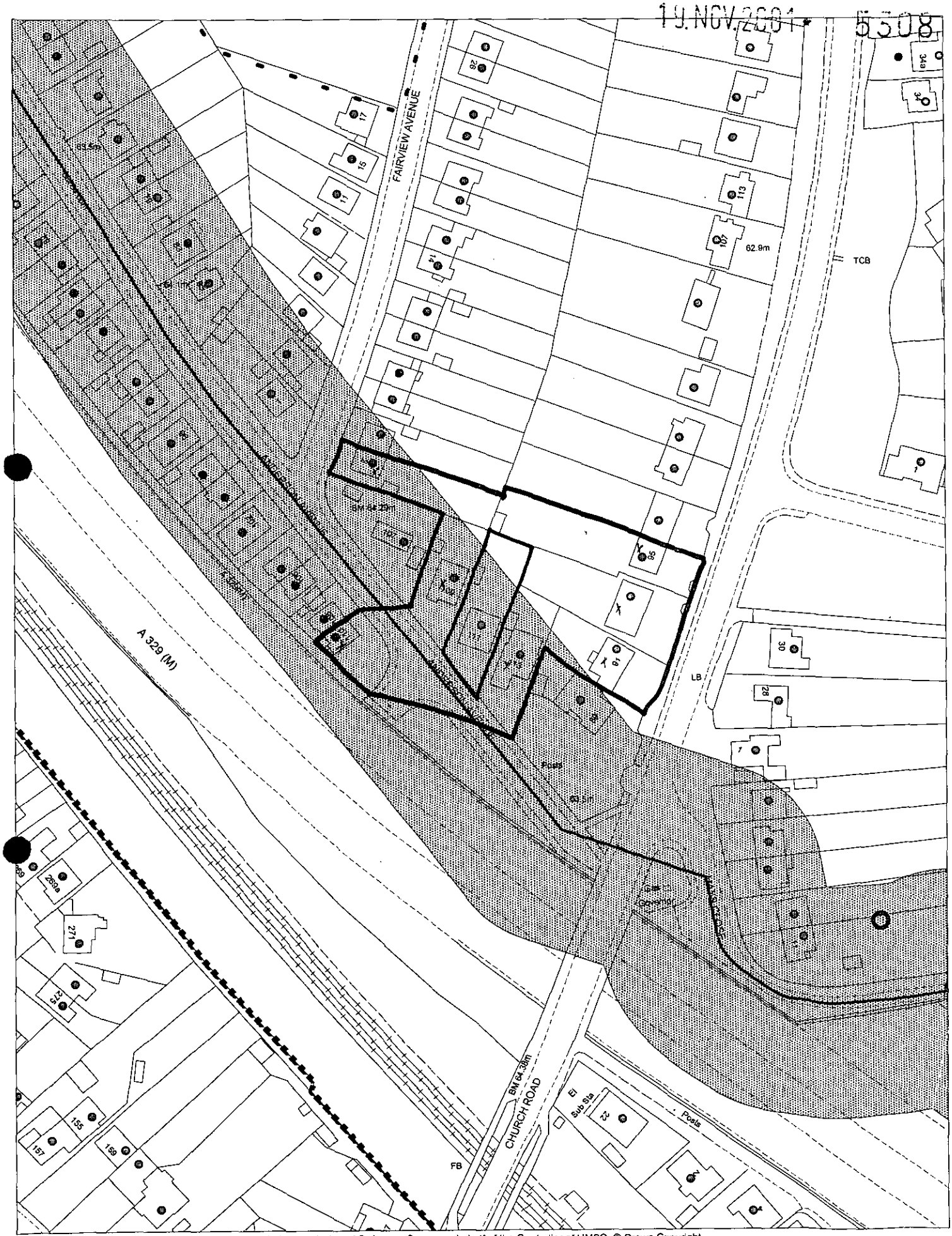
RELATIONSHIP BETWEEN
109 and 111 ANDERSON AVENUE. EARLEY.

660/04

SCALE 1:100 DATE 30th JAN. 2002

COUNTRYSIDE DESIGNS
THE ACORNS, LONG LANE, TILEHURST, READING, RG31GYB.
TEL: 0118 9416571 and 01491 875050.

19.NOV.2001



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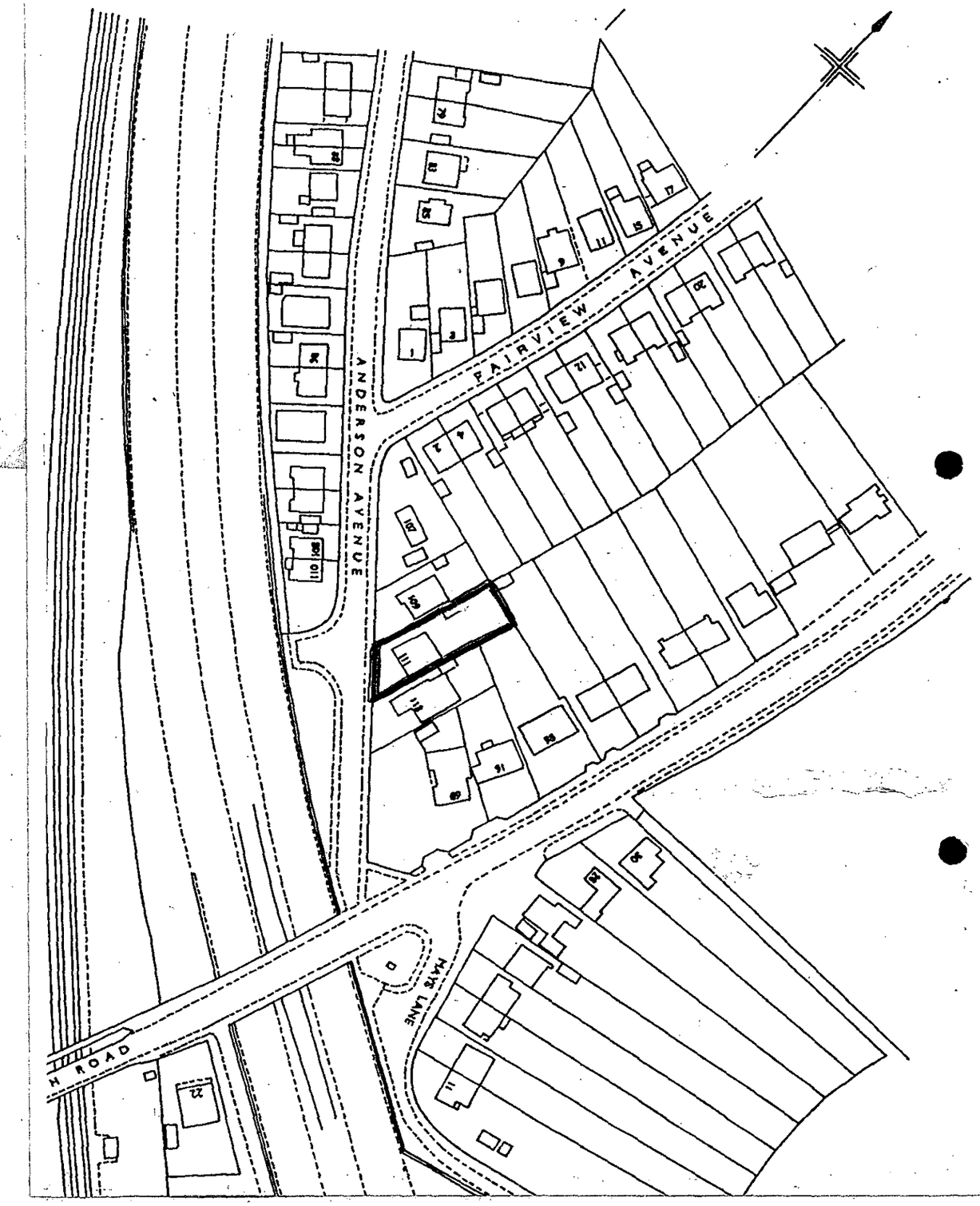
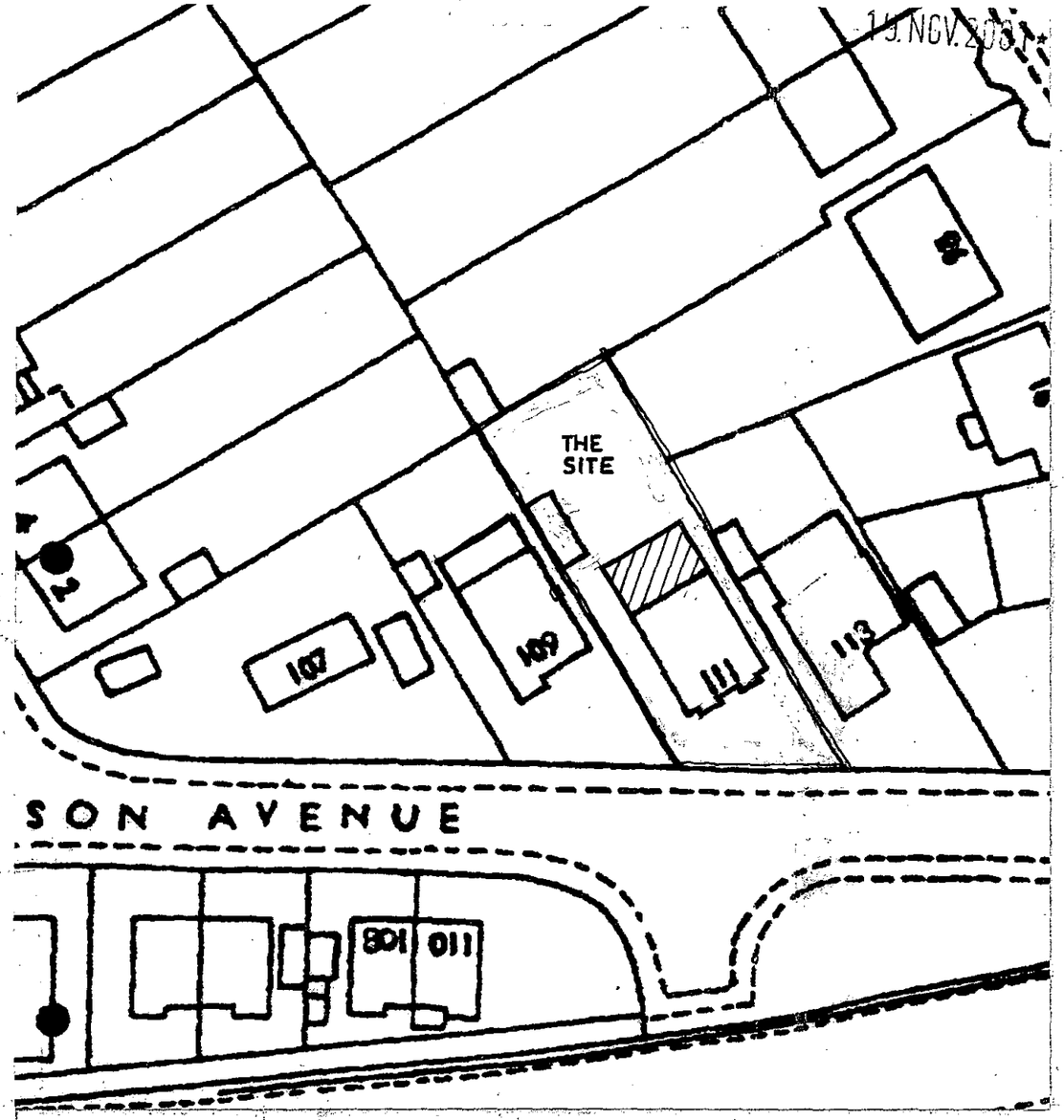
Development Control Section, Environmental Services, Wokingham District Council.
23 November 2001

Scale: 1 : 1250

N
W E
S



LOCATION PLAN 1:1250



SITE PLAN 1:500

15 NOV 2001

5308

PROPOSED EXTENSION
111 ANDERSON AVENUE, EARLEY, READING
For Mr & Mrs BARLTHROP date: 14/11/2001

Site + Location Plans **660-03**

Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading
Berks
RG31 6YB
tel/fax 0118 941 6571
mobile 07970 439713

Received by Wokingham District Council

Application No: F/2001/5308

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
111, Anderson Avenue, 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/2001/5308 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. 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

26 November 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 NOV 2001
Officer: PT	Application No. F 2001 5308

Map No. 40 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: 111 ANDERSON AVENUE

Parish: EARLEY Ward: Whitegates
26.11.01 -B.

Applicant: MR/MRS BARLTHROP

Fee (4) 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	FRONT ELEVATION TO SHOW NEW CHIMNEY.	26.11.	
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 : 26.11.01 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 .....

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

HERITAGE BODIES

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

OTHERS:

No pre-apps.....

.....

.....

NEIGHBOURS:

S/W + see map.....

.....

.....

.....

.....

.....

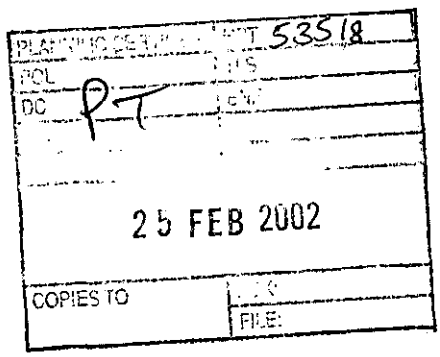
.....

.....

.....

DORIAN
109 Anderson Avenue
Earley
Reading
RG6 1HA

Ref F/2001/5308



21 February 2002

Phillip Taylor
Development Control Officer
Wokingham District Council
Planning Services
P O Box 157
WOKINGHAM
RG40 1WR

Dear Sir

Proposed extension to No 111 Anderson Avenue

As the owners and occupiers of No 109 Anderson Avenue we wish to record that we have no objections to the extension to No 111 Anderson Avenue as proposed by the plans submitted to you.

Yours faithfully

J A E Climpson (Mr)

O M Climpson (Mrs)

FROM: Phillip Taylor

DATE: 26 November 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5308

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 111, Anderson Avenue, Earley, Reading.

Applicant: Mr & Mrs Barlthrop C/O Countryside Designs.

Your observations are required in respect of this application **by 20/12/2001** .

NO OBJECTION

HPT
TLS
ENF

1 3 DEC 2001

COPIES TO:
ACK:
FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

19.NOV.2001 * 5308

Countryside Designs

BUILDING AND LANDSCAPE DESIGN CONSULTANTS

The Acorns
Long Lane
Tilehurst
Reading
Berks
RG31 6YB
tel/fax 0118 941 6571
mobile 07970 439713

GORING
OFFICE 01491 875050

15th November 2001.

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks.

Dear Sir/madam,

RE-PROPOSED SINGLE STOREY REAR EXTENSION at
111 ANDERSON AVENUE, EARLEY, READING. RG6 1HA.

please find attached herewith a Planning Application for a rear extension to the Bungalow together with drawings and cheque for £95.00 to cover your fee.

For information: -

- The Bungalow will still only remain 3 bedrooms.
- Both neighbouring Bungalows have had sizable rear extensions permitted.
- The rear garden area length will be 16 m. after the extension is built.
- All materials will match as much as possible.

I would be grateful if you could register this as quickly as possible and forward an acknowledgement and receipt.

In the meantime if you have any queries give me a call at my office.

Yours FaithFully

LESLIE A. JONES

Enc's:- 6 copies Planning form
6 copies of Drg. Nos. 660/02 (proposals)
" /03 (Site + location Plans)
1 cheque for £95-00.

2874

ADDRESS 111 ANDERSON AVENUE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7472 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

19.NOV.2001* 5508

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS C. BARLTHROP. 111 ANDERSON AVENUE, EARLEY READING. RG61HA.
	Agent's Name Address and postcode Phone number	COUNTRYSIDE DESIGNS THE ACORNS LONG LANE TILEHURST READING. RG316YB. 0118 9416571 and 01491 875050.
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.	111 ANDERSON AVENUE EARLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO BUNGALOW.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED FACING BRICK AND ROUGH CAST CEMENT RENDER TO MATCH EXTG. SMALL PLAIN ROOF TILES TO MATCH EXTG.
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: NIL
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs C. BARLTHROP

Date 15/11/2001

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