APPLICATION NO:
F/2001/5575

LOCATION:
19 Fringford Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs Gibbs C/O Architectural Services

PROPOSAL:
Proposed two storey and first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **02/02/2002**
28 day expiry 6 Feb02
APPLICATION WILL HAVE EXPIRED ON:
18/02/2002

CASE OFFICER: **Francis Leo**

APPROVED

DO 689

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gibbs
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Berkshire
RG30 4QA

Application Number: F/2001/5575

Parish: **EARLEY**

Location: **19, Fringford Close, Lower Earley, Reading.**

Proposal: **Proposed two storey and first floor side 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. 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.

Condition
4. 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
5. The entire area to the front of the dwelling, but not extending beyond the line of the side elevation of the house facing Adwell Drive shall be converted to hardstanding.

Condition
6. 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), no parking of vehicles shall take place or hardstandings be installed beyond the side elevation of the house facing Adwell Drive.

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

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

Reason
5. In the interests of highway safety and convenience.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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: 14/02/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5575	FL
BUILDING CONTROL NUMBER.	FX2002/3010	Small
~~APPLICANT~~/AGENT	Architectural Services	
ADDRESS OF SITE	19, Frogford Close. Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey & first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	Location plan.
ELEVATIONS	01889/04A.	01889/04
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	rear door/window interchanged	
DATE	19/4/02	

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	

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5575
CASE OFFICER: Francis Leo

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for *Admin use*)

Received by Wokingham District Council

Application No: F/2001/5575

PROPOSAL:
Proposed two storey and first floor side extension to dwelling.

LOCATION:
19, 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/2001/5575 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 Francis Leo 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 6502

Date: **09 January 2002**

My ref: F/2001/5575

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/2001/5575
19, Fringford Close, Lower Earley, Reading.
Proposed two storey and first floor side 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 **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5575**
19, Fringford Close, Lower Earley, Reading.
Proposed two storey and first floor side 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**********

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

Tel: 0118 974 6502

Date: **09 January 2002**

My ref: F/2001/5575

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
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If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5575**
19, Fringford Close, Lower Earley, Reading.
Proposed two storey and first floor side 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 6502

Date: **09 January 2002**

My ref: F/2001/5575

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/2001/5575
19, Fringford Close, Lower Earley, Reading.
Proposed two storey and first floor side 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5575**
19, Fringford Close, Lower Earley, Reading.
Proposed two storey and first floor side 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**********

WORK SHEET FOR : Francis Leo

Application Number : F/2001/5575

Applicant : Mr & Mrs Gibbs C/O Architectural Services.

Location : 19, Fringford Close, Lower Earley, Reading.
Proposal : Proposed two storey and first floor side 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 : 24/12/2001

Earliest Date for Decision : 02/02/2002

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

This application will have expired on: 18/02/2002. 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 : an exception made to accept 3 spaces only. but front area to have hardstanding.

Environmental Health :

Environmental Agency :

Earley Parish Council : request that it be refused on grounds of over development.

Planning Issues : I'd Sett

LBE1 LBE2

WOS3 WBE1

EN1.

Application Number: F/2001/5575 **Officer : Francis Leo**
19 Fringford Close, Lower Earley, Reading

Appraisal :

Development
For a two storey side extension facing west, the existing garage being the front face of the extension and extending on to align with the rear building line of main dwelling. The proposal would have a pitched roof, the ridge line of which would be perpendicular to the ridge of the main dwelling.

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

Impact upon neighbouring properties
No 18 has an identical two storey extension to the side facing application site and there is a gap of some 1.8m between the two extensions. There are no windows proposed to the side wall of the extension to avoid and any overlooking.. A window is proposed to the front elevation and a similar one at the rear at first floor level similar to no 18. Hence the scheme would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
Since a similar two storey extension exists at no 18 the proposal at no 19 would be in keeping in design and appearance, thereby be in keeping with the character of the street scene.

Parking: The proposal would increase the number of bedrooms to 5 requiring 4 parking spaces. The applicant has shown two spaces in the front garden in addition to the garage and one space at the side of the property shown on 1:500 scale drawing. The space on the side is not acceptable to the Highway Authority but in this instance they are willing to accept 3 number parking spaces only. But they require the entire area to the front of the dwelling to be converted to hardstanding.

Consultation: The view of Earley Town Council is that the proposal represented an over development and that it would create a terracing effect and would therefore be of detriment to the street scene. They have requested that the application be refused.

The area of existing ground and first floors plus the garage.....= 126.35sqm
The proposed side extension plus the conservatory.....= 37sqm (ie. an increase of 29%)
If the conservatory was excluded (since it is existing and is only a glass structure) and the area included as existing (ie.126.35 + 10.24sqm =136.59sqm) the proposal (26.78sqm) represents an increase of 19.6%.

The area of the site is 229.42sqm (0.029ha), it is comparatively a large site, an increase of 19.6% is considered acceptable. As for the terracing effect, it would only be minimal because there would be a gap of some 1.8m between the proposed and the extension at no 18 (which is a much larger extension and the site is smaller than the application site).

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2001/5575
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4	C049	R049.	
5			The entire area to the front of the dwelling* may be converted to hardstanding.
			Reason:
			~~Ful~~ In the interests of Highway safety and convenience
			* but not extending beyond the line of the side elevation of the house facing Adwell Drive
6.	START	R048	No parking of vehicles shall take place or hardstandings be installed beyond the side elevation of the house facing Adwell Road.
			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)

Informative for approvals (1) No 7 ~~Sub~~ page 34 of Standard Planning Condition

N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3 WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

(2)

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

Date: 14. 2. 2002.

RECORD OF SITE VISIT

SITE ADDRESS: 19 Fringford Close Lower Earley Reading.

APPLICATION NUMBER: F/2001/5575

OFFICER: Francis Leo

DATE OF SITE VISIT: 22 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS mainly 2 storey detached properties with high pitched roof, garage to the side. open plan gardens.

3. DESCRIPTION OF SITE/BUILDING 2 storey dwelling at the corner of Adwell Drive and Fringford Close, garage to the side facing west. Im deep garden space to front and grassed area to the side up to back edge of ~~pavement~~ road. Conservatory to the rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES NO 18 is similar type dwelling in height and design with a 2 storey extension to the side facing application site and a single storey rear extension. It appears handed. Except for the single storey. There is a gap of 1.8 bet the garages with 1.8 m high timber fence in bet 18 and 18

5. SITE CONSTRAINTS

TREES bushes in the front plus a small tree

ACCESS/PARKING space for 3 car may be difficult.

LEVELS —

BOUNDARY TREATMENT 1.8m high timber fence bet 18 and 19 and 1.8m high brick boundary fence facing east.

OTHERS

Architectural Services
21 Fairway Avenue
Tilehurst
Reading
Berkshire
RG30 4QA

tel/fax: 0118 942 1655

Facsimile transmission

Date: 24th January 2002

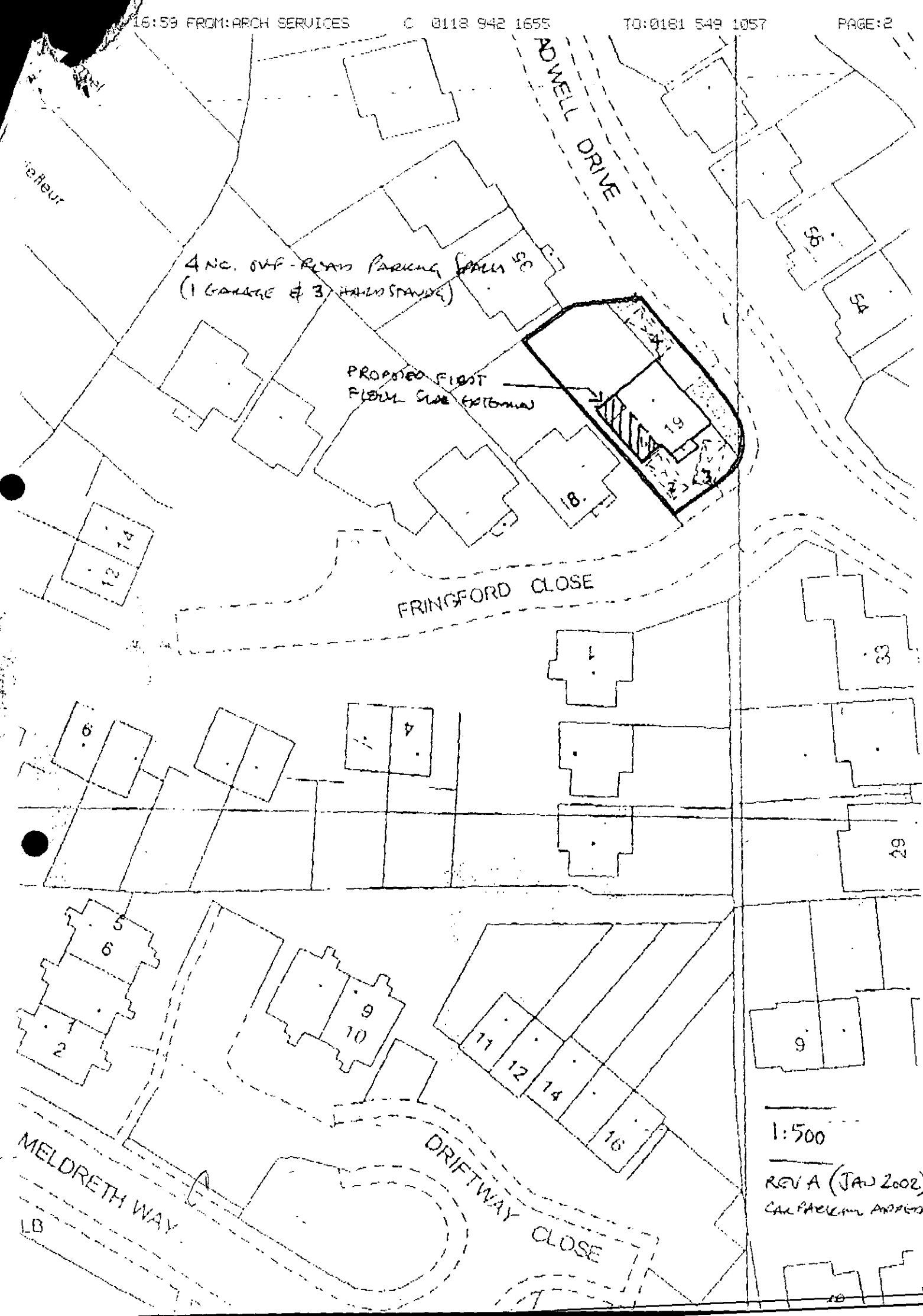
To: **Mr F Leo**
Planning Department, Wokingham District Council

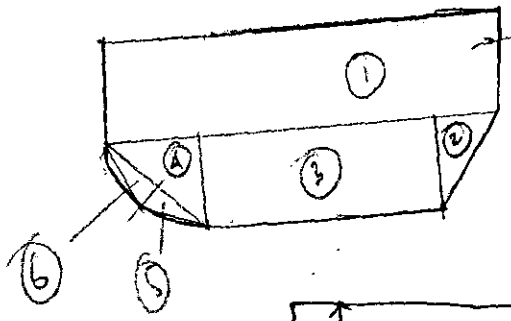
Fax no: 0208 549 1057

Subject: **19 Fringford Close, Lower Earley, Reading**
Application reference: F/2003/5575

Dear Mr Leo,

1:500 layout indicated site boundary as requested

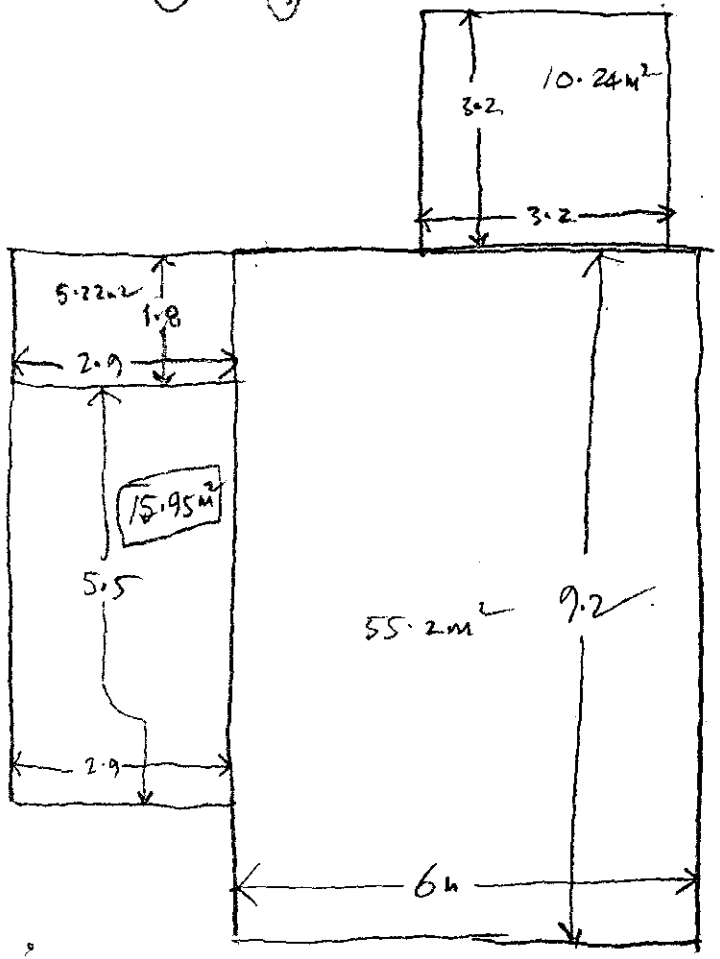

POWELL DRIVE
4 NO. OFF-ROAD PARKING SPACES
(1 GARAGE & 3 HARD STANDS)
PROPOSED FIRST FLOOR SIDE EXTENSION
FRINGFORD CLOSE
MELDRETH WAY
DRIFTWAY CLOSE
LB
1:500
REV A (JAN 2002)
CAR PARKING AMENDED.

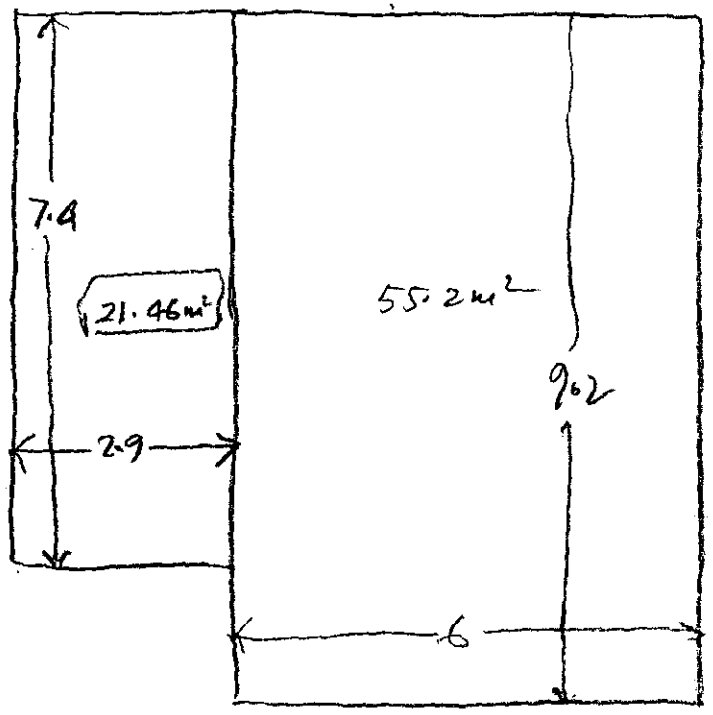


1	25.5 × 6.5	=	165.75
3	15.5 × 6.25	=	96.87
2	4 × 6	=	12.00
4	6 × 6	=	18.00
5	4 × 1.7	=	3.40
6	4 × 1.7	=	3.4
			229.42 m² = 0.029 ha.

Proposed

5.32
21.46
+ 26.78 m² + Conservatory
+ 10.24
37.0 m²





Existing =

Grd = 15.95
+1st 55.20
55.20
126.35 m²
~~Conservat 10.20~~

229.42 = 100
126.35 = 55%

~~[illegible]~~
~~[illegible]~~
126.35 = 100
37. = 29%

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 09 January 2002

Application Number: F/2001/5575

Proposal: Proposed two storey and first floor side extension to dwelling.

Parish: EARLEY TOWN

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

Applicant:
Mr & Mrs Gibbs C/O Architectural Services.

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).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Revised plans received 25/01/02 : Space no. 4 proposed is not acceptable to the Highway Authority, however in this instance and without prejudice to our standards, we will accept the provision of 3 no. parking spaces.

Conditions:

1, Notwithstanding the plans submitted; C122, R122.
2, C04A, R04A
3, The entire area to the front of the dwelling shall be converted to hardstanding.

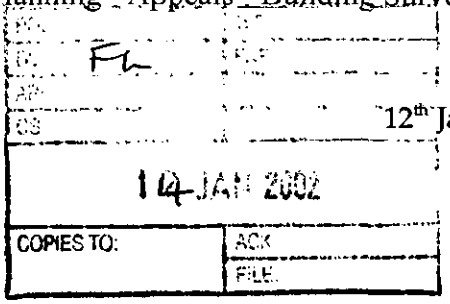
NO7.

MDM 28/01/02.

Architectural Services

21 Fairway Avenue, Tilehurst, Reading, RG30 4QA. Tel/Fax: 0118 942 1655
Email: archserve@fsbdial.co.uk
Architectural Design - Planning - Appeals - Building Surveys

51768



12th January 2002

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

our reference: **01889/P**
your reference: **F/2001/5575**

For the attention of Francis Leo

Dear Sirs,

Proposed first floor side extension
19 Fringford Close, Lower Earley, Reading

Further to receipt of the site notice and your request for details of the off-road parking, please find enclosed 6 no. copies of the amended site plan showing the proposed parking provision.

4 no. spaces, including the existing garage space, have been indicated in accordance with your request, although I understand the parking standards being applied may not now be required in view of latest government guidance under the relevant GPG.

Should you require anything further, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

cc. Mr & Mrs Gibbs

FROM: Francis Leo

DATE: 09 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/2001/5575

Proposal: Proposed two storey and first floor side extension to dwelling..

Site Address: 19, Fringford Close, Lower Earley, Reading.

Applicant: Mr & Mrs Gibbs C/O Architectural Services.

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

Councillors were concerned about this proposal and particularly when viewed in association with application F/2001/5552.

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.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 09 January 2002

Application Number: F/2001/5575

Proposal: Proposed two storey and first floor side extension to dwelling.

Parish: EARLEY TOWN

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

Applicant:
Mr & Mrs Gibbs C/O Architectural Services.

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).

Signed: _____ **Print name:** AC 11/1/02

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Application Number : F/2001/5575	Map No : 58
Case Officer : FL	Site Area : 0.03
Valid Date : 24/12/01	Received Date: 24/12/2001

Level : Delegated Application

Description : Proposed two storey and first floor side extension to dwelling.

Location : 19, Fringford Close, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr & Mrs Gibbs C/O Architectural Services.

Fee Required: £95 Fee Received: £95 (LA)

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	REQUIRES PARKING LAYOUT	9/1	
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

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

NEIGHBOURS

S/N + see map

OTHERS

No pre-appn

Architectural Services

24 DEC 2001 * 5575

21 Fairway Avenue, Tilehurst, Reading, RG30 4QA. Tel/Fax: 0118 942 1655
Email: archserve@fsbdial.co.uk
Architectural Design - Planning - Appeals - Building Surveys

18th December 2001

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

24 DEC 2001

our reference: **01889/P**
your reference:

Dear Sirs,

Proposed first floor side extension
19 Fringford Close, Lower Earley, Reading

Please find enclosed a full planning application for the above proposals with the appropriate fee of £95-00.

If you require any clarification of the proposals, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

cc. Mr & Mrs Gibbs

Environmental Services

For office use only.
Application number: 24.DEC.2001* 5575

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 GIBBS 19 FRINGFORD CLOSE LOWER EARLEY READING RG6 4JU
2	Agent's Name Address and postcode Phone number	ARCHITECTURAL SERVICES 21 FAIRWAY AVENUE TILEHURST READING RG30 4QA 0118 942 1655
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.	19 FRINGFORD CLOSE LOWER EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTENSION
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.	ROOF TILES FACING BRICK } ALL TO MATCH EXIST. WINDOWS
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 GIBBS

Date 18/12/01

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

1764

ADDRESS 19 FRINGFORD CLOSE PARISH EARLEY

PLOT No. 53 PART AREA MM - ADJ. NO ORD. SHEET No. SU 75 70 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22983	MCLEAN HOMES	DET. HOUSE & GARAGE	22-5-85	CM
BR24340	"	"	28-5-85	APP

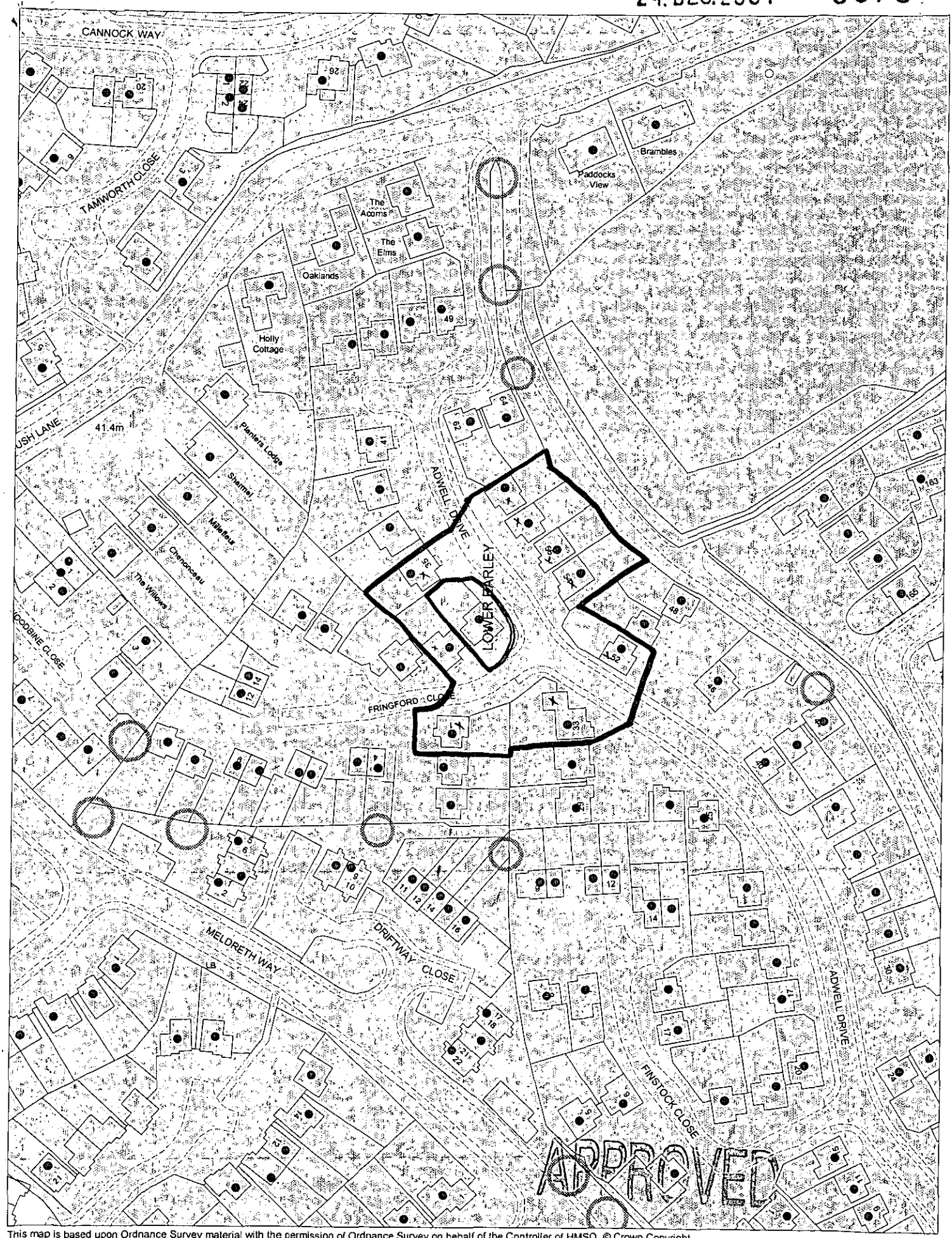
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

24.DEC.2001* 5575



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

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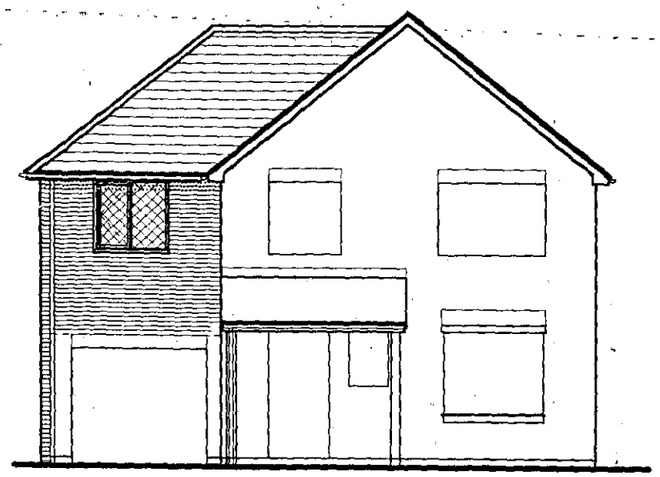
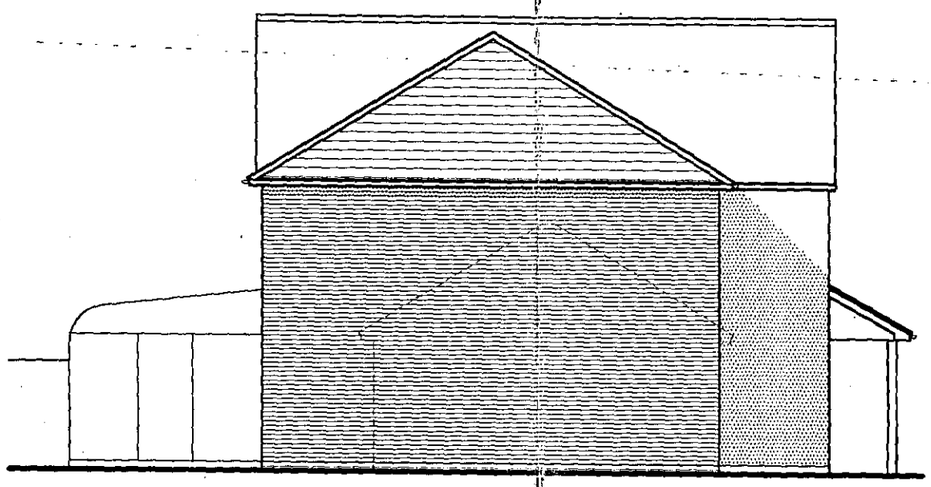
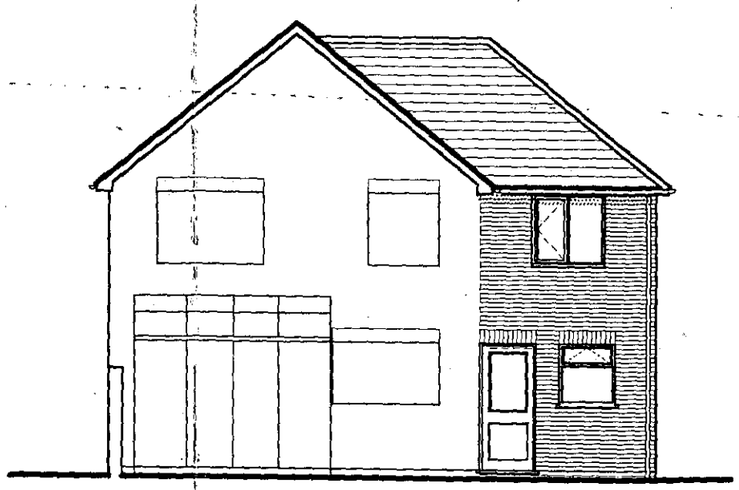
24 DEC 2001



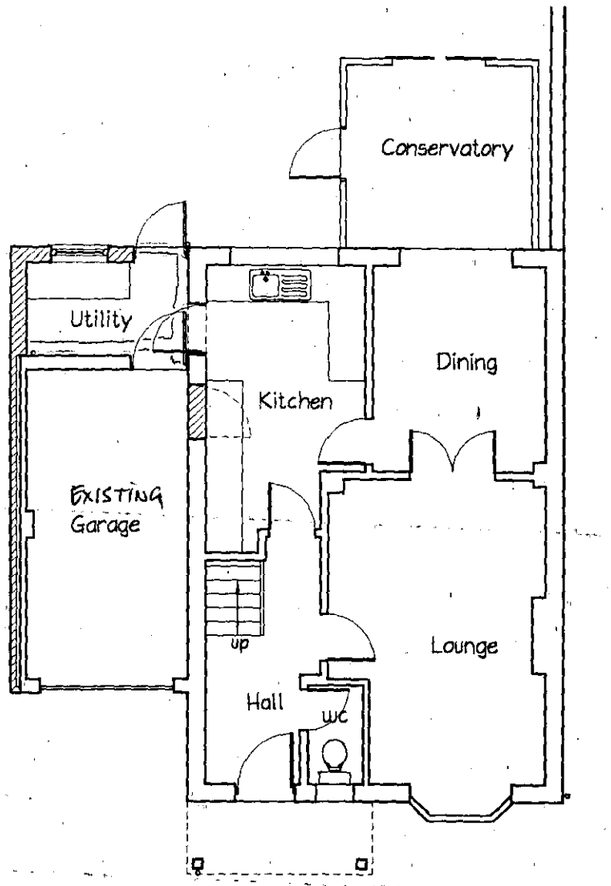
Front Elevation



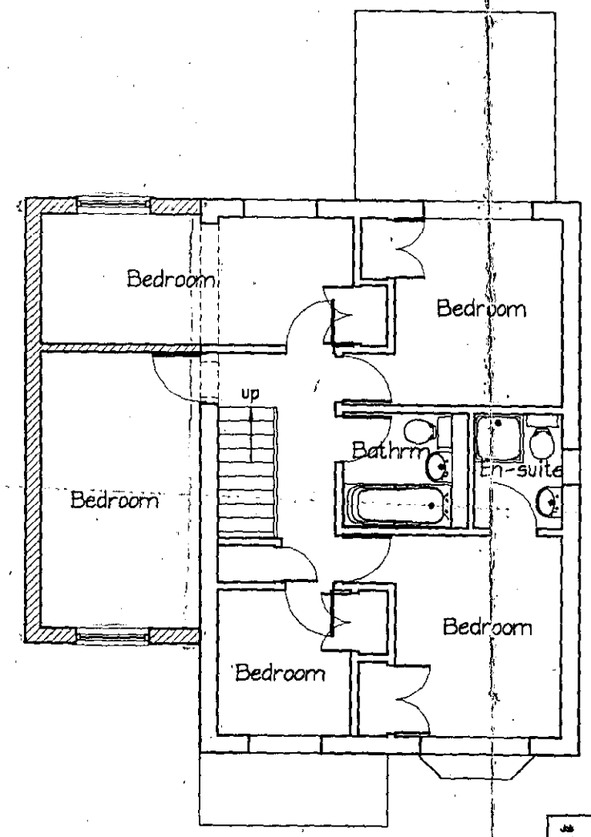
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

Materials

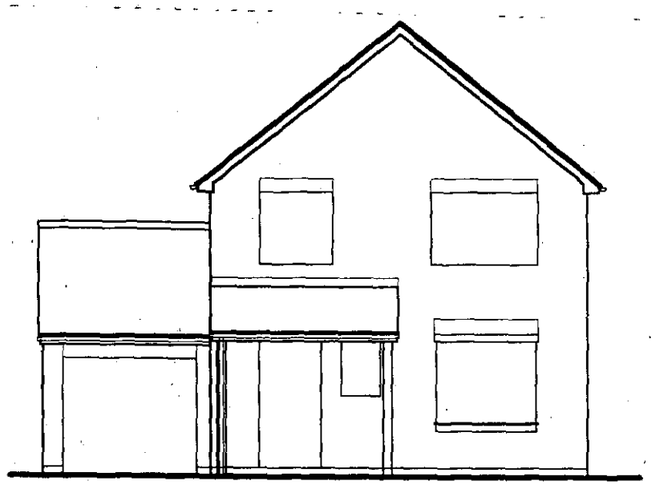
Roof: Interlocking concrete roof tiles to match existing
Walls: Facing brickwork to match existing
Windows: Stained sw double glazed to match existing
(Leaded lights to front elevation to match existing)

APPROVED

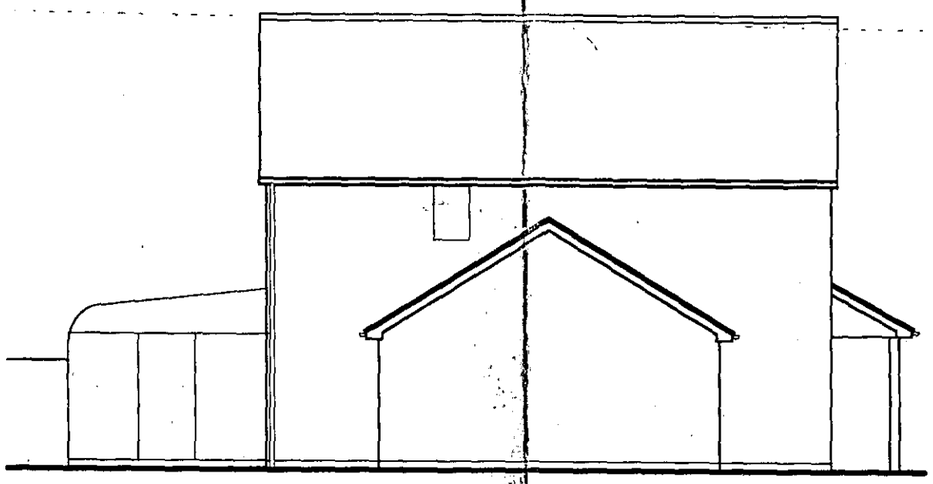
Job: 19, Fringford Close Lower Earley, Reading	Date: Dec 01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed first floor side extension Proposed Plans & Elevations	Scale: 1:100		
	Drawn by: PS	Drawing No: 01889/04 Revision	

19/4/02

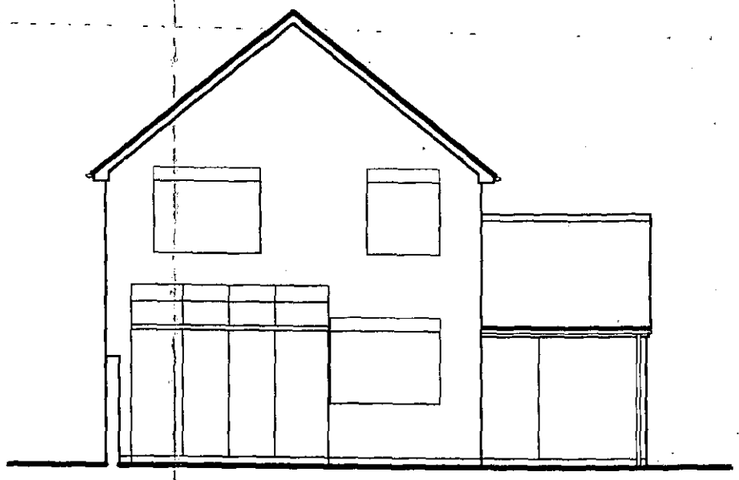
24.DEC.2001* 5575



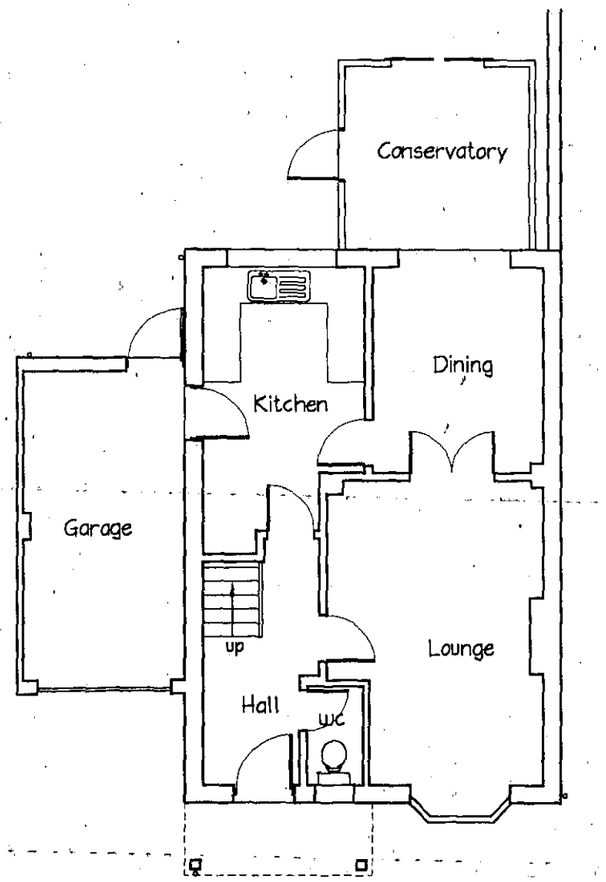
Front Elevation



Side Elevation



Rear Elevation



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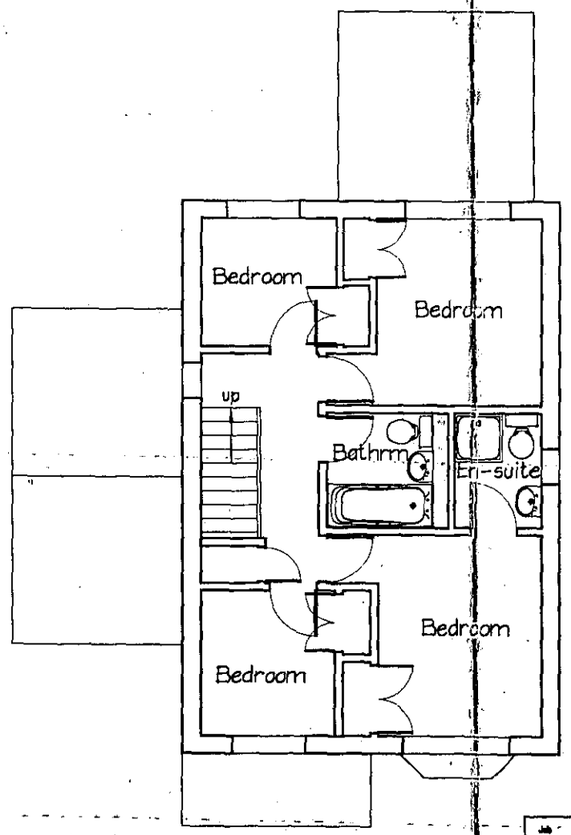

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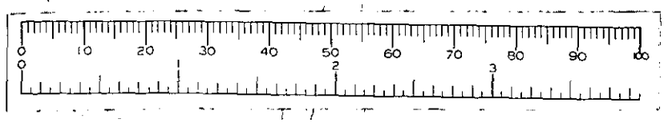

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