APPLICATION NO:
F/2000/1795

LOCATION:
93 Wilderness Road, Earley Reading.

APPLICANT:
T F Schofield C/O B D S Chartered Surveyors

PROPOSAL:
Proposed single storey front and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

T F Schofield
C/O B D S Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Berkshire
RG2 9AB

Application Number: F/2000/1795

Parish: **EARLEY**

Location: **93, Wilderness Road, Earley, Reading.**

Proposal: **Proposed single storey front and rear extensions to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 28/07/2000

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

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/1795

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 & Mrs Schofield
c/o BDS
Windward House
Hollow Lane
Shinfield
Berkshire
RG2 9AB

Dear Sirs

PLANNING PERMISSION F/2000/1795
SITE: 93 WILDERNESS ROAD, EARLEY

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 F/2000/1795 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 your client 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 faithfully

Andrew Thorley
Planning Assistant

Freehold

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1795	AT
BUILDING CONTROL NUMBER	FP 2000/1031 Alan.	
~~APPLICANT~~/AGENT	BDS Chartered Surveyors.	
ADDRESS OF SITE	93 Wilderness Road EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S front & rear exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	4972.00.2A	4972.00.2
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/2/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/9/00	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/1795

PROPOSAL:
Proposed single storey front and rear extensions to dwelling.

LOCATION:
93, 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)

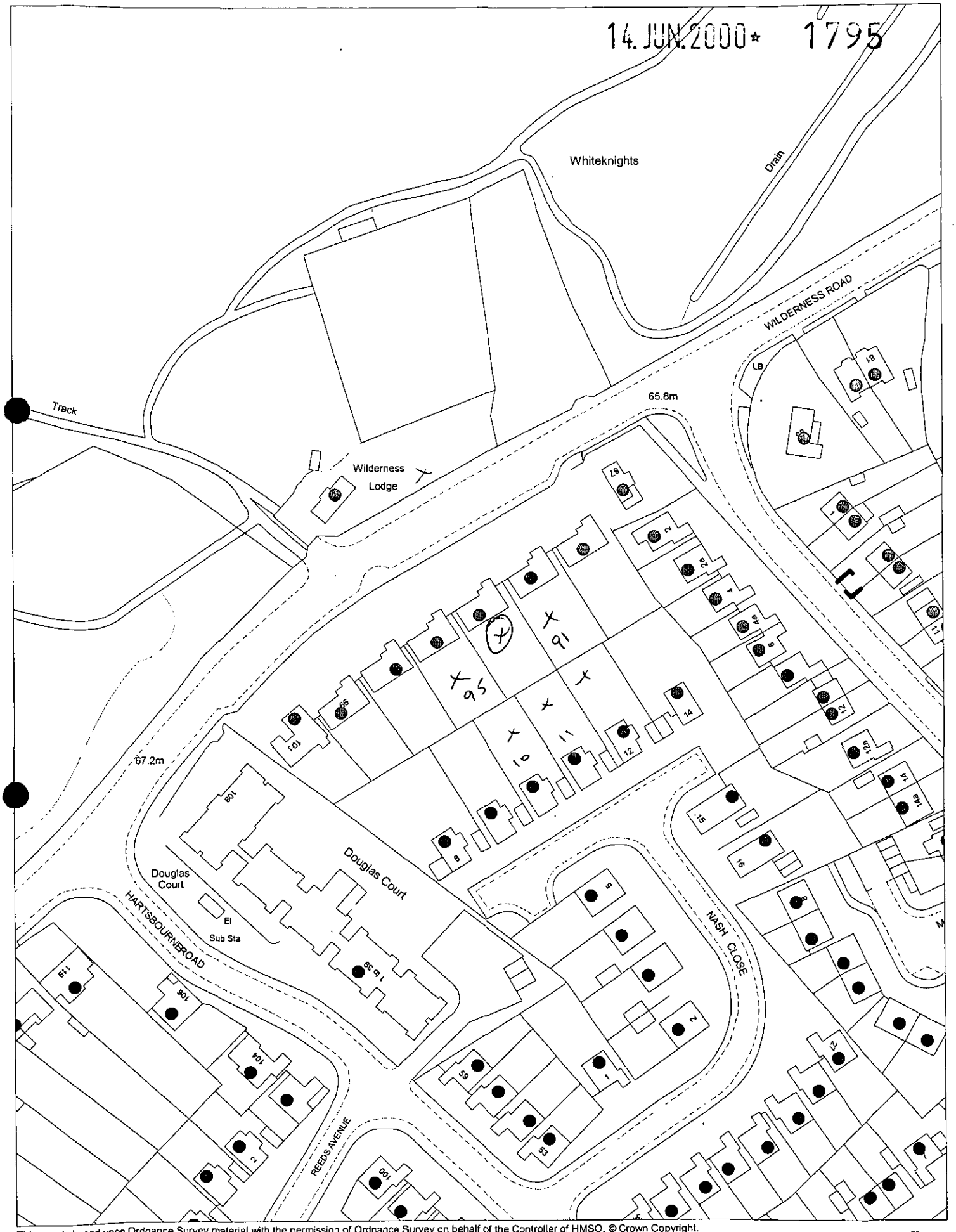
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/07/2000. Written comments submitted will become available for public inspection.

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

29 June 2000

14. JUN. 2000* 1795



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Development Control Section, Environmental Services, Wokingham District Council.
19 June 2000

Scale: 1 : 1250

N W E S

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1795

Applicant : T F Schofield C/O B D S Chartered Surveyors.

Location : 93, Wilderness Road, Earley, Reading.
Proposal : Proposed single storey front and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/7/2000

Date of Neighbour Notifications : Yes

Date of Site Visit : 11/7/2000

Date Registered : 14/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 09/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Neighbours : None received.

Parish/Town Council : No Objection

District Councillor Kelly : No Objection (see note)

Planning Issues : (Identified Settlement)

1) Impact on ~~street scene~~ neighbours

2) Impact on street scene / visual amenity of the area.

27/07/2000

Application Number: F/2000/1795

Appraisal:

1) Impact on neighbouring properties

The proposal is for single storey front and rear extensions to a 2 storey detached house.

The front extension will form a porch area. It will fill in the gap between the external walls of the shower room and dining room. It will be 3.4 metres wide and protrude from the existing front hallway by 2.6 metres. The existing flat roof over the shower room will be extended over the new porch area with an eaves height of 2.9 metres approximately.

The rear extension will form an extension to the kitchen area. It will be 4.15 metres wide and project from the rear elevation by 2.4 metres in line with the existing conservatory. To be constructed with brick and to have a lean to pitched roof with an eaves height of 2.6 metres and a ridge height of 3.5 metres. The new window in the rear elevation will not cause any overlooking to neighbouring properties. The entire rear garden is bounded with a 1.8 metre high enclosure.

No. 95, to the west, 2 storey detached neighbour, due to the position and distance away the occupants of this property will not be affected – no adverse impact.

No. 91, to the east, 2 storey detached neighbour, set 1.5 metres away from the boundary behind a 1.8 metre high brick wall and fence. Extended to the rear with a single storey, flat roof extension. Whilst proposed rear extension would project beyond rear elevation by 2.4 metres the extension of No. 91, projects a further 0.7 metres, no windows in flank elevation. It is considered that the occupants of this property will not be overlooked or that the proposal will be overbearing.

Due to the long garden, the properties at the rear will not be affected - no adverse impact.

2) Impact on street scene /visual impact.

Materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Application Number F/2000/1795
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

RECORD OF SITE VISIT

SITE ADDRESS: 93 Wilderness Road
Earley Reading.

APPLICATION NUMBER: F/2000/1795

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post in front lawn

2. DESCRIPTION OF SURROUNDINGS
Detached period Wilderness Lodge directly opposite, open ground and woodlands area.
2 storey, Row of 7 No of similar design houses, 1960's dev.
Residential, detached houses, double integral garages, adjacent busy main road. (near university)

3. DESCRIPTION OF SITE/BUILDING
2 storey detached house, extended / altered greatly.
Yellow rustic brick / black brick, white UPVC windows + doors, yellow painted cladding at first floor level, white fascia + grey guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Row of 7 No detached houses
Refer to location / block plan
(Properties at rear over 40m away)

5. SITE CONSTRAINTS
TREES — 3 No mature trees in rear garden not affected
— large silver birch tree at front, garden
ACCESS/PARKING — As existing at front on driveway / space for 2 cars, garage previously converted to utility room.
LEVELS — No change
BOUNDARY TREATMENT — No. 91, 1.8m high brick wall + fence extended to rear with a single storey ext (extends by 3.1 metres) flat roof
OTHERS — No. 95, 1.8 to 2m high ob fence.
not affected by proposal.

re No. 91 no windows in flank elevation, no overlooking.

Nb Front porch will be in keeping, no impact on streetscene.

— Rear boundary 1.8m ob fence + hedging enclosed rear garden.

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

Tel: 0118 974 6441

Date: **29 June 2000**

My ref: F/2000/1795

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/2000/1795
93, Wilderness Road, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: ***F/2000/1795***
93, Wilderness Road, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6441

Date: **29 June 2000**

My ref: F/2000/1795

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1795**
93, Wilderness Road, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.
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 6441

Date: **29 June 2000**

My ref: F/2000/1795

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1795
93, Wilderness Road, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1795**
93, Wilderness Road, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 JUN 2000	
Officer: AT	Application No. F/2000/1795

Map No. 52 **Site** ...0:00...
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING

Location: 93 WILDERNESS ROAD

Parish: EARLEY Ward: Redhatch 29.6.2000. 30/6

Applicant: T SCHOFIELD

Fee Received 95-00 (4) 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	Agricultural declared		
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 : 29.6.2000 ✓30/6

Parish Council Informed - YES / NO ✓30/6

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

Nos. pre-apps. .....
.....
.....

NEIGHBOURS:

SIN+ 91, 95 + Wilderness Lodge - Wilderness Rd. .....
10, 11 + 12 Nash Close. ✓30/6 .....
.....
.....
.....
.....
.....
.....

Rec'd 1.30pm 27.7.00

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1795**

93, Wilderness Road, Earley, Reading.

Proposed single storey front and rear extensions to dwelling.

~~I wish this application to be listed should the officers recommendation be for~~ n/a

~~and my reason(s) are~~ please contact me

Signed: [signature]

Councillor Rolls

Date: 26/7/00

FROM: Andrew Thorley

DATE: 29 June 2000

DELIVERED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1795

Proposal: Proposed single storey front and rear extensions to dwelling.

Site Address: 93, Wilderness Road, Earley, Reading.

Applicant: T F Schofield C/O B D S Chartered Surveyors.

0 3 JUL 2000
Earley Council

Your observations are required in respect of this application **by 24/07/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

ADDRESS 93 WILDERNESS ROAD PARISH EARLEY

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

BUILDER E. E. Reed & Co. Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
189/63	E.E. Reed & Co. Ltd	Layout.	2.1.64	N/A. C/
PD/64/64	"	Roads, sewers etc.	20.2.64	App. N/
156/64	" Revised Plan	Detached House	3.9.64	App. C/K
PD/643/68	Mr. R.E. Baswell	Addition to Study	2.1.69	App. N/A
PD/804/71	"	Ext. & Convers^n of garage	30.12.71	App N/A
BRA 9262	Mr. T. Schonkind	Ne Ht.	17.7.90	App
42811	"	2/St. & 5/St. Hts.	23.6.94	C/A
FP 94/2785	"	"	19.8.94	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ENVIRONMENTAL SERVICES

14. JUN. 2000* 1795

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:			
1	YOUR NAME	**T F SCHOFIELD**			
	ADDRESS	**93 WILDERNESS ROAD**			
		EARLEY			
		READING			
	POST CODE	**RG6 5RE**	TEL.NO.		
2	AGENT'S NAME	**BDS Chartered Surveyors**			
	ADDRESS	**Windward House,**			
		Hollow Lane,			
		Shinfield			
		Reading			
	POST CODE	**RG2 9AB**	TEL.NO.	**0118 988 4477**	
3	SITE LOCATION	**93 WILDERNESS ROAD**			
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**EARLEY**			
		READING			
		RG6 5RE			
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**TWO SINGLE STOREY EXTENSIONS**			
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**NO**			
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**BRICK TYPES TO MATCH EXISTING**			
		TILES TO MATCH EXISTING			
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.	**NO**			
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**			

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 3	Proposed: 3
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the *plans*	**YES**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

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

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 (a) of any part of the land to which the application relates;

* ~~None of the land forms part of an agricultural holding~~ STET ✓

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

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

SIGNED M. Pounds ON BEHALF OF **T F SCHOFIELD**

DATE **09.06.00**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐