EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0656

LOCATION:
614 Wokingham Road, Earley Reading.

APPLICANT:
Mr A Potter

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **26/03/2000**

APPLICATION EXPIRY DATE: **18/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Potter
614, Wokingham Road
Earley
Reading
RG6 7HN

Application Number: F/2000/0656

Parish: **EARLEY**

Location: **614, Wokingham Road, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **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.

Head of Planning and Transportation
Date: 10 April 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.

ADDRESS 614 WOKINGHAM ROAD PARISH ~~WOODLEY~~ GARLEY 1.K.86

PLOT No. ORD. SHEET No. SU. 53 96 71

BUILDER Old Property

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 10675	MR C PAGE	SEMI-DET GARAGE	30 S. 79	APP n/a
10715	"	"	2 8 79	N/A C/A
97/66771/F	Mr. & Mrs. A. Potter	S/St. R. ext.	16.1.98	C/
FP98/7349	"	"	1.5.98	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.P Eng. C.A Assoc. Rear Ext 12.11.97 R.

DRAINAGE

Received by Wokingham District Council

Application No: F/2000/0656

Proposal:
Proposed single storey rear extension to dwelling.

Location:
614, Wokingham Road, Earley, Reading.

The application is available for inspection at Wokingham District Council's *offices during the following times:*

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (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 (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/03/2000. 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 Planning and Transportation

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0656

Applicant : Mr A Potter .

Location : 614, Wokingham Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/4/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 4/4/2000

Date Registered : 22/02/2000

Earliest Date for Decision : 26/03/2000

Latest Consultation Date/Site Notice Expiry Date : 26/03/2000

Application Expiry Date: 18/04/2000

Consultation Responses :

Early Town Council: No Objection
Neighbours: None received.

Planning Issues : identified settlement WOS2 / WDLP

1) Impact upon streetscene / visual amenity
2) Impact upon neighbouring properties.

Planning permission granted in January 1998 for a single storey rear extension, permission not implemented. This proposal is an addition to flat extension. 97/66771/F.

Application Number: F/2000/0656

Appraisal :

1) Impact upon streetscene / visual amenity

[redacted]
The proposed development is for a small single storey extension to the rear of the property. The extension is an addition to a previously approved rear extension. As the extension cannot be seen from the road and materials will match existing, ∴ no detrimental impact on streetscene / visual amenity.

2) Impact upon neighbouring properties

The proposal would not be seen from No 612 due to 2m high brick wall along its boundary with No 614. There would be no overlooking due to the proposed blank brick wall, views of the back are of No 614's garage.

No. 616 to the east extended to the rear by (approximately) 3m's with a single storey extension, [redacted]
Although the proposal is for addition to the previously approved single storey ext to No 614, it will not cause overlooking to the occupants of this property. The extension proposed is on the west side of the property and there is a glazed roof ∴ no detrimental impact on these neighbours.

There is a long garden at the rear of No 614, therefore the proposal would not have significant impact on rear neighbours.

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

Chris White

Application Number F/2000/0656
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SC12	"WORK"

RECORD OF SITE VISIT

SITE ADDRESS: 614 Wokingham Road
Earley Reading.

APPLICATION NUMBER: F/2000/0656

OFFICER: Natalie Brown

DATE OF SITE VISIT: 4/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in front hedge

2. DESCRIPTION OF SURROUNDINGS Residential area, on A329 road, 2 storey, semi detached houses, set back on own access road from main Wokingham Road, at front with grass verge + tree (lined).

3. DESCRIPTION OF SITE/BUILDING medium sized front garden 2 storey, red brick + tile roof, (detached garage at side, behind house) white UPVC windows. Wooden/stained door. Enclosed, long rear garden. Service road off A329 road.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan, neighbours properties in line with b/c of No. 614, Wokingham Rd.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, own driveway, leading to garage set back approx 3m from rear of house.

LEVELS — Proposal site, drops away to rear boundary.

BOUNDARY TREATMENT — No 612, (Open plan boundary at front + side) 2m wall joining house to rear garage.

OTHERS — No 616, A 1.6m fence (along boundary with No. 614.)

also extended to rear with a single storey ext approx 3m deep (lean to summer room)

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

Tel: (0118) 974 6492

Date: **02 March 2000**

My ref: F/2000/0656

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

Dear Councillor

Application Number: F/2000/0656
614, Wokingham Road, Earley, Reading.
Proposed single storey rear extension 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0656**
614, Wokingham Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
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 6492

Date: **02 March 2000**

My ref: F/2000/0656

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
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614, Wokingham Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

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

Tel: (0118) 974 6492

Date: **02 March 2000**

My ref: F/2000/0656

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0656**
614, Wokingham Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 FEB 2000

Officer: NAB | Application No. F/2000/0656.

Map No. 53 Site 0:05

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

H

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 614 WOKINGHAM ROAD

Parish: EARLEY ✓ 3.03.00 Ward: LITTLE HUNGERFORD

Applicant: MR A POTTER

Fee Received 95-00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 3·03·00 Parish Council Informed - (YES) / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... NO pre-apps .....

NEIGHBOURS:

..... S/N sufficient .....

.....

.....

.....

.....

.....

.....

.....

.....

FROM: ~~Natalie Brown~~ Andrew

DATE: 02 March 2000

6 MAR 2000

Council

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0656

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 614, Wokingham Road, Earley, Reading.

Applicant: Mr A Potter .

Your observations are required in respect of this application **by 26/03/2000**

27 MAR 2000

COPIES TO:

ACK:

FILE:

NO OBJECTION

SIGNED: _____

DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

By hand 21/2/00

Environmental Services

For office use only.
Application number:

Householder planning application form

22 FEB 2000

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	ANTONY POTTER
	Address and postcode	614, WOKINGHAM ROAD EARLEY, READING BERKS RG6 7HN
	Phone number	0118 9616948
2	Agent's Name	~~C A ASSOCIATES~~
	Address and postcode	18, CINNAMON CLOSE EARLEY, READING BERKS RG6 5QP
	Phone number	0118 9869330
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.	AS 1 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION TO EXISTING APPROVED PLANNING.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING BRICKS.
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 ☑

3944 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed:
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.

A. Potter
21-2-2000

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: A. Potter

on behalf of

Date 21-02-2000

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

EARLEY 1.K-86

ADDRESS 614 WOKINGHAM ROAD PARISH ~~WOODLEY~~

PLOT No. ORD. SHEET No. SU. 53 9671

BUILDER Old Property

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 10675	MR C. EAGLE	SEMI-DET. GARAGE	30 5.79	APP. n/a
10715	"	"	2.8.79	N/A C/A
97/66771/F	Mr. & Mrs. A. Potter	S/St. R. Ext.	16.1.98	C/
FP98/7349	"	"	1.5.98	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.P Eng. C.A Assoc. Rear Ext 12.11.97 R.

DRAINAGE