APPLICATION NO:
F/2001/5589

LOCATION:
81 Redhatch Drive, Earley Reading.

APPLICANT:
Mr & Mrs A Goodchild

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

EARLIEST DATE FOR DECISION: **02/02/2002**
28 day expiry 5/2
APPLICATION WILL HAVE EXPIRED ON:
21/02/2002

CASE OFFICER: **Heidi Lynch**
Francis Loo

01

702

RAILEX
Marbleboard
EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Goodchild
81, Redhatch Drive
Earley
Reading
RG6 5QN

Application Number: F/2001/5589

Parish: **EARLEY**

Location: **81, Redhatch Drive, Earley, Reading.**

Proposal: **Proposed two storey side and rear extension and 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. 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.

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 Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 20/02/2002

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5589	FL
BUILDING CONTROL NUMBER	FX2002/3038 Central	
APPLICANT/~~AGENT~~	Mr & Mrs A Goodchild	
ADDRESS OF SITE	81, Redhatch Drive EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side & rear ext & s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	81/1	81/1 rec'd 11/2/02
FLOOR PLANS	-u-	81/1 -u-

I can't see any difference in DC received

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	25/4/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Mr. & Mrs. Goodchild
81 Redhatch Drive
Earley
Reading
Berkshire RG6 5QN

PLANNING SERVICES	HPT 52689
PGL	TLS
DC	ENF
APP	
CS	
04 FEB 2002	
COPIES TO:	ACK:
	FILE:

Mr. Leo
Wokinhanm Council
Planning Services
Shute End
Wokingham RG40 1WR

1st February 2002

RE: 81 REDHATCH DRIVE, EARLEY, APPLICATION NO. F/2001/5589

Dear Mr. Leo

Following our discussion on site, please find attached amended drawings reducing the 1st floor rear elevation.

We have listened carefully to the valid points raised and feel we have incapacitated them in the amended design.

We have reduced the size and moved the 1st floor rear extension towards the centre of the house, thirteen feet from our boundary. We have study the relationship between the adjacent property and our own, and are now confident we have allowed sufficient distance so not to impose on the adjacent properties light, view and general stature

We feel we have managed to keep the out line aesthetically pleasing, in keeping with are original design and similar properties in the area.

You did mention the possibility of reducing the 1st floor landing, but we would very much like to keep the design to keep light from the landing window

Please contact me if your require any further information

Yours faithfully

A. G. Goodchild Mobile Tel: 07802 273147

PLANNING SERVICES	HPT 52985
POL	TLS
DC FL	ENF
APP	
CS	
11 FEB 2002	
COPIES TO:	ACK:
	FILE:

Mr. & Mrs. Goodchild
81 Redhatch Drive
Earley
Reading
Berkshire RG6 5QN

Mr. Leo
Wokingham Council
Planning Services
Shute End
Wokingham RG40 1WR

11th February 2002

RE: 81 REDHATCH DRIVE, EARLEY, APPLICATION NO. F/2001/5589

Dear Mr. Leo

Following our telephone conversation, please find attached a further 4 copies of the amended drawings reducing the 1st floor rear elevation.

Please do not hesitate to contact us if your require any further information

Yours faithfully

A. G. Goodchild Mobile Tel: 07802 273147 / Home Tel: 0118 9873747

Our Ref : SP/2002/005128-1/1
Your Ref : F/2001/5589

Date : 18 January 2002

PLANNING SERVICES	SP2051
POL	TLS
DC HL	ENF
APP	
CS	
21 JAN 2002	
COPIES TO:	ACK:
	FILE:

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear ~~Ms Lynch~~ Francis Leo

2 STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY EXTENSION TO DWELLING AT 81 REDHATCH DRIVE, EARLEY READING

Thank you for your letter dated 09th January 2001, received on 11th January 2001. Please quote the following reference in any correspondence: **SU77SW/5/15**. 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 distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

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.

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

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 Prevention

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 applicant. 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: Mr & Mrs A. Goodchild

Received by Wokingham District Council

Application No: F/2001/5589

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

LOCATION:
81, Redhatch Drive, 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/2001/5589 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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2002. 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

09 January 2002

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

Tel: (0118) 974 6442

Date: **09 January 2002**

My ref: F/2001/5589

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/2001/5589
81, Redhatch Drive, Earley, Reading.
Proposed two storey side and rear extension and 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5589**
81, Redhatch Drive, Earley, Reading.
Proposed two storey side and rear extension and 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 Spratling

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

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

Tel: (0118) 974 6442

Date: **09 January 2002**

My ref: F/2001/5589

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/2001/5589
81, Redhatch Drive, Earley, Reading.
Proposed two storey side and rear extension and 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 **Heidi Lynch** on **(0118) 974 6442.**

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5589**
81, Redhatch Drive, Earley, Reading.
Proposed two storey side and rear extension and 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 Rolls

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

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

Tel: (0118) 974 6442

Date: **09 January 2002**

My ref: F/2001/5589

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/2001/5589
81, Redhatch Drive, Earley, Reading.
Proposed two storey side and rear extension and 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5589**
81, Redhatch Drive, Earley, Reading.
Proposed two storey side and rear extension and 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 Hare

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

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5589

Applicant : Mr & Mrs A Goodchild .

Location : 81, Redhatch Drive, Earley, Reading.
Proposal : Proposed two storey side and rear extension and single storey rear extension to dwelling.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 22 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 22 Jan 02

Date Registered : 27/12/2001

Earliest Date for Decision : 02/02/2002

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

This application will have expired on: 21/02/2002. 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 : approve with conditions '
Earley Town Council : No objection .
Environmental Health : ~~no objection~~ Nature of waste and distance it is unlikely landfill gas will present a risk .
Environment Agency : To add informative .

Planning Issues : I'd Sect. Earley .

LBE1, LBE2

WOS2, WBE1

ENI.

Application Number: F/2001/5589 **Officer : Francis Leo**
81 Redhatch Drive, Earley, Reading

Appraisal :

Development
For a two storey side and rear extension on demolition of the existing garage and single storey rear extension. The proposal would a have pitched roof with a slope to the eaves in the same profile as the main roof. At the front it is proposed to slope the roof from the ridge down to the projecting garage incorporating a dormer, in the same angle of the main front roof, and continuing along the front to form a porch to meet the existing porch.

The site is a detached property located within the identified settlement of Earley.

Impact upon neighbouring properties
The adjoining property no 83 is a bungalow with a dormer window at the rear. It has one window on the side facing the site with obscured glass. The rear building line of no 83 is in alignment with the rear building line of application site. Hence the proposed first floor extension, protruding some 3.9m into the rear garden, would create a poor outlook for no 83 detrimental to their amenities.

The applicant has therfore agreed to reduce the depth of the proposed first floor extension from 10m to 7m ie a reduction of 3.0m as shown on revised drawings received 11 February 2002. This would help to minimise the overbearing effect.Further, the garage is at present on the boundary line creating a very narrow appearance between the two properties. The proposal, on demolition of the garage, would allow a space of 850mm between the fence and the new extension. This would allow an increased gap between the two properties by some 1.6m thus improving the visual amenities of the area. There are two windows and a door proposed facing no 83 but they on the ground floor and the boundary fence is 1.8m high, there would be no overlooking on to the adjoining property. The proposed extension on the first floor is limited to the eastern side of the site and therfore would not effect no 79. In view of the above it is felt the proposal would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposed two storey extension has been designed to be in keeping with the character of the building and the street scene. There is also a two storey extension incorporating a garage on the opposite side of the road at no 92 where the first floor extension is taken directly upwards rather than a slope to the front as proposed on application site. The buildings on Redhatch Drive are of no particular architectural importance therefore it is considered that the proposal would have no adverse impact upon the character of the area.

Parking: The front garden is approximately 13m in depth x 13.5m in width and is capable of accommodating 2 parking spaces in addition to the garage to fulfil Councils parking requirement for a 4 bedroom house.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2001/5589
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	

Informative for approvals (1) Environment Agency

N16

(2) ~~1.~~ ODDON AREA LOCAL PLAN POLICIES: LBE1, LHE2.

~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: NOS3, NBE1.

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. [signature]
(Development Control Manager)

Date: 20.2.02

RECORD OF SITE VISIT

Francis Lee

SITE ADDRESS: 81 Redhatch Drive
Earley Reading.

APPLICATION NUMBER: F/2001/5589

OFFICER: ~~Heidi Lynch~~

DATE OF SITE VISIT: 22 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS A mixture bungalow type houses and 2 storey dwellings with high pitched roof. No 92 has a 2 storey extn similar to proposed at 81.

3. DESCRIPTION OF SITE/BUILDING 2 storey dwelling with garage to side. 46m deep rear garden. 13m deep front garden. Width of site 13.5m

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 83 is ~~a~~ bungalow type dwelling. One window with obscured glass facing site, 1 dormer window at the rear. No 79 has a single storey extn to the side and a conservatory at rear.

5. SITE CONSTRAINTS

TREES	At rear of site.
ACCESS/PARKING	13m from garden.
LEVELS	—
BOUNDARY TREATMENT	2m high Timber fence to western boundary.
OTHERS	1.8m " " " Eastern

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 09 January 2002

Application Number: F/2001/5589

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

Parish: EARLEY TOWN

Site Address:
81, Redhatch Drive, Earley, Reading.

Applicant:
Mr & Mrs A Goodchild .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

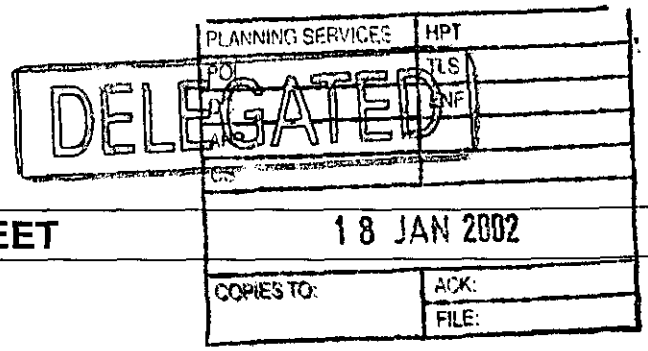
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122

Signed: _____ **Print name:** AC 14/1/02

FROM: Heidi Lynch FL

DATE: 09 January 2002



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5589

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

Site Address: 81, Redhatch Drive, Earley, Reading.

Applicant: Mr & Mrs A Goodchild .

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

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: ~~Heidi Lynch~~ Francis Lee, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2001/5589

My Ref: 20016465

Date: 21 January 2002

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

81 REDHATCH DRIVE, 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 745 710	240 metres	Bovis Homes, Earley	Inert

In view of the nature of the waste and its distance from the development it is unlikely that landfill gas will present a risk to this proposal.

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

Application Number : F/2001/5589	Map No : 58
Case Officer : HL	Site Area : 0.09
Valid Date : 27.12.01	Received Date: 27/12/2001

Level : Delegated Application

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

Location : 81, Redhatch Drive, Earley, Reading.

Parish : EA Ward : RED 9.1.02 -13.

Applicant : Mr & Mrs A Goodchild .

Fee Required: £95 Fee Received: £95 ~~£~~ (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~[redacted]~~		
BLOCK PLANS	~~[redacted]~~		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
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

9.1.02 -B

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

No pre-apps

NEIGHBOURS

S/N + see map

1959/a

27 DEC. 2001 5589

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS. A. GOODCHILD
	ADDRESS	81 REDHATCH DRIVE
		EARLEY
	POST CODE	RG6 5QN Tel. No. 9873747
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	N/A.
	POST CODE	Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	AS ABOVE.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY REAR EXTENSION

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. ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
ROOF - PLAIN TILES
WALLS - BRICK TO MATCH EXISTING
WINDOWS - UPVC.

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) *6 copies of this form, signed and dated* ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) *6 copies of plans and drawings*
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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.

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 [signature] ON BEHALF OF

DATE 21-12-01

ADDRESS 81 REDHATCH DRIVE PARISH EARLEY

PLOT No. Part Plot 184, Part Plot 185 ORD. SHEET No. 58 SU 7470

BUILDER Messrs. J. T. Cook & Son Ltd

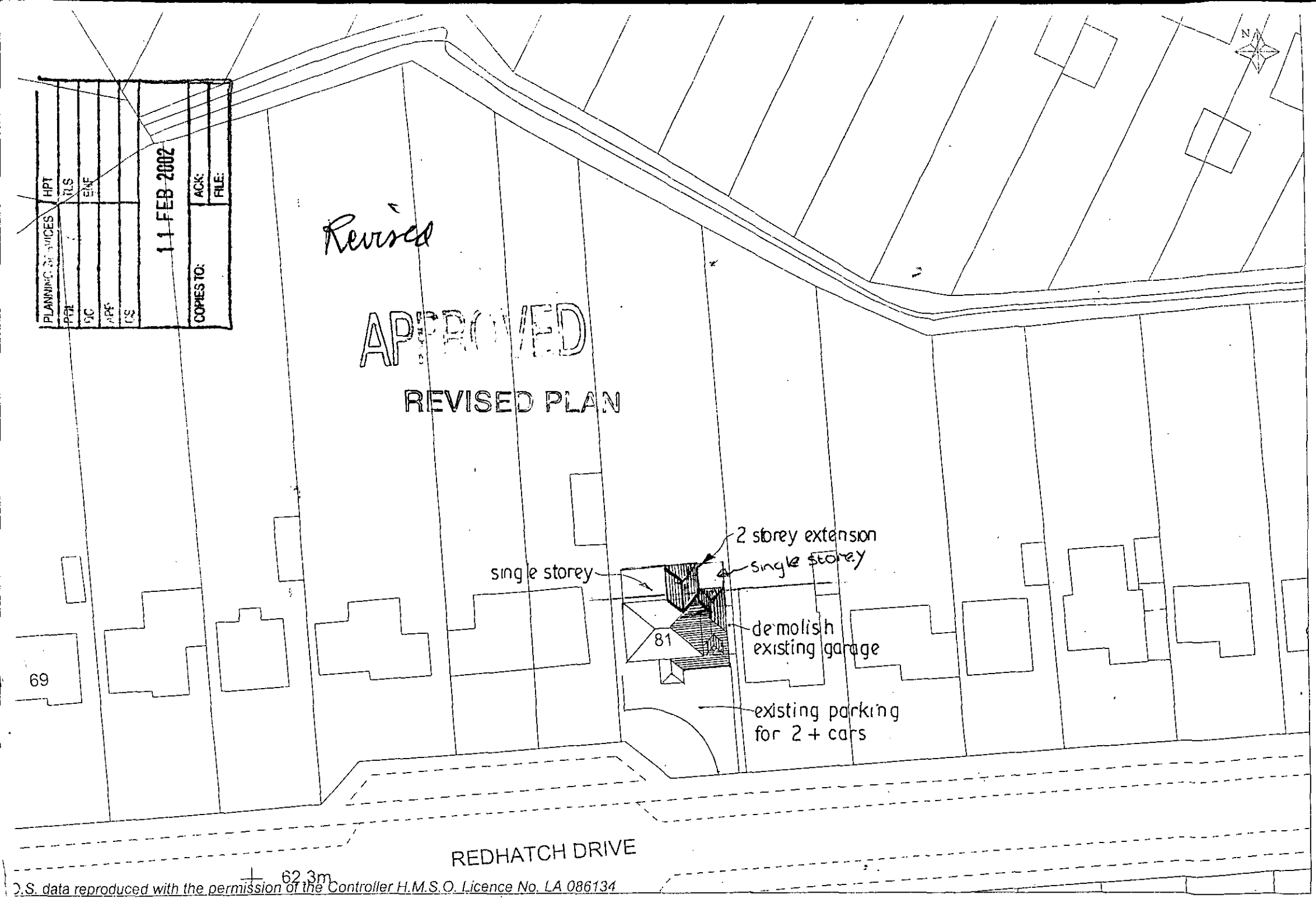
Plan No.	Applicant	Description of Development	Date of Decision	Decision
536/48	Messrs J.T. Cook & Son Ltd	Semi/Det. House	11.1.49	App. App.
94/51	"	Outline	13.3.51	N/A. Cl/A.
114/54	"	Detached House	8.3.54	App. App.
717/55	Mr. E. W. Mitchell	Garage	13.9.55	App. N/A.

DATE OF COMPLETION October 1954

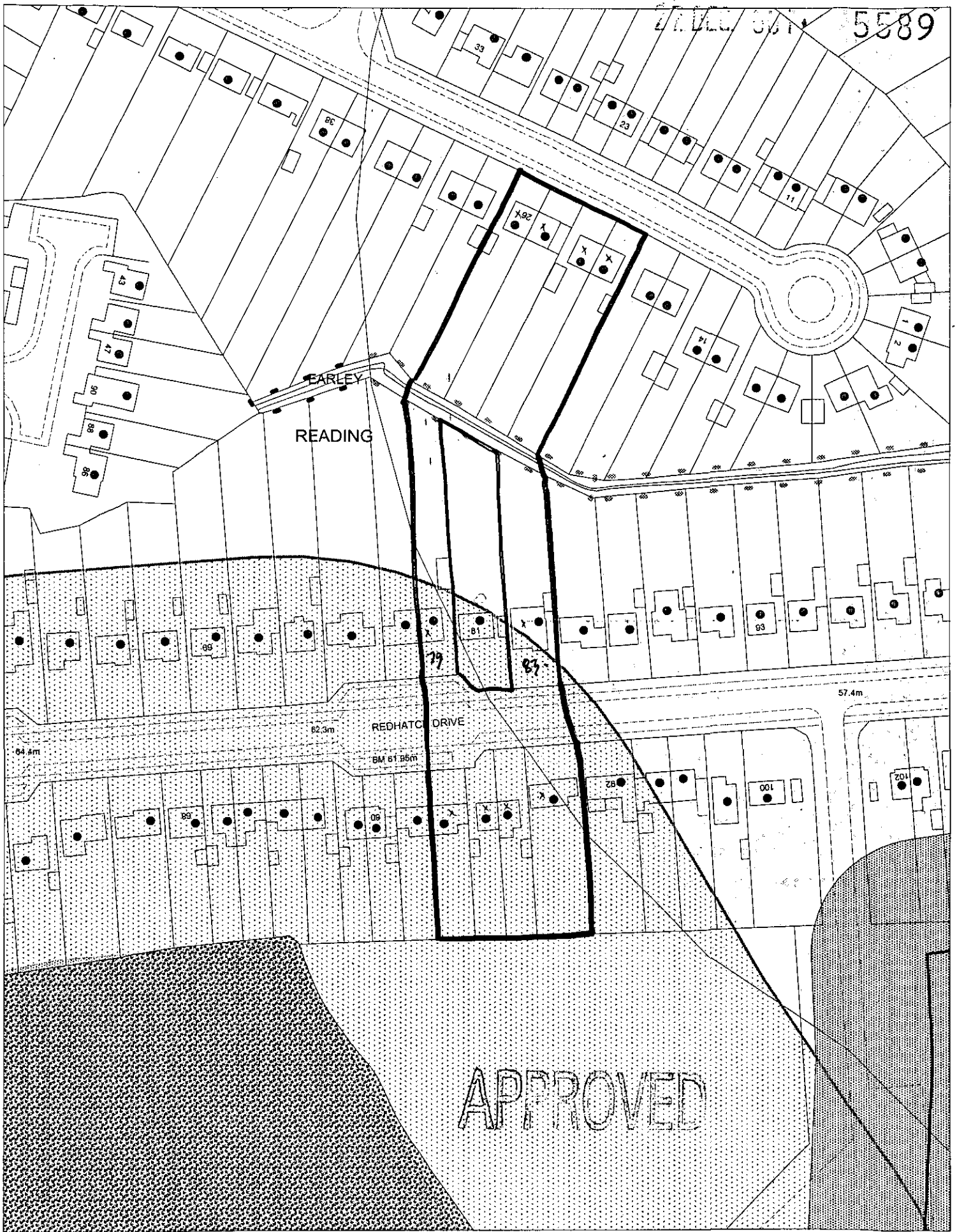
MINISTRY DECISION

SPECIAL ORDERS TPO 661/94 ON STRIP OF LAND R/O

DRAINAGE



O.S. data reproduced with the permission of the Controller H.M.S.O. Licence No. LA 086134



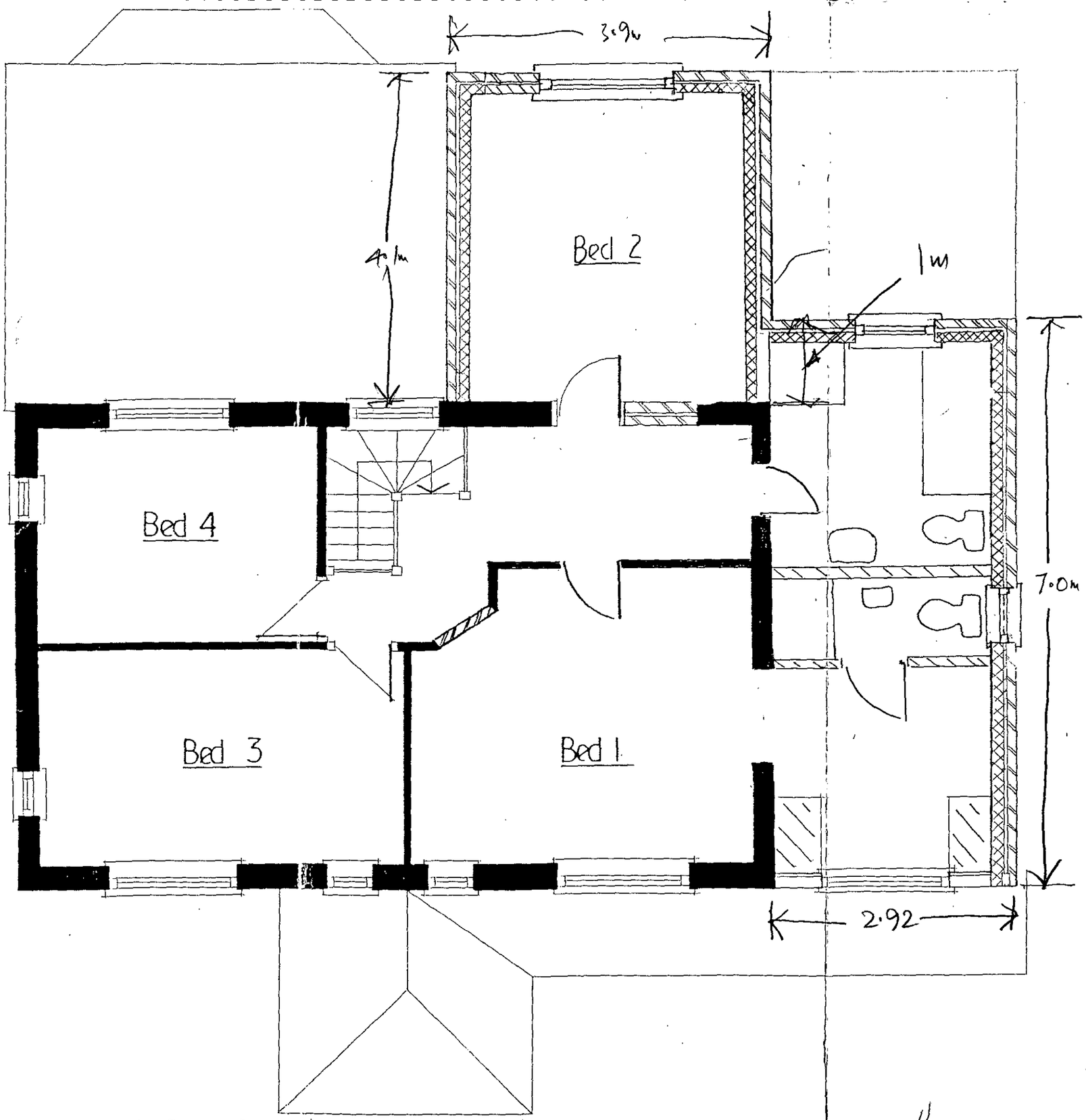
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

7 January 2002

Scale: 1 : 1250

N W E S



Proposed first floor plan

APPROVED

Revised.

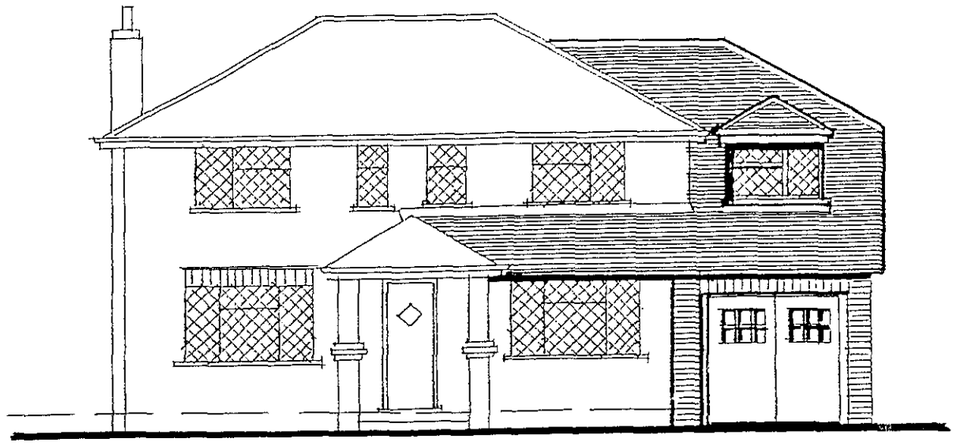
PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 FEB 2002	
COPIES TO:	ACK:
	FILE:

Proposed Extension
to
81 Redhatch Drive, Earley
for
Mr & Mrs A Goodchild

Drawing No 81/1

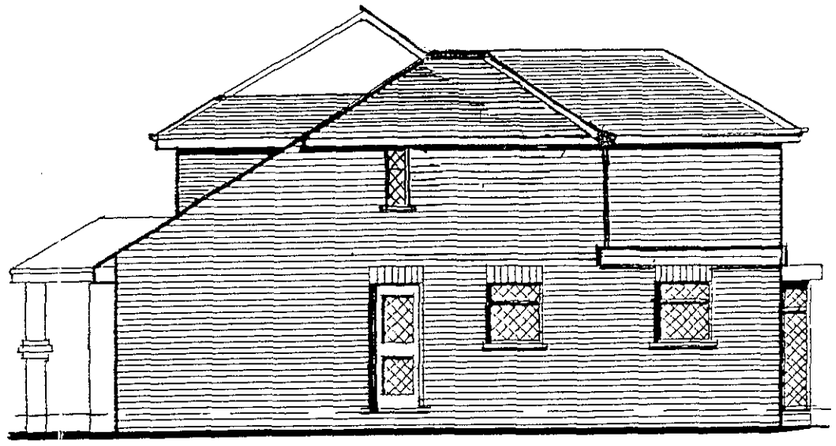
24/01

REVISED PLAN



South Elevation

Scale 1:100

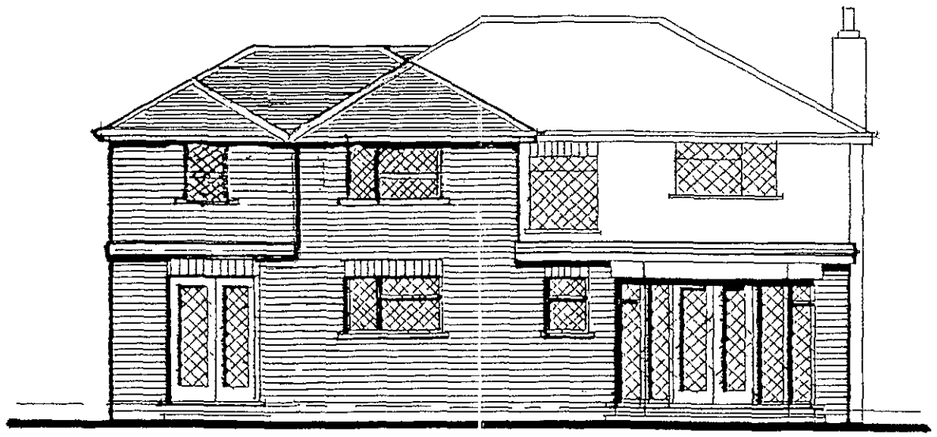


East

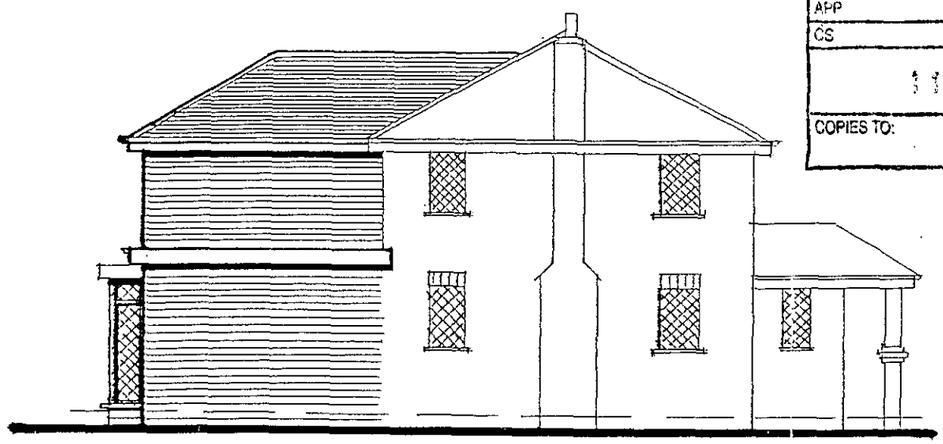
Proposed Extension to 81 Redhatch Drive, Earley for Mr & Mrs A Goodchild

Drawing No 81/1

PLANNING SERVICE	HPT
POL	TLS
DC	ENF
APP	
CS	
11 FEB 2002	
COPIES TO:	ACK:
	FILE:



North

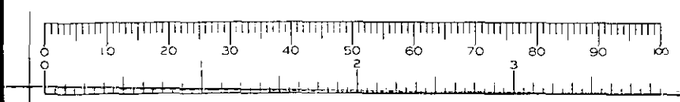


West

APPROVED

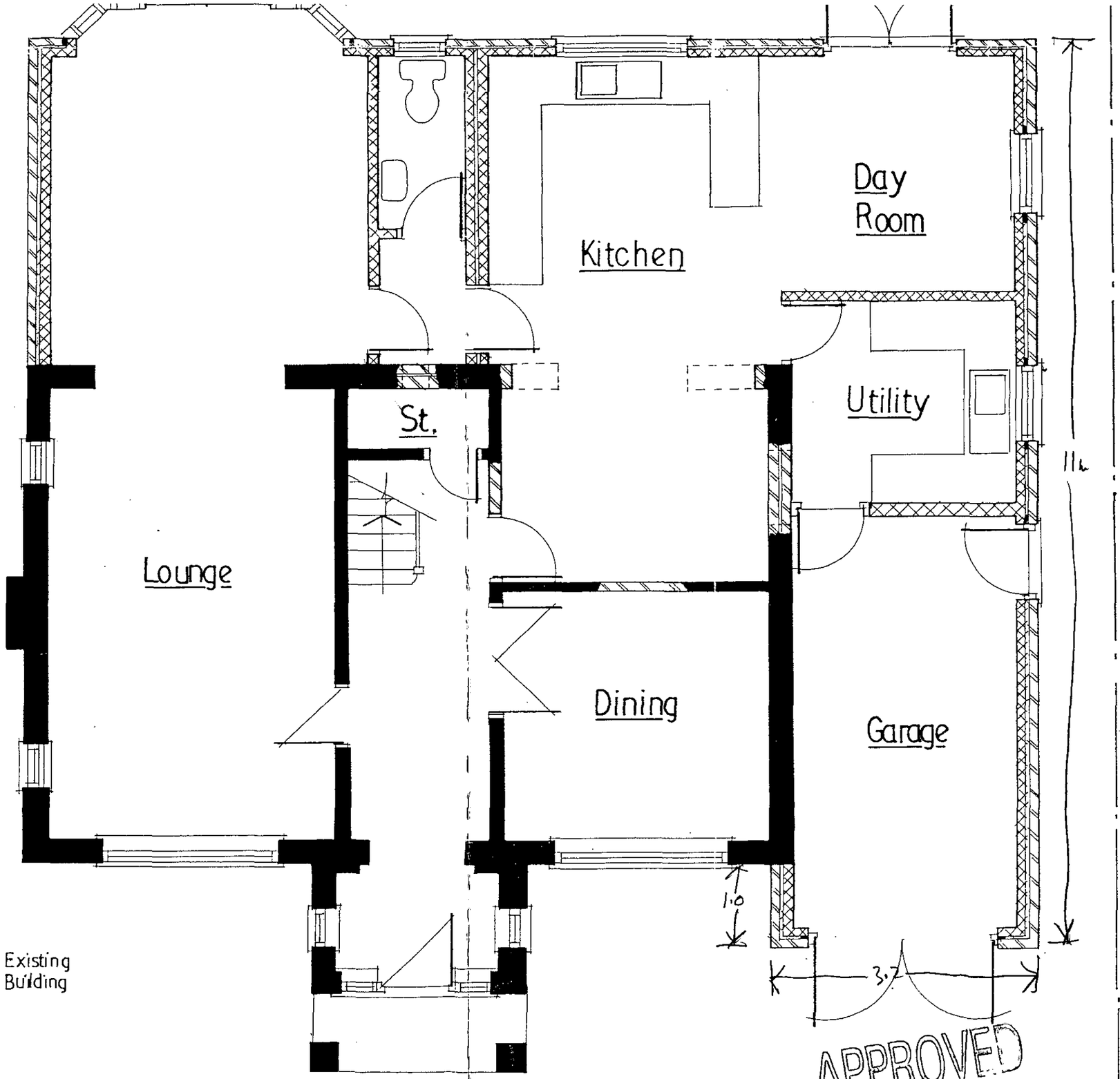
Revised

REVISED PLAN 25/1/02



Proposed Extension to 81 Redhatch Drive, Earley for Mr & Mrs A Goodchild

Drawing No 81/1



Revised

REVISED PLAN

PLANN	HPT
PO	TLS
D	ENF
1 1 FEB 2002	
	ACK:
	FILE:

Key

Existing Building

Proposed ground floor plan

Scale 1:50

APPROVED

REVISED PLAN