APPLICATION NO:
F/2001/3265

LOCATION:
12 Stanton Close, Earley Reading.

APPLICANT:
Mr Raja C/O Grayline Design Consultancy

PROPOSAL:
Proposed two storey side extension to dwelling. Demolition of garage.

EARLIEST DATE FOR DECISION: **02/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/03/2001

CASE OFFICER: **George Allpress**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Raja
C/O Grayline Design Consultancy
15 Meadowcroft Road
Reading
Berkshire
RG2 8RJ

Application Number: F/2001/3265

Parish: **EARLEY**

Location: **12, Stanton Close, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling. Demolition of garage.**

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) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

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. 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
6. Prior to first occupation of the extensions hereby approved a driveway/hardstanding shall be provided to a minimum width of 4.8 metres, and thereafter so maintained.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard visual amenities.

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

Reason
6. In the interests of highway safety and to ensure compliance with Local Plan policies.

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:

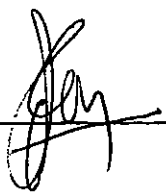
Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. 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
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/03/2001

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.

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

Tel: 0118 974 6442

Date: **06 February 2001**

My ref: F/2001/3265

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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

Dear Councillor

Application Number: F/2001/3265
12, Stanton Close, Earley, Reading.
Proposed two storey side extension to dwelling. Demolition of garage.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3265**
12, Stanton Close, Earley, Reading.
Proposed two storey side extension to dwelling. Demolition of garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6442

Date: **06 February 2001**

My ref: F/2001/3265

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/2001/3265
12, Stanton Close, Earley, Reading.
Proposed two storey side extension to dwelling. Demolition of garage.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3265**
12, Stanton Close, Earley, Reading.
Proposed two storey side extension to dwelling. Demolition of garage.
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 6442

Date: **06 February 2001**

My ref: F/2001/3265

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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

Dear Councillor

Application Number: F/2001/3265
12, Stanton Close, Earley, Reading.
Proposed two storey side extension to dwelling. Demolition of garage.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3265**
12, Stanton Close, Earley, Reading.
Proposed two storey side extension to dwelling. Demolition of garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2001/3265

PROPOSAL:
Proposed two storey side extension to dwelling. Demolition of garage.

LOCATION:
12, Stanton Close, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

06 February 2001

Applicationo	Name & Address
F/2001/3265	Mrs P McGraham 14 Stanton Close Earley Berks

App. F/2001/3265
Letters sent
13-03-01.

Tel. 0118 974 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 15 October, 2001
My ref. BC/DC/2001/3265

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) 977 8909
DX: 33506 – Wokingham

Mr T Raja
c/o Grayline Consultancy
15 Meadow Croft Road
Reading
Berkshire
RG2 8RJ

Dear Sirs

PLANNING PERMISSION 2001/3265
SITE: 12 STANTON CLOSE, EARLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3265 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

GEORGE ALLPRESS
Planning Assistant

Raised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3265 GA
BUILDING CONTROL NUMBER.	BN 2001/1158 Central
~~APPLICANT~~/AGENT	Graytone Consultancy
ADDRESS OF SITE	12 Stanton Close EARLEY
DESCRIPTION OF PROPOSED WORK	2 storey side ext + demolish garage.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	03/01-011/3	✓
ELEVATIONS	03/01-011/1	01/00-001/2
FLOOR PLANS	- ✓	- ✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/8/01	

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	

WORK SHEET FOR: George Allpress

Application Number: F/2001/3265

Applicant: Mr Raja C/O Grayline Design Consultancy .

Location: 12 Stanton Close, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling. Demolition of garage.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		10/02/01

Date of Neighbour Notifications : 06/02/01

Date of Site Visit : 20/02/01

Date Registered : 30/01/2001

Earliest Date for Decision : 02/03/2001

Latest Consultation Date/Site Notice Expiry Date : 02/03/2001
06/03/01 (GA)

This application will have expired on: 26/03/2001. 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 - recommend approval subject to appropriate conditions.

Earley Town Council - Whilst Councillors could see no reason to object to the proposed extension, what was of considerable concern was the parking provision. To allow for adequate provision, it would appear that the whole of the front garden would have to be given over to vehicle parking, which would be of detriment to the visual amenity of the area. For this reason, therefore, it is requested that this application is refused.

One letter commenting on but not objecting to the application has been received from the occupant of no.14 Stanton Close.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3265

Appraisal :

The application property is a semi-detached house which is situated on the south side of Stanton Close. It is the western half of a semi-detached pair with a single storey garage on its unattached side. It is a modern hipped roof semi, of plain design and situated on a uniformly designed estate where the house styles alternate between two patterns of design.

The application proposes a two storey side extension on the site of the existing garage. The side extension would project beyond the rear elevation by around 3.5 metres to form a two storey rear extension. There is an existing conservatory on the side of the property which abuts the boundary with the attached no.14, the extension would butrup to this.

In terms of amenity, at least 4.0 metres would separate rear extension from shared boundary with the attached neighbour. The aspect is south facing and the attached neighbour is to the east. There is sufficient separation to ensure normal ~~de~~lighting angles are not breached. There fore no loss of amenity.

The extension would be built close to the boundary with no.10. However, the two dwellings have building envelopes that are at angles to each other and they are considered to be sufficiently separated to ensure no loss of amenity.

In terms of street scene, the two storey side extension demonstrates no progression, nor does it demonstrate any subservience. The ridge line is continuos and the front elevation is not recessed behind the existing. It is usual policy to insist on subservient extensions to semi-detached dwellings so as to ensure against a terracing affect.

However, the application property is not in line with its neighbour to the west. The two properties are at inverse angles to each other as their respective plots follow the curvature in the road, and therefore the application proposal would not lead to a terracing affect the neighbour similarly wished to extend. It is therefore considered appropriate to allow an exception to normal policy in this particular situation.

The application proposal demonstrates compliance with Local Plan parking standards. The parking provision is not considered to appear so over dominant in this particular location where other nearby dwellings have similarly hard surfaced their frontages and sufficient soft landscaping is considered to be retained.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3265
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
6			Prior to first occupation of the extensions hereby approved a driveway/hardstanding shall be provided to a minimum width of 4.8 metres, and thereafter so maintained.
			Reason:
			In the interests of highway safety and to ensure compliance with Local Plan policies.
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N07		~~WITHIN CURTILAGE~~ HIGHWAYS WORKS.
	N06		WITH CURT

RECORD OF SITE VISIT

SITE ADDRESS: 12 Stanton Close, Earley, Reading.

APPLICATION NUMBER: F/2001/3265

OFFICER: George Allpress

DATE OF SITE VISIT: 20/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by sem-detached houses.

3. DESCRIPTION OF SITE/BUILDING Semi-detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.14 the attached neighbour to the east, no.10 the unattached neighbour to the west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Single garage plus front parking for 2 cars.
LEVELS	Marginal fall to east.
BOUNDARY TREATMENT	Dwarf wall to front, timber fencing.
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 06 February 2001

Application Number: F/2001/3265

Proposal: Proposed two storey side extension to dwelling. Demolition of garage.

Parish: EARLEY TOWN

Site Address:
12, Stanton Close, Earley, Reading.

Applicant:
Mr Raja C/O Grayline Design Consultancy.

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 Driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.
Reason: In the interests of highway safety & convenience.

NO7

Signed: _____ **Print name:** Adam Coggins 8/2/01

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/3265 PLANNING OFFICER:

PARISH: EARLEY

PROPOSAL: Two storey side extension and demolition of garage

ADDRESS: 12 Stanton Close, Earley.

APPLICANT: Mr. Raja, C/O Grayline Design Consultancy

PLANNING SERVICES	HPT 4006/6
POL	TLS
DC	ENF
APP	
CS	GA.
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

Whilst Councillors could see no reason to object to the proposed extension, what was of considerable concern was the parking provision. To allow for adequate provision, it would appear that the whole of the front garden would have to be given over to vehicle parking, which would be of detriment to the visual amenity of the area.

For this reason, therefore, it is requested that this application is refused.

SIGNED: _____ DATE: 15 FEB 2001

CLERK TO EARLEY TOWN COUNCIL

2001/3265

PLANNING SERVICES	HPT
POL	TS
CC GA	
APP	
CS	

13 FEB 2001

COPIES TO:	ACK: /
	FILE:

14 Stanton Close
Earley.
12 - 2 - 2001

To The Town Clerk,

Re: Your letter - 12 Stanton Close planning permission. As the extention will be on the opposite side of my house, I doubt whether it will effect my property. Perhaps. However, a close watch will be taken on what will be going on. I would remind you that I am getting on for 83 yrs. old. (widow, living alone) and living in my property for 42 years, and never a nuisance to anyone. However should there be any interference around my property, I will contact you for action.

Yours faithfully
(Mrs) Peigy McGrotham

1792

G.A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3265. relates.

Address of site 12 STANTON CLOSE EARLEY

READING.

Signed

Date 10-2-01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

PLEASE USE YOUR POSTCODE

Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	30 JAN 2001
Officer: GA	Application No. F/2001/3265

Map No. 52 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO ~~GARAGE~~ DWELLING. DEMOLITION OF GARAGE

Location: 12 STANTON CLOSE

Parish: EARLEY Ward: L. Hungerford
6.2.01 TJ

Applicant: MR RAJA

Fee Received 95-00 (2) 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 : 6.02.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

- Building Control .....
- Landscape .....
- Trees .....
- Conservation Officer .....
- Environmental Health .....
- Housing .....
- Leisure & Cultural services .....
- Public Rights of Way .....
- Property .....
- District Secretary (only if called in by SOS) .....
- Policy & Plans .....
- Strategic Planning (JSPU) .....
- Minerals (INTERNAL) .....
- Archaeological Site (BABTIE) : .....
- Education .....
- Social Services .....
- Highways ✓

EXTERNAL CONSULTATIONS

- Adjacent D P A : .....
- Adjacent Parish : .....
- Southern Electricity Board .....
- British Gas .....
- PSA Oil Pipeline .....
- Transco : .....
- Environment Agency .....

- Rail Track .....
- Police Arch. Liaison Officer .....

HERITAGE BODIES

- The Georgian Group .....
- Ancient Monuments Society .....
- Council for British Arch. .....
- RCHME .....
- Telecommunications (NRPB) : .....
- Sport England : .....

OTHERS:

NO PRE APPS

NEIGHBOURS:

SITE NOTICE AND SEE MAP

GRAYLINE DESIGN CONSULTANCY

15 Meadowcroft Road
Reading
RG2 8RJ
Tele: 0118 9312459 e-mail: grayline@euphony.net

30 JAN 2001 * 3265

Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WN

24th Jan 2001

Dear Sir/Madam

Re: Proposed extension at 12 Stanton Close Reading for Mr T Raja

The proposal is to demolish the existing garage and to build a new two story extension to the side of the existing house. Incorporated in the extension will be a small Sitting Room, Store and Kitchen to the ground floor with two bedrooms and a second bathroom to the first floor.

Mr Raja's reason for the extension is that he has five (5) small children and is in need of more bedrooms and living space to accommodate them.

With the loss of the garage Mr Raja still has room at the front of the property for two car as the regulations require.

The construction of the extension would be to match with the existing house and would be very sympathetic with the surroundings. The roof would be tiled, walls would be face brick and block with render finish to top half, timber floor and roof construction and UPVC double glazed windows to match. A paved footpath shall be constructed to the side of the building to allow access to the rear garden.

If you require any further information please call on the above number.

Yours sincerely

Ross Gray

1.6.86

ADDRESS 12 STANTON CLOSE

PARISH ~~WOODLEY~~/ARLEY

PLOT No. 29

ORD. SHEET No. SU. 7571 (52)

BUILDER J. T. Cook & Son Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19/58	J. T. Cook & Son Ltd	Layout	11/2/58	App. App.
65/58	" Revised Layout -	Semi/Det. House	8/4/58	App. App.
P0/632/72	Mr R C Waight	Garage	25 8 72	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 30.JAN.2001* 3265

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	MR + MRS T RAJA.
	Address and postcode	12 STANTON CLOSE EARLEY RG6 7DX
	Phone number	
2	Agent's Name	GRAYLINE DESIGN CONSULTANCY
	Address and postcode	(ROSS GRAY) 15 MEADOWSWEET ROAD READING RG2 8RJ.
	Phone number	01189 312459
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.	SEE ENCLOSED.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION TO REPLACE GARAGE.

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.	FACE BRICK AND WHITE RENDER WITH DARK TILED ROOF	
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 ☐

3344 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

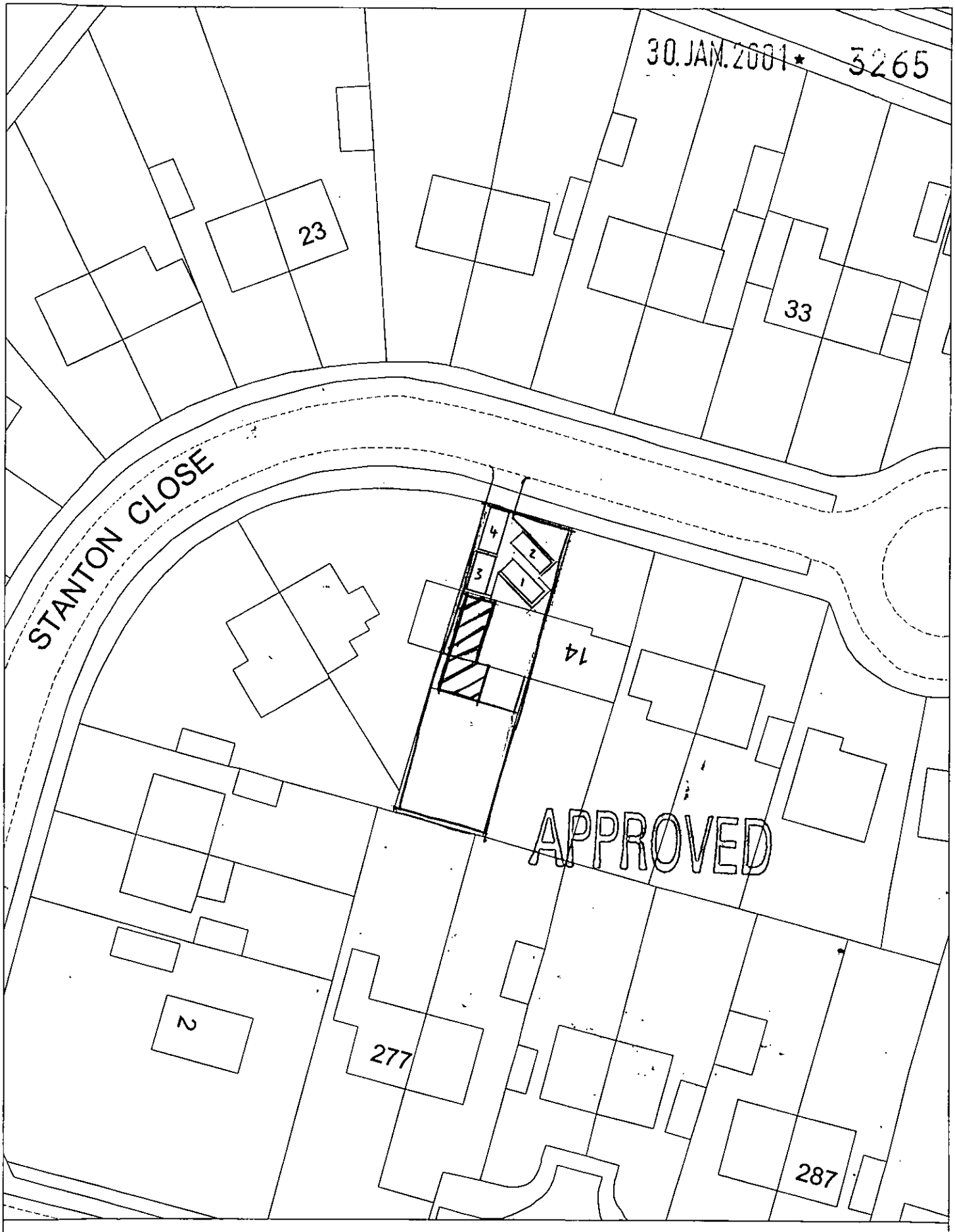
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Matthews Road.

Date 29-01-01.

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



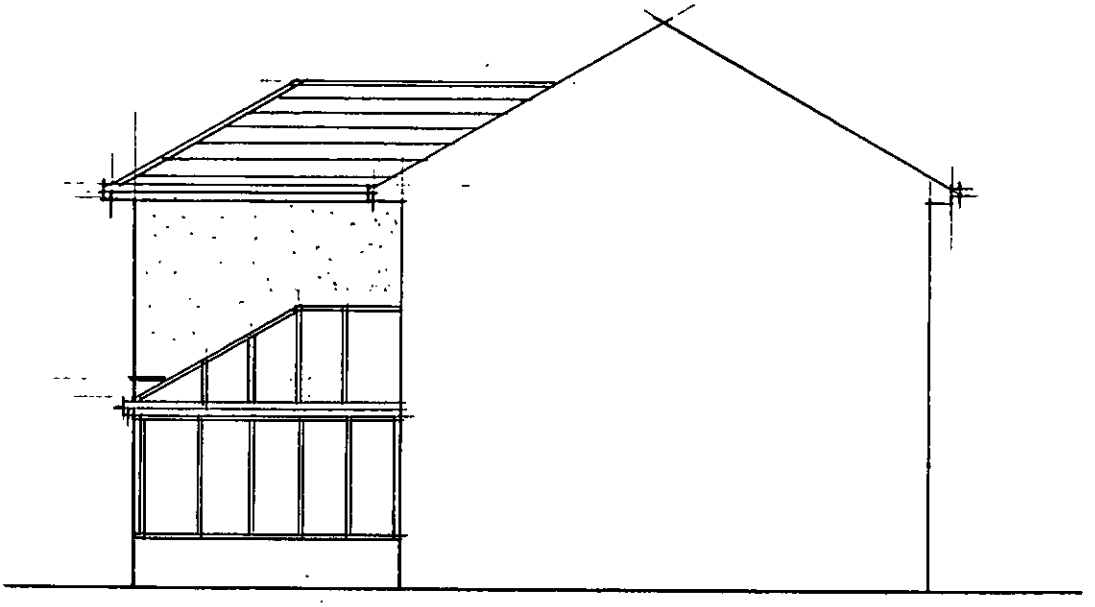
Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 29 January 2001

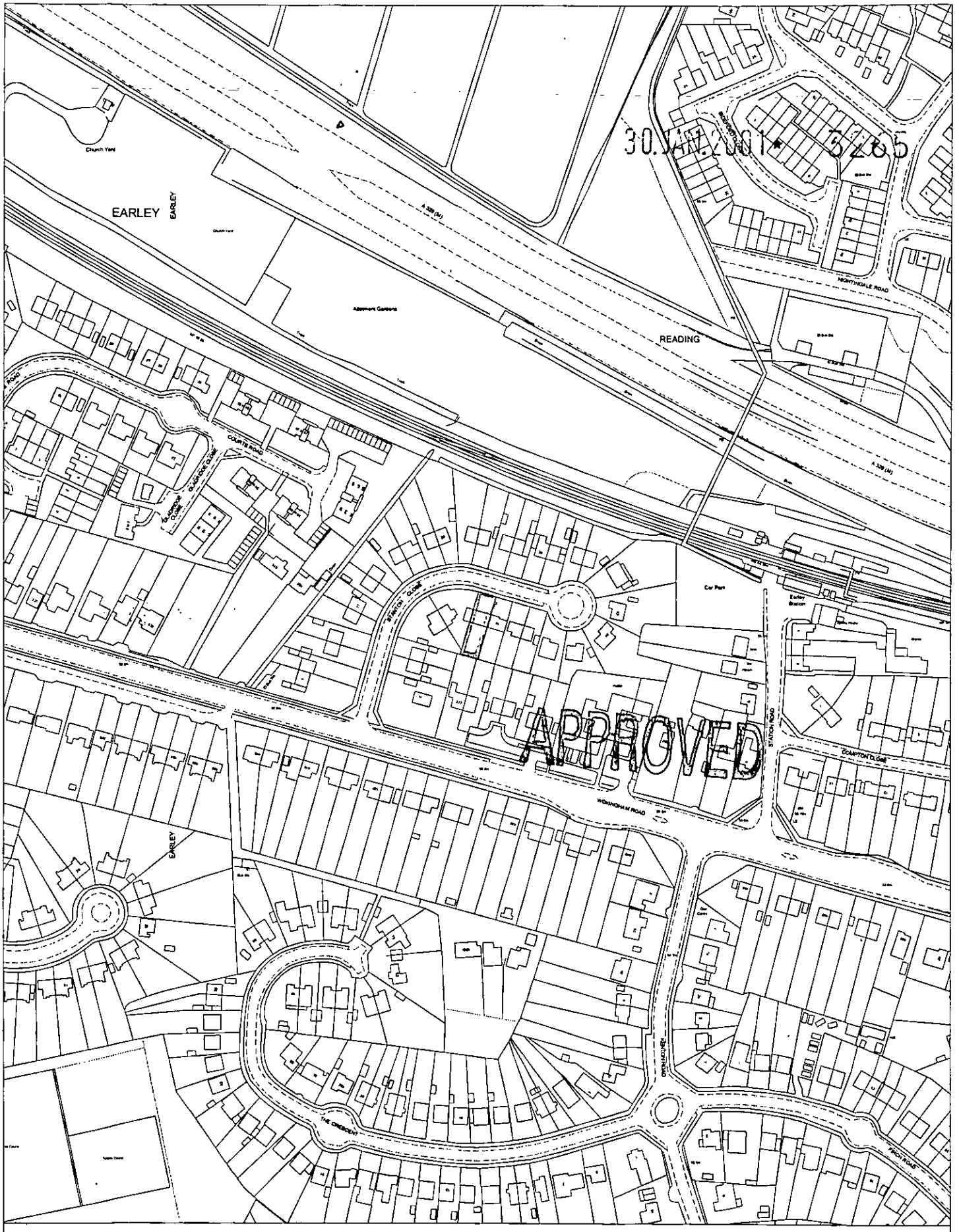
N
W E
S



PROPOSED SOUTH ELEVATION

APPROVED

1:100



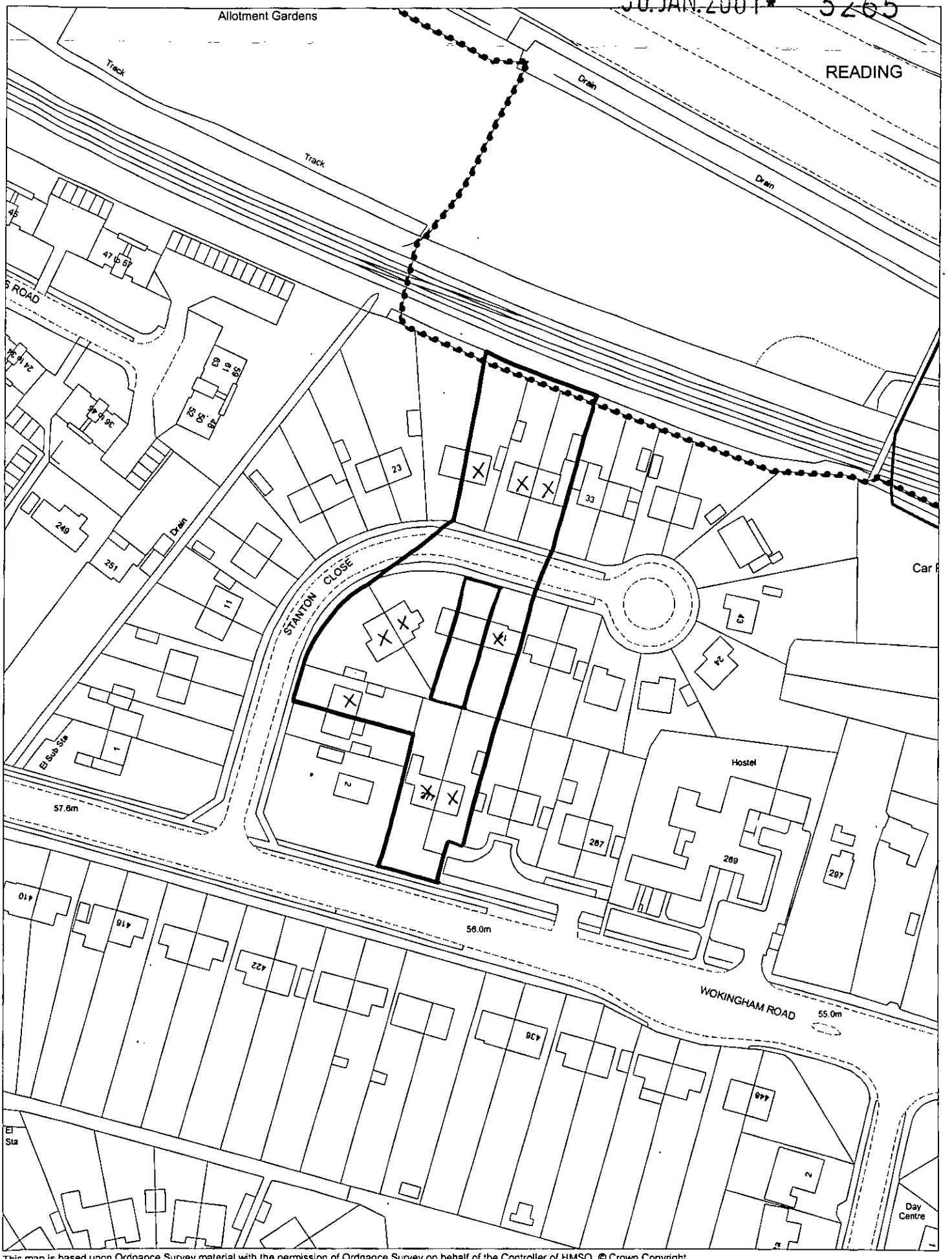
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 29 January 2001

30.JAN.2001* 3265



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.

31 January 2001 Scale: 1 : 1250

N W E S