SYSTEMS LTD

APPLICATION NO:
F/2000/1751

LOCATION:
16 Lambourne Gardens, Earley Reading.

APPLICANT:
Mr Forster C/O John R Hall

PROPOSAL:
Proposed single storey rear extension to dwelling and side extension to form conservatory

EARLIEST DATE FOR DECISION: **17/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Forster
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross, Reading
Berkshire
RG7 1AX

Application Number: F/2000/1751

Parish: **EARLEY**

Location: **16, Lambourne Gardens, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling and *side extension to form conservatory***

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

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.

Informative
1. You are advised to contact Railtrack (Outdoor Party Engineer (West), Railtrack Southern, CP2-2-H, Waterloo Station, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

Informative
2. 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 Policies OS1 and EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WBE2.

John Mitchell
Development Control Manager
Date: 02/11/2000

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

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1751 JM
BUILDING CONTROL NUMBER	FP 2000/0816 Panel.
APPLICANT/AGENT	John R. Hall.
ADDRESS OF SITE	16. Lambourne Gardens EARLEY.
DESCRIPTION OF PROPOSED WORK	S/S side ext (conservatory) + S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1626	PBC/1626
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/11/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/11/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/1751
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C014	R014	
3			
		N14	
			BSP
			OS1, EN1,
			LALP
			LTV1, LBE1, LBE2
			LDLP
			LOS2, LOS3, LBE1, LBE2

John Murray
2/11/00

RECORD OF SITE VISIT

SITE ADDRESS: 16 Lambourne Gardens Earley Reading.

APPLICATION NUMBER: F/2000/1751

OFFICER: Joss Miller

DATE OF SITE VISIT: 8/7

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary.

2. DESCRIPTION OF SURROUNDINGS

Terrace & semi-d houses.

3. DESCRIPTION OF SITE/BUILDING

Terraced house of brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

15. 1.8m fence - levels.

17. 1.8m fence and small shed same height. Kitchen window approx 1.2m from boundary approx 100mm from boundary. (17 has an extension on other side of window approx 3m deep) with glazed roof.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING \

LEVELS ground slopes up approx .4m towards neighbour.

BOUNDARY TREATMENT See above.

OTHERS

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1751

Applicant : Mr Forster C/O John R Hall.

Location : 16, Lambourne Gardens, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling and side extension to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		3/7

Date of Neighbour Notifications : 23/6/00

Date of Site Visit : 3/7

Date Registered : 14/06/2000

Earliest Date for Decision : 17/07/2000

Latest Consultation Date/Site Notice Expiry Date : 17/07/2000

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 :
Railtrack – Conditions
Earley TC – No objections

Planning Issues :
Effect on street scene & neighbouring properties WR&I.
Identified settlement

Application Number: F/2000/1751

Appraisal :

This application is for a single storey side & rear extension.

Neighbours.
No 17 has a kitchen window on the boundary between the applicant and 17. There is an extension approx. 5m deep with a clear corrugated roof on the boundary to 17. The rear extension has a width of 5.6m a depth of 3.7m an eaves height of 2.4m and a ridge height of 3.7m. It is sited to the west of 17 on the boundary There is also a 1.8m timber fence. Although there will be some degree of loss of sunlight and overbearing issues, they are not considered to be sufficient to warrant a refusal.
The conservatory has a width of 4.4m a depth of 4.4m an eaves height of 2.3m and a ridge height of 3.1m. It is 1m from the boundary at the nearest point and is set at a 45° angle to the boundary and there is a 1.5m fence on the boundary. The ground level has an incline of approx 0.4m towards no 15. This neighbour is approx. 4m from the proposal. It is considered a sufficient for any impact regarding overbearing, overshadowing and privacy issues to be minimised. All other neighbours are a sufficient distance for any impact to be minimised.
Street scene.
The rear extension is obscured from the street scene by the main footprint of the dwelling. The conservatory is of a modest size and a light structure and, therefore, any impact on the street scene will be minimised.

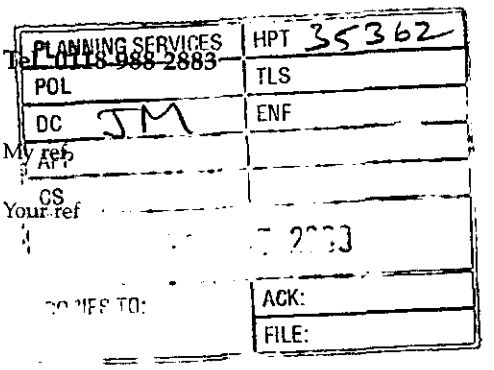
Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

John R. Hall ARICS **Chartered Surveyor**

Setley Cottage,
Basingstoke Road,
Three Mile Cross,
Reading, Berks.
RG7 1AX.

Tel 0118 988 2883





Date

11th October 2000

To

Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
RG40 1WR

My ref

Your ref

Dear Sir/Madam,

Appl. No. F/2000/1751

16, Lambourne Gardens, Woodley

Further to my telephone conversation with Joss Miller concerning the above application I have communicated the request for modifications to the proposal to my client.

The proposed dining room extension is quite modest in planning terms, being 3.6m towards the rear and with a low pitched roof. Indeed is is likely you would find no problem with the proposal had the adjoining owner not extended on his eastern boundary. In view of this my client is disinclined to modify his proposals as requested i.e. a reduction in length to 3.0m. and a hipped roof.

In fact the dining room extension on its own is less than the 50m3 permitted development allowance and if you are still minded to refuse this application in it's present form my client will build the dining room first and re-apply for the remaining parts of the current application at a later date.

This would appear to be a tedious solution especially as your concerns mainly result from the adjoining owner having already extended on the eastern side of his property.

Yours faithfully,

FROM: Joss Miller

DATE: 23 June 2000

RECEIVED
DC
APP
CS
2 0 JUL 2000
COPIES TO:
ACK:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1751

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

Site Address: 16, Lambourne Gardens, Earley, Reading.

Applicant: Mr Forster C/O John R Hall.

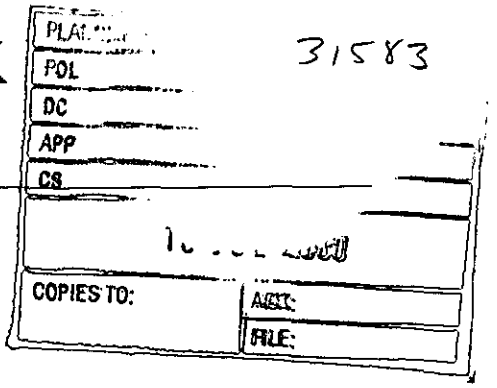
Your observations are required in respect of this application **by 17/07/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

RAILTRACK
Southern
M HOLDEN Director



31583

6th July 2000

Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Tel : 020-7902-3206

Y/r Joss Miller/F/2000/1751
O/r C7/01/148/0/241/AN

Dear Ms Circuit,

TOWN & COUNTRY PLANNING ACT
EARLEY, 16 LAMBOURNE GARDENS
SINGLE STOREY REAR EXTENSION AND SIDE CONSERVATORY.
APPLICATION No F/2000/1751.

I acknowledge receipt of your letter dated 23rd June 2000, in respect of the above applications.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposals, both during any period of construction and after completion. Therefore, please find attached a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter to the Applicant's Agent and look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions considered necessary to ensure the safe operation of the railway at that time. Please advise me of the outcome of this Application in due course.

Yours faithfully,

Alan Nield

pp B Purcell
Outside Parties Engineer.

Asset Information Suite 2 CP2 2H General Offices WaterlooStation London SE1 8SW
Tel : 020-7902-3206 Fax : 020-7902-3632 DX 119552 WATERLOO STN 2:

Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the

electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

Received by Wokingham District Council

Application No: F/2000/1751

PROPOSAL:
Proposed single storey rear extension to dwelling and side extension to form conservatory

LOCATION:
16, Lambourne Gardens, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/07/2000. 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

23 June 2000

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

Tel: (0118) 974 6463

Date: **23 June 2000**

My ref: F/2000/1751

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/2000/1751
16, Lambourne Gardens, Earley, Reading.
Proposed single storey rear extension to dwelling and side extension to form conservatory

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1751**
16, Lambourne Gardens, Earley, Reading.
Proposed single storey rear extension to dwelling and side extension to form conservatory

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 6463

Date: **23 June 2000**

My ref: F/2000/1751

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1751**
16, Lambourne Gardens, Earley, Reading.
Proposed single storey rear extension to dwelling and side extension to form conservatory
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 6463

Date: **23 June 2000**

My ref: F/2000/1751

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1751**
16, Lambourne Gardens, Earley, Reading.
Proposed single storey rear extension to dwelling and side extension to form conservatory

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

Signed: _____ Date: _____
Councillor Smith

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 JUN 2000	
Officer: JM	Application No. F/2000/1751

Map No. 52.. **Site** ..0:03...
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND SIDE EXTENSION TO FORM CONSERVATORY

Location: 16 LAMBOURNE GARDENS

Parish: EARLEY Ward: Little Hungerford
23.6.2000.

Applicant: MR FORSTER

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

Enforcement Section (6) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.6.2000 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish Woodley : .....
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:

.....
.....
.....

NEIGHBOURS:

S/N + 15, 17, 19 Lambourne gardens
35 Amber close

14.JUN.2000* 1751

13/05A

Environmental Services

For office use only.
Application number: 14.JUN.2000* 1751

Householder planning application form

14.JUN.2000* 1751

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	MR P. FORSTER
	Address and postcode	16 LAMBOURNE GARDENS EARLEY READING
	Phone number	
2	Agent's Name	JOHN R HALL
	Address and postcode	SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS, READING RG7 1AX.
	Phone number	0118 9882883
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.	16 LAMBOURNE GARDENS EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR & SIDE EXTENSIONS.

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILE AS 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.	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

Please turn over

1305B

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 ☐	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 P. Forster.

Date 9/6/00

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

ADDRESS 16 LAMBOURNE GARDENS PARISH ~~WOODLEY~~ Earley 1-4-86

PLOT No. 16 ORD. SHEET No. SU.7571(5)

BUILDER Dominove Property Co Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/161/63	Mr. R.P. Montague	Outline	11.7.63	N/A cl
110/65	Dominove Property Co Ltd	Terraced House	5.8.65	App. cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

14 JUN 2000 * 1751



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Development Control Section, Environmental Services, Wokingham District Council.

19 June 2000

Scale: 1 : 1250

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W E
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1751

