APPLICATION NO:
F/2001/5552

LOCATION:
17 Fringford Close, Lower Earley Reading.

APPLICANT:
Mr/Mrs Cherng C/O ADS

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

EARLIEST DATE FOR DECISION: **01/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/02/2002

CASE OFFICER: **Helen Pollock**

562.

D.2.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Cherng
C/O ADS
51 Kestrel Way
Wokingham
Berks
RG41 3HA

Application Number: F/2001/5552

Parish: **EARLEY**

Location: **17, Fringford Close, Lower Earley, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **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 two storey extension on the north east of the existing house, due to its scale and massing would have an unacceptable overbearing and overshadowing effect on the neighbouring property (No. 18) to the detriment of the residential amenity of those occupiers. The proposal is therefore contrary to policy LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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:

Loddon Area Local Plan Policy LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

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.

20.DEC.2001 5552

CONFIDENTIAL

APPLICATION NUMBER.....

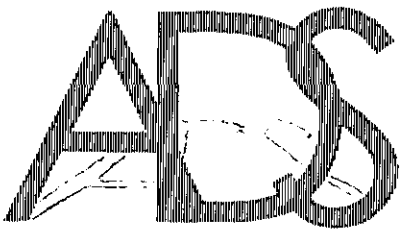
☐ **PRE-APP**

☐ **POST-APP**

☐ **SAIF**

☐ **OTHER**

2097



PLANNING SERVICES	HPT 49184
FOL	TLS
D	ENF
AP	
26 OCT 2001	
COPIES TO	

Wokingham District Council
Planning Department
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WW

Replyed to via phone. Confirmed we have concerns over the possible overbearing impact to the neighbouring property (n°18); however it probably has been amended as to a possible to achieve that level of accomodation + ∴ they should submit an application + see. + if necessary appeal that refusal. 27/11/01. Helen P. following discussion with BP.

Attn: Helen Pollock

23rd October, 2001.

Dear Ms Pollock,

Re: F/2001/4543 ~ 17 FRINGFORD CLOSE

Further to the recent refusal issued for the above application, please find enclosed two copies of Drawing No. 1753/02A showing alterations to the rear of the proposed two storey side extension. Also enclosed is a 1:500 site plan with a 45° splay shown from the adjoining property's ground floor window.

I should be pleased to receive your comments prior to us making a resubmission.

Yours sincerely,

R W NORRIS

Architectural Drawing Services
51 Kestrel Way, Wokingham, Berkshire, RG41 3HA
Tel/Fax: Wokingham 0118 979 0331

Applicationo	Name & Address
F/2001/5552	Mr and Mrs I P Gledhill 18 Fringford Close LOWER EARLEY RG6 4JU
Application Refused	Letters sent 09.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5552

Applicant : Mr/Mrs Cherng C/O ADS.

Location : 17, Fringford Close, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey side extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		25/01/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/12/2001

Earliest Date for Decision : 01/02/2002

Latest Consultation Date/Site Notice Expiry Date : 01/02/2002

This application will have expired on: 14/02/2002. 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 : C/A

E.H : C/A - landfill

E.A : no objection

Earley T. C : overdevelopment, terracing effect → detrimental to streetscene.

1x neighbour obj : overshadowing, loss of view.

Planning Issues :

Neighbouring Properties

~~Impact~~ Street Scene

Highway Safety.

I. S.

Application Number: F/2001/5552

Appraisal :

The proposed development has been reduced in lenght from the previously refused application (F/2001/4543) by 0.85m to try + over come the reason for refusal.

It is not considered that the alterations go far enough to overcome the reason for refusal + it is considered that the proposal would still have an unacceptable overbearing + overshadowing effect on the neighbouring property (N° 18).

(See previous report, attached over sheet).

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

Application Number: F/2001/4543

Appraisal:

The proposed development is a two-storey side extension to the North East elevation and a single storey side extension to the South West elevation of a mid 1980's detached property. The two storey proposal stands 7.5m to the ridge the same as the existing dwelling and 4.9m to the eves with a hipped roof; it would also be 2.7m wide and 9.85m long at ground floor level and 7.15m long at first floor level. The single storey extension would stand 4.4m to the ridge, 2.4m to the eves and would be 5.7m long and 2.7m wide.

The proposed extension is intended to form a replacement garage and a new kitchen at ground floor level and an extra bedroom (bringing the total to 5) and an extension to one of the existing bedrooms at the first floor level.

The front elevation is intended to extend out 800mm beyond the existing front building line and would be flush with the rear building line at ground floor level. At first floor it would be flush with the front building line and would be 1.9m in from the rear building line.

The proposed extension would be 1m from the side boundary and 10m from the rear boundary.

1. Impact upon neighbouring properties

The proposed two storey section of the development would be overbearing, overshadowing and unneighbourly to 18 Fringford Close, resulting in a loss of residential amenity to this property. It is not considered that the proposed single storey proposal to the SouthWest elevation would have any impact upon the neighbouring properties.

2. Impact upon the street scene

The proposed extension has been designed to be inkeeping with the existing property would be constructed using materials to match the existing and would therefore not have a detrimental impact upon the street scene.

3. Impact upon highway safety – parking provision

The number of bedrooms would be increased to 5 resulting in a need for 4 off-road parking spaces. This requirement has been meet to the satisfaction of the highways department. There would therefore be no adverse effect on highway safety.

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

Application Number F/2001/5552
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed two storey extension on the North East of the existing house due to its scale + massing would have an unacceptable overbearing + overshadowing effect on the neighbouring property (n° 18) to the detriment of the residential amenity of ~~the house + garden~~ the most occupied. The proposal is : Contrary to policies UBE2 of the LALP + policies WOS3 + WBE1 of the WDLP.

RECORD OF SITE VISIT

SITE ADDRESS: 17 Fringford Close
Lower Earley Reading.

APPLICATION NUMBER: F/2001/5552

OFFICER: Helen Pollock

DATE OF SITE VISIT: 25/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front door post.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

2 Storey detached hse with attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING To Standard.

LEVELS —

BOUNDARY TREATMENT 1.8m enclosure.

OTHERS 3-4m Conifers to rd.
Open plan to front.

See previous app. notes for details.

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ✓
Present:

MR. CHERNG
B. POLNIK
M. THORP

Record of Telephone Call:
Conversation with:

Date: 27.3.02

Time: 11.15 ish

Place: (if applicable) ON SITE

NOTES

MLT/BP visited site is assess impact on neighbour. Current applcn. even in revised form considered to be unacceptable and should be refused on same grounds as before. Would discourage any form of first floor extn. in this area. Could be scope however for 1st floor extn. over proposed study but would need to be set in substantial from front so as not to impact on streetscene. Suggested should not project more than 1m → 1.5m forward of 1st floor side window however would need to see plans first.

S/S extns. acceptable although study should be hipped and Kitchen r/o garage flt roofed or existing design hipped.

Copies to:

Application/File No:

Action:

Helen - please could you phone agent to explain.

Thanks

Sonia

done. 2/4

Mr and Mrs I P Gledhill
18 Fringford Close
Lower Earley
Reading, Berks
RG6 4JU.

Helen Pollock
Environmental Services Dept.
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
Berks. RG40 1WR

15th August 2001
Ref. F/2001/4543

Dear Ms Pollock,

With regard to the above-proposed extension we would like to voice our concerns in this matter. We have spoken amicably to Mr and Mrs Cherng about our worries but have not been able to come up with a solution to the problem.

Our main concerns are that as their house is set back from ours by some 20 feet already and is only 2ft 6 inches from our property. We are worried about the effect the extension will have on light to our already shady and boggy (in winter) garden. Also the views from certain windows already show a large expanse of brickwork.

Whilst we can appreciate Mr and Mrs Cherng's need for this extension we feel that it will have a detrimental effect on our home and garden.

Not being architects ourselves we would be very grateful if a member of the planning department could view the proposed extension from our property and advise us on whether or not our concerns are unfounded.

We look forward to hearing from you in due course.

Yours sincerely,

Catherine Gledhill

Catherine Gledhill

06 5 HP

DC
AHP
CS
17 AUG 2001
COPIES TO:
ACK: ✓
FILE:

Mr. Gledhill rang
15/1/02 could
this objection
letter be used
on 5552 will
send covering note.

HIGHWA[redacted]ONSULTATION SHEET

From: Helen Pollock **Date:** 08 January 2002

Application Number: F/2001/5552

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

Parish: EARLEY TOWN

Site Address:
17, Fringford Close, Lower Earley, Reading.

Applicant:
Mr/Mrs Cherng C/O ADS.

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).

1, C049, R049.

2, C122, R122.

3, The proposed driveway shall have a minimum width of 2.4 metres and surfaced with a bonded material for a distance of 7 metres measured from the carriageway edge.

R: IHSHC + R140.

NO7.

Signed: _____ **Print name:** AC 10/01/02

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Helen Pollock, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2001/5552

My Ref: 20016392

Date: 17 January 2002

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION.

17 FRINGFORD CLOSE, EARLEY

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 755 702	90 metres	Reading University, Earley	Industrial/Commercial

Adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

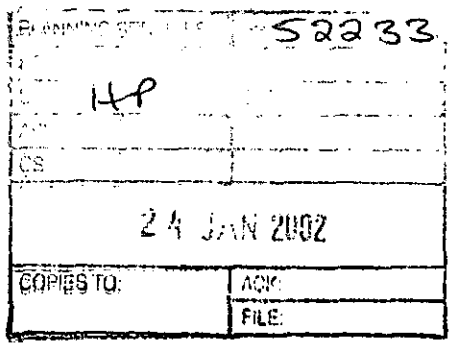
TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

ENVIRONMENT AGENCY

Our Ref : SP/2002/005115-1/1
Your Ref : F/2001/5552

Date : 21 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 AND 1 STOREY SIDE EXTENSION AT 17 FRINGFORD CLOSE, LOWER EARLEY, READING

Thank you for your letter dated 08th January 2001, received on 10th January 2001. Please quote the following reference in any correspondence: **SU77SE/1/15**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

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 proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would suggest that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'. This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

Presence of a Watercourse

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

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

Clean Roof and Surface 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.

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

MATTHEW ROSE
Development Planning Officer

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

FROM: Helen Pollock

DATE: 08 January 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5552

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

Site Address: 17, Fringford Close, Lower Earley, Reading.

Applicant: Mr/Mrs Cherng C/O ADS.

Your observations are required in respect of this application **by 01/02/2002** .

Councillors were concerned about this proposal and particularly when viewed in association with application F/2001/5575.

It was considered that the proposals represented an overdevelopment, would create a terracing effect and would, therefore be of detriment to the street scene.

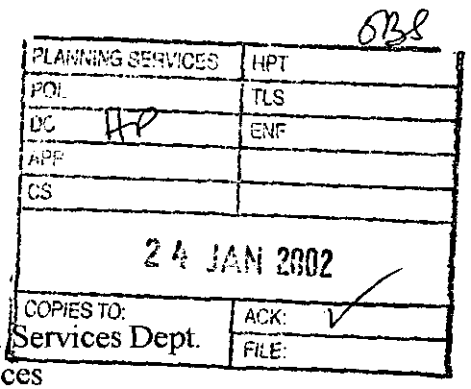
It is, therefore, requested that this application is refused.

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

6B8

PLANNING SERVICES	HPT
POL	TLS
DC HP	ENF
APP	
CS	
24 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:



Mr and Mrs I P Gledhill
18 Fringford Close
Lower Earley
Reading, Berks
RG6 4JU.

Helen Pollock
Environmental Services Dept.
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
Berks. RG40 1WR

22nd January 2002
Ref. F/2001/5552

Dear Ms Pollock,

With regard to the above-proposed re-application for this extension we would still like to voice our concerns in this matter. Although we appreciate that the second storey extension is now further forward and therefore not as much of a problem to us , we feel that the ground floor extension to our side of the property still has an effect on our already boggy and shady garden , as well as adversely affecting our view from the dining room window, as already mentioned in our letter on the previous application .We feel the proposed ground floor extension will only make matters worse. With the above comments in mind we feel the proposed extension will have a detrimental effect on both our home and garden.
As mentioned in our previous correspondence we would appreciate a member of the planning office visiting us to discuss our concerns and to advise us as to whether our concerns are unfounded.

We look forward to hearing from you in due course.

Yours sincerely,

Catherine Gledhill

Catherine Gledhill

Date: 31 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5552

Location: 17, Fringford Close, Lower Earley, Reading.

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

Applicant: Mr/Mrs Cherng C/O ADS.

Case Officer: Helen Pollock

The new plans show the following: Additional side elevation of proposed study.

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/2001/5552 (Planaps) / (Ludhouse) Date Rec. 28/01/02

Location: 17 Fringford Cl

Parish Ecley

Applicant: C/O ADS

Description of attached plans Additional site elevation of proposed study

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted. for Info. 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

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 31.01.02

Yellow - Part One Copy
Green - Officer's Copy

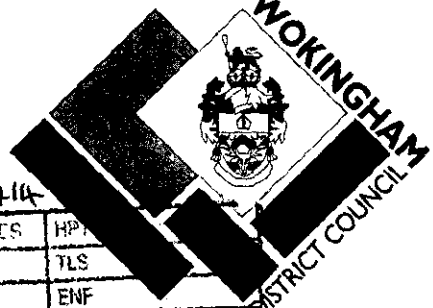
17 FRINGFORD CLOSE. 2001/5552

please provide 6 copies of other side elevation of study. Not shown on side elevation.

Please send directly to of

Miss H Pollock

6 copies of elevation attached as requested above.



52414

PLANNING SERVICES	HP
POL	TLS
DC HP	ENF
APP	
28 JAN 2002	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

Bob Norris A.D.S.

Received by Wokingham District Council

Application No: F/2001/5552

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

LOCATION:
17, Fringford 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/2001/5552 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 01/02/2002. 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

08 January 2002

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

Tel: 0118 974 6480

Date: **08 January 2002**

My ref: F/2001/5552

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5552
17, Fringford Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.

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

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

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

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2001/5552**
17, Fringford Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6480

Date: **08 January 2002**

My ref: F/2001/5552

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5552
17, Fringford Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.

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

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

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

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2001/5552**
17, Fringford Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6480

Date: **08 January 2002**

My ref: F/2001/5552

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5552
17, Fringford Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.

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

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

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

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2001/5552**
17, Fringford Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

* PRE-APP ATTACHED *

Application Number : F/2001/5552	Map No : 58
Case Officer : HP	Site Area : 0.04
Valid Date : 20/12/2001	Received Date: 20/12/2001

Level : Delegated Application

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

Location : 17, Fringford Close, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr/Mrs Cherng C/O ADS.

Fee Required: £0 Fee Received: £0 fee paid on 2001/4543 - Refused

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	[redacted]		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	SECOND SIDE ELEVATION TO SHOW PROPOSED STUDY AT REAR. [redacted]	request with 9/1 SN	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓ LANDFILL SITE 250m CONSULTATION

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ LANDFILL SITE 250m CONSULTATION

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Pre-app attached

NEIGHBOURS

S/N + see map

+ addnl sheet attached

10 DEC 2001

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/4543	Mr and Mrs I P Gledhill 18 Fringford Close Lower Earley Reading Berks RG6 4JU
Application Refused	Letter sent 26/09/01

Rec'd 9.05AM 20.12.01

5552

Environmental Services

For office use only.
Application number: 20.DEC.01 5552

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 CHERNG 17 FRINGFORD CLOSE LOWER EARLEY RG6 4JU
2	Agent's Name Address and postcode Phone number	A.D.S. 51 KESTREL WAY WOKINGHAM RG 41 3HA 0118 979 0331
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.	17 FRINGFORD CLOSE
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY PLUS A TWO STOREY SIDE EXTENSION RESUBMISSION FROM REFUSAL REF F2001/4543
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 & TILES TO MATCH THE 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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 CHERRY.

Date 14/12/01

NO FEE REQUIRED AS THIS IS A RESUBMISSION AFTER REFUSAL F/2001/4543

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

1764

ADDRESS 17 FRINGFORD CLOSE PARISH CARLEY

PLOT No. 51 (PART AREA MM - ADS. N.O) ORD. SHEET No. SU. 7570 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22983	MCLEAN HOMES	DET. HOUSE & GARAGE	22.5.85	CIA
BR 24340	"	"	28.5.85	APP
F/2001/4543	Mr. + Mrs. Cheung C/O ADS	2ST. SIDE EXT. + S/S SIDE EXT.	21.09.01	REF.

DATE OF COMPLETION

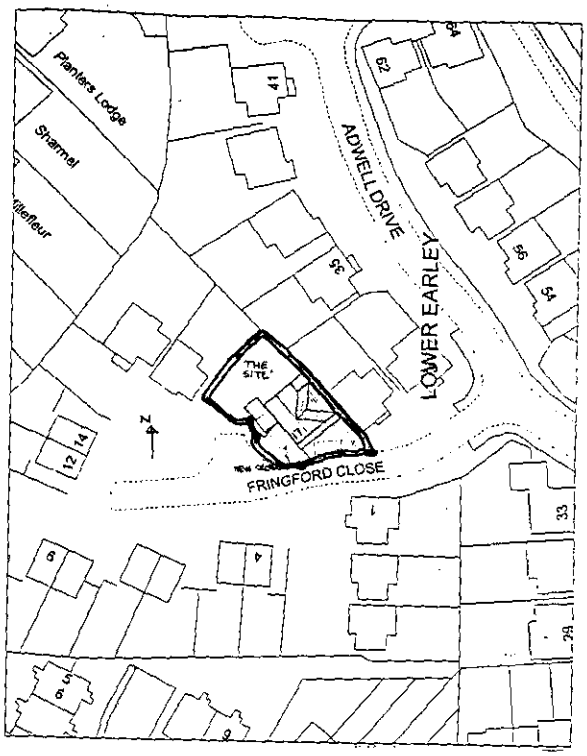
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Rev A. OCT. 01

EXTENSION SET BACK AT REAR & 45° SPLAY SHOWN.

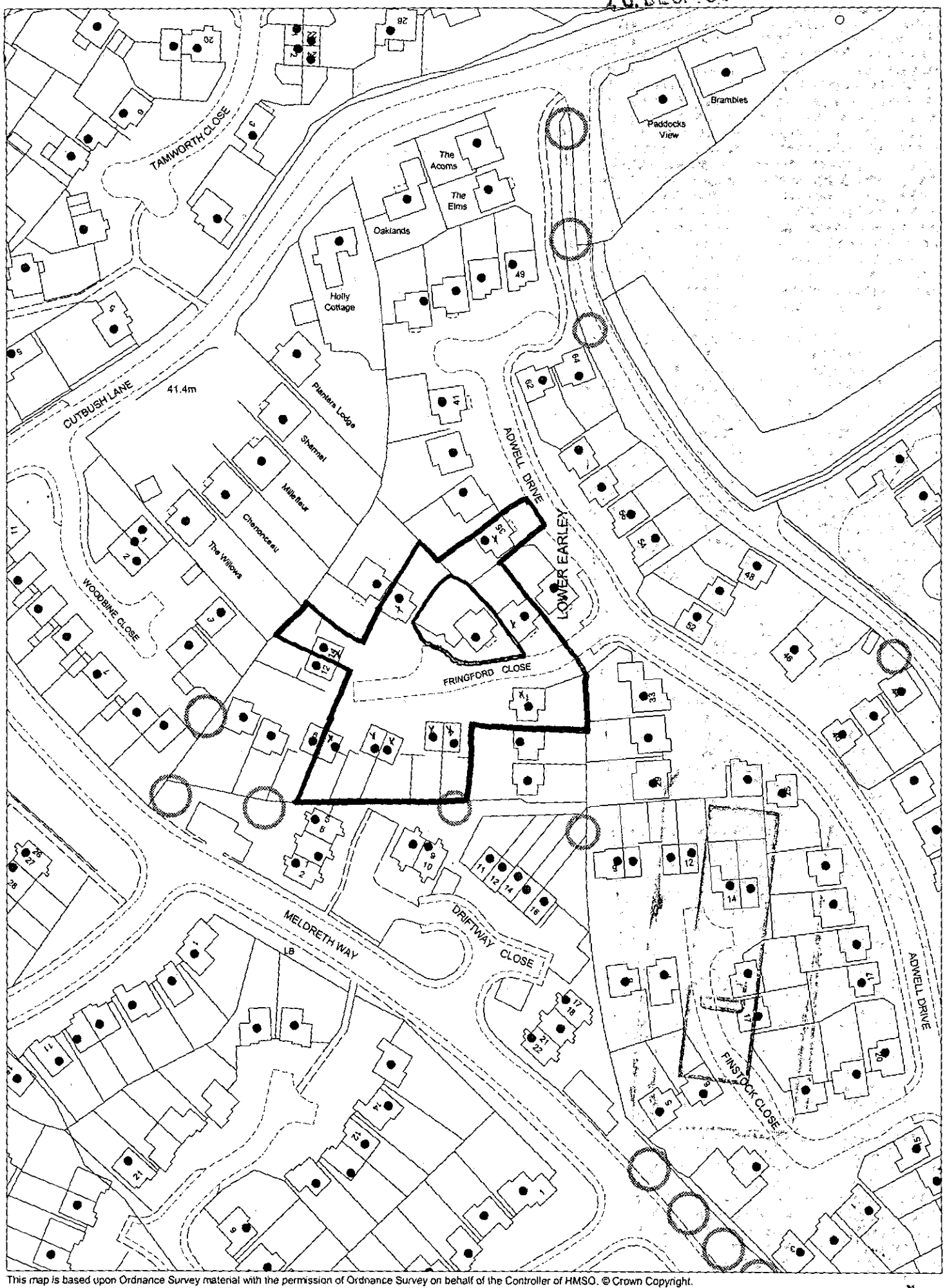


LOCATION PLAN

1:1250

1:500

20 DEC. 2001 5552



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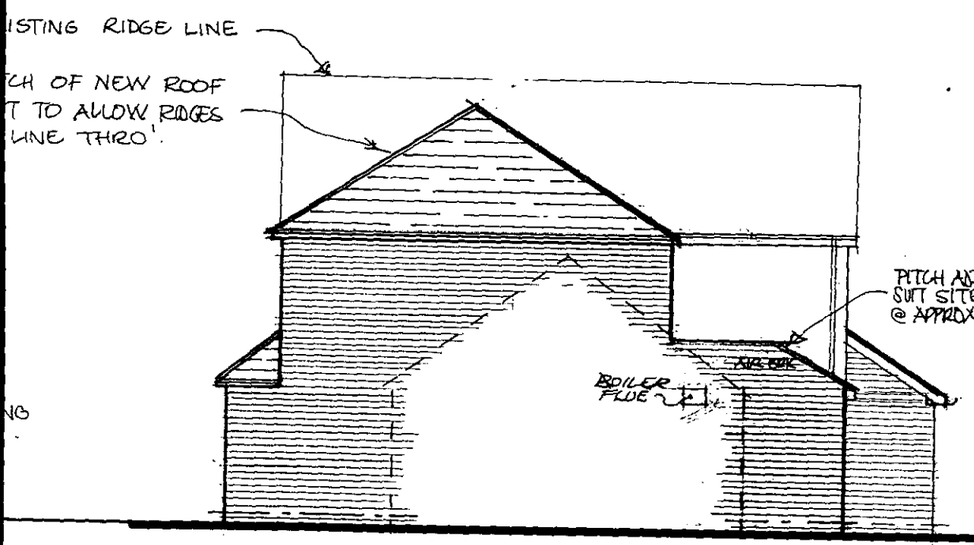
Development Control Section, Environmental Services, Wokingham District Council.
2 January 2002 Scale: 1 : 1250

N
W E
S

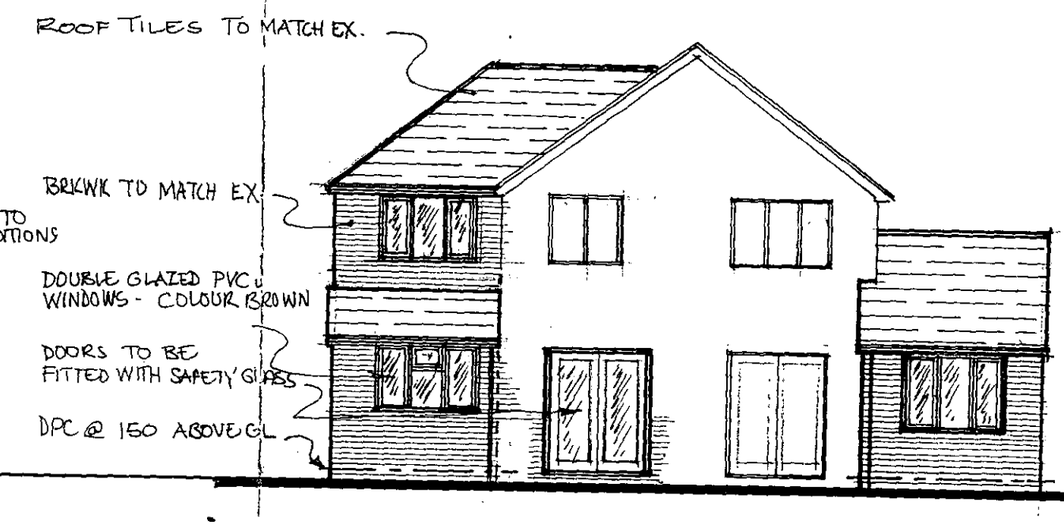
EXISTING BUILDING - DRAWN OUTLINE

PROPOSED WORKS - DRAWN HATCHED.

[illegible]



SIDE



REAR

ADDITIONAL PLAN

5552 - 1

PLANNING OFF.	[illegible]
POL	[illegible]
DC	[illegible]
APF	
CS	
28 JAN 2002	
COPIES TO:	APK
	FILE