SYSTEMS LTD

APPLICATION NO:
F/2000/3081

LOCATION:
25 Ramsbury Drive, Earley Reading.

APPLICANT:
Mr & Mrs Tyler

PROPOSAL:
Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

EARLIEST DATE FOR DECISION: **28/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/02/2001

CASE OFFICER: **Natalie Brown**

Tel: (0118) 974 6480 (Direct Line)
Email: Dawn.Hancocks@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 11th December 2003
My ref: DSH/F/2003/9286

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

Mr A Tyler
25 Ramsbury Drive
Earley
Reading
Berkshire
RG6 7RT

Dear Mr Tyler,

RE: PROPOSED ALTERATIONS TO REAR DORMER WINDOW (RETROSPECTIVE) AT 25 RAMSBURY DRIVE, EARLEY – F/2003/9286. MINOR AMENDMENT TO F/2000/3081.

I can confirm that the retrospective alterations to the first floor side extension as shown on drawing no. 2007-02-04-D ~~is~~ are considered acceptable as a minor amendment to F/2000/3081. You would therefore be permitted to build the two rear dormers as approved under F/2000/3081.

You now need to either withdraw the current application or submit revised plans showing a drop in ridge height for the proposed dormer as outlined in our letter dated 10th November 2003. Please submit the withdrawal letter or revised plans within 14 days of the date of this letter.

If none of the requested information above is submitted by this date then we will determine the application in accordance with the originally submitted plans.

Should you wish to discuss any matter further please do not hesitate to contact Dawn Hancocks.

Yours sincerely,

Mrs B Polnik
Senior Planning Officer

cc: J Hedley, Enforcement Officer

Received by Wokingham District Council

Application No: F/2000/3081

PROPOSAL:
Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

LOCATION:
25, Ramsbury 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. (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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/01/2001. 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

04 January 2001

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

Tel: (0118) 974 6492

Date: **04 January 2001**

My ref: F/2000/3081

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/2000/3081
25, Ramsbury Drive, Earley, Reading.
Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3081**
25, Ramsbury Drive, Earley, Reading.
Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6492

Date: **04 January 2001**

My ref: F/2000/3081

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/2000/3081
25, Ramsbury Drive, Earley, Reading.
Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3081**
25, Ramsbury Drive, Earley, Reading.
Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6492

Date: **04 January 2001**

My ref: F/2000/3081

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/2000/3081
25, Ramsbury Drive, Earley, Reading.
Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3081**
25, Ramsbury Drive, Earley, Reading.
Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Tel. 0118 974 6443 (Direct Line)

Date. 4 December, 2001

My ref. CD/BN2001/1088(3081)

Mr & Mrs Tyler
25 Ramsbury Drive
Earley
READING
Berkshire
RG6 7RT

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
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Mr & Mrs Tyler,

FIRST FLOOR SIDE EXTENSION AND LOFT CONVERSION WITH REAR DORMER AT 25 RAMSBURY DRIVE, EARLEY

I have been informed that construction work has commenced on the above proposal.

There are differences between the Building Control Application and the Approved Planning Application F/20013081. Planning refused the alteration to the roof under F/2001/3560, but the Building Control drawings still show the half-hipped roof. Would you please confirm to me in writing within the next ten days that the refused alteration to the roof is not to be built.

Please note that any building work undertaken must be as the approved Planning drawings. Any unauthorised work is undertaken at your own risk and expense. Enforcement action may be taken.

If you have any queries with regard to this letter, please do not hesitate to contact me on telephone number 0118 974 6443.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

PROBLEMS AT START OF BUILDING WORK

MEMO

To: BC Officer

From: DC/BC Liaison Officer

Date: 28 November 2001

Re: BN2001/1088, 25 Ramsbury Drive, Earley

DETAILS : -

Planning 3081 was APPROVED. Drawing January 2001

Planning 3560 was REFUSED. Drawing March 2001, alteration to the roof.

Applicant Andrew Tyler

Work commenced 20 November 2001

Building Control will need revised drawing showing the roof as at January 2001 and to check that the roof is not being built as a half hip.

PLEASE REPLY BY: Monday 3 December 2001

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3081 NB
BUILDING CONTROL NUMBER.	BN2001/1088 Alan
APPLICANT/~~AGENT~~	Mr A. Tyler.
ADDRESS OF SITE	25 Ramsburn Drive EARLEY.
DESCRIPTION OF PROPOSED WORK	first floor side ext & loft conversion with rear dormer.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	rec'd 13/3/01	rec'd. 18/1/01
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - hipped gable ends	
DATE	19/3/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
New PLANNING PERMISSION NEEDED		14/3/01.	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Tyler
25, Ramsbury Drive
Earley
Reading
RG6 7RT

Application Number: F/2000/3081

Parish: **EARLEY**

Location: **25, Ramsbury Drive, Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.**

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.

Condition
5. 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 first floor level facing 23 Ramsbury Drive of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

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

Informative
1. This permission relates to the application as amended with revised plan number AMD January 2001 submitted to the Local Planing Authority on 18 January 2001 showing windows in correct position, and parking layout plan submitted to the Local Planning Authority on 18 January 2001 showing parking layout for 4 vehicles and does not approve the proposals as originally submitted.

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 LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 13/02/2001

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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/3081

Applicant : Mr & Mrs Tyler .

Location : 25, Ramsbury Drive, Earley, Reading.
Proposal : Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/1

Date of Neighbour Notifications : .....

Date of Site Visit : 15/1

Date Registered : 21/12/2000

Earliest Date for Decision : 28/01/2001

Latest Consultation Date/Site Notice Expiry Date : 28/01/2001

This application will have expired on: 15/02/2001. 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 :

Earley TC - no objection

H/A - request p. plan
~~etc~~ no objection subject to conditions

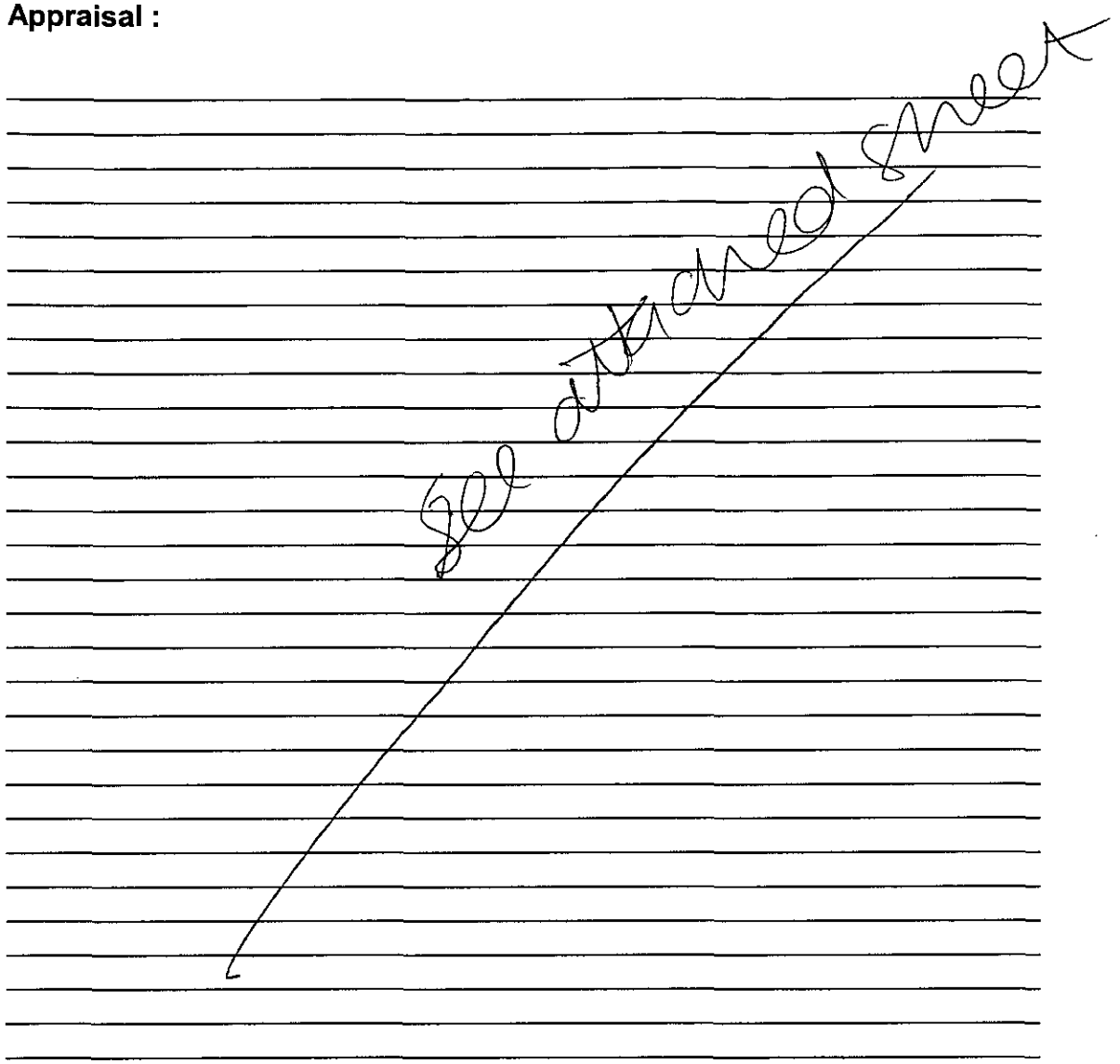
No letters of representation received.

Planning Issues : (old set)

REVISED PLAN REC. 18/1/01

Application Number: F/2000/3081

Appraisal :



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

Application Number F/2000/3081
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm - 5yrs
	C014	R014	ex finishes to match
	C049	R049	Garaging to remain
	C122	R122	Parking to remain
	C044	R044	No windows
			Ins: first floor level facing 23 Ramsbury Drive
		N02	Revised plans
			Ins: revised plan (AMD January 2001)
			Ins: 18 January 2001
			Ins: showing windows in correct position
		N02	Revised plans
			Ins: parking layout plan
			Ins: 18 January 2001
			Ins: showing parking layout for 4 vehicles

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	———
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	———
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	———

13/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 25 Ramsbury Drive Earley Reading.

APPLICATION NUMBER: F/2000/3081

OFFICER: Natalie Brown

DATE OF SITE VISIT: 15/1

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on brick pillar @ front

2. DESCRIPTION OF SURROUNDINGS

Residential.
Detached + semi-d.



semi- D

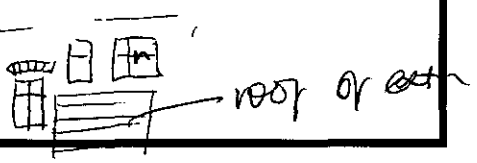
3. DESCRIPTION OF SITE/BUILDING

Existing extns.
Proposed 1st floor above rear dormers - would have hipped roof to match dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

semi-D with N° 27. / detached from N° 23

N° 23 - side extn.
2x ff floor
1x window below 1st flr



5. SITE CONSTRAINTS

TREES

5 beds ∴ 4 vehicle spaces reqd.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT low fencing @ front with N° 23
low brick wall/brick pier @ front with road.

OTHERS

Application Number: F/2000/3081

Appraisal:

Development

Proposed first floor side extension above the existing garage and a loft conversion. This would provide 6 bedrooms in total (one in the loft conversion, one in the extension and 3 existing. The first floor side extension would mirror the existing plan form of the ground floor.

The site lies within the identified settlement of Earley and is part of a semi-detached pair of properties, and would remain approximately 2m from the boundary with No.23.

1. Impact upon neighbouring properties
   The proposed development would follow the current building line of the main dwelling, and have a hipped roof helping to take the massing away from neighbouring properties. There is one window proposed, which would be for a landing. At present there are two windows in the side elevation although they are further away from the boundary with No. 23 than the proposed window would be. It is considered that the reduction to one window would improve the relationship between the two properties in terms of overlooking, and it is recommended that a condition be added to ensure that no further windows are added to this side elevation. It is therefore considered that there would be no detrimental impacts upon neighbouring properties.

2. Impact upon the character of the area
   The proposed extension would mirror the existing style of the dwelling and would have a hipped roof at the side. The detailing for the roof above the existing bay window along side No. 27 would be picked up above the proposed first floor bedroom. Whilst the proposed extension would be at full ridge height, it would be set back from the boundary behind the garage keeping within existing building lines. A gap would be retained between the two dwellings so there is no issue of terracing effect. Whilst the proposed extension is not completely sub-ordinate to the main dwelling, it considered that this factor alone could not warrant refusal of the application.
   The proposed dormer windows would be at the rear of the property and so not visible from the 'front streetscene'. They would be set below the ridge height of the main dwelling, and it is not considered that they would cause any adverse effect (it would be a different case for this location if they were in the form of large dormer extensions. It is therefore considered to have no detrimental effect upon the character of the street scene.

3. Impact upon highway safety (parking provision)
   The proposed development would have 5 bedrooms and would therefore need to provide 4 off-road parking spaces. This would be provided at the front of the dwelling, with the garage space being surplus to this requirement. Subject to the parking and garaging remaining, there would be no detrimental impacts upon highway safety.

Approval: ✓ **~~Refusal:~~**

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3081** By hand 8/1

25, Ramsbury Drive, Earley, Reading.

Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

I ~~wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ Please entertain

Signed: Councillor Rolls

Date: 8/1/01

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 JAN 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 DEC 2000	
Officer: NAB	Application No. F/2000/3081

Map No. 52 Site 006
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND LOFT CONVERSION WITH REAR DORMER EXTENSION

Location: 25 RAMSBURY DRIVE

Parish: EARLEY Ward: Redhatch, 4.1.2001 B

Applicant: MR/MRS TYLER

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	Parking layout needed	4.1.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Two 2nd floor dormers shown in rear elevation but only one window shown in loft floor plan – mark position of velux window in loft floor plan.	4.1.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment ?	4.1.	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.1.2004

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:

S/N + See map ✓

Date: 24 January 2001

To: Highways

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2000/3081

Location: 25, Ramsbury Drive, Earley, Reading.

Proposal: Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

Applicant: Mr & Mrs Tyler.

Case Officer: Natalie Brown

The new plans show the following:
(1) Additional Plan showing parking layout for 4 vehicles.
(2) Revised Plan showing position of velux roof light & bathroom window added to plan.

Comments are required by 03/02/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL

C049, R049.
C122, R122.

Adam Coggins. 02/02/01

F[redacted] Natalie Brown

DATE: 04 January 2001

DELEGATED

PLANNING SERVICES | HPT
POL
DC
APP
CS
COPIES TO:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3081

Proposal: Proposed first floor side extension to dwelling and loft conversion with rear dormer extension..

Site Address: 25, Ramsbury Drive, Earley, Reading.

Applicant: Mr & Mrs Tyler .

Your observations are required in respect of this application **by 28/01/2001** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

Date: 24 January 2001

To: Case Officer

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2000/3081

Location: 25, Ramsbury Drive, Earley, Reading.

Proposal: Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

Applicant: Mr & Mrs Tyler.

Case Officer: Natalie Brown

The new plans show the following:
(1) Additional Plan showing parking layout for 4 vehicles.
(2) Revised Plan showing position of velux roof light & bathroom window added to plan.

Comments are required by 03/02/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS + ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/3581 (Planaps) / (Ludhouse) Date Rec. 18/01/01

Location: 25 Ramsbury Drive

Parish Calverley

Applicant:

Description of attached plans (1) Parking layout for 4 vehicles (additional plan)
(2) Position of velux roof light + bathroom window added to plan.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		✓
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: As application

Date for Responses: Latest date for decision: 25/01/01 (OR 10 DAYS IF TOO SHORT)

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER: NAS

Consultations Sent by Admin. on: 24.01.PS

Yellow - Part One Copy
Green - Officer's Copy

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 04 January 2001

Application Number: F/2000/3081

Proposal: Proposed first floor side extension to dwelling and loft conversion with rear dormer extension.

Parish: EARLEY TOWN

Site Address:
25, Ramsbury Drive, Earley, Reading.

Applicant:
Mr & Mrs Tyler .

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

(1) Please could Highways have an additional plan 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)

(2) Please indicate the point of access and extent of the driveway.

Signed: _____ **Print name:** Adam Coggins 09/01/01

Plan received 18/1 - requested when app° marked up.

ADDRESS 25 RAMSBURY DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43761	MR. A. TYLER	S/S. EXTENSION (GARAGE/UTILITY/KITCHEN/CONSERVATORY)	16.1.95	CLA
RP94/3223	"	"	10.1.95	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Recd 1.25PM 20.12.00

Environmental Services

For office use only.
Application number: 21.DEC. [illegible] [illegible]81

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 A TYLER
	Address and postcode	25 RAMSBURY DRIVE EARLEY READING RG6 7RT
	Phone number	01189663149
2	Agent's Name	
	Address and postcode	N/A
	Phone number	
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.	25 RAMSBURY DRIVE EARLEY READING RG6 7RT
4	Give brief details of the proposal for example, two storey side extension. About the application	1ST FLOOR SIDE EXTENSION & LOFT CONVERSION
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.	WHITE RENDER TO MATCH EXISTING ON TURBO BLOCKWORK. ROOF TILES TO MATCH EXISTING. WHITE FRAMES
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: 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

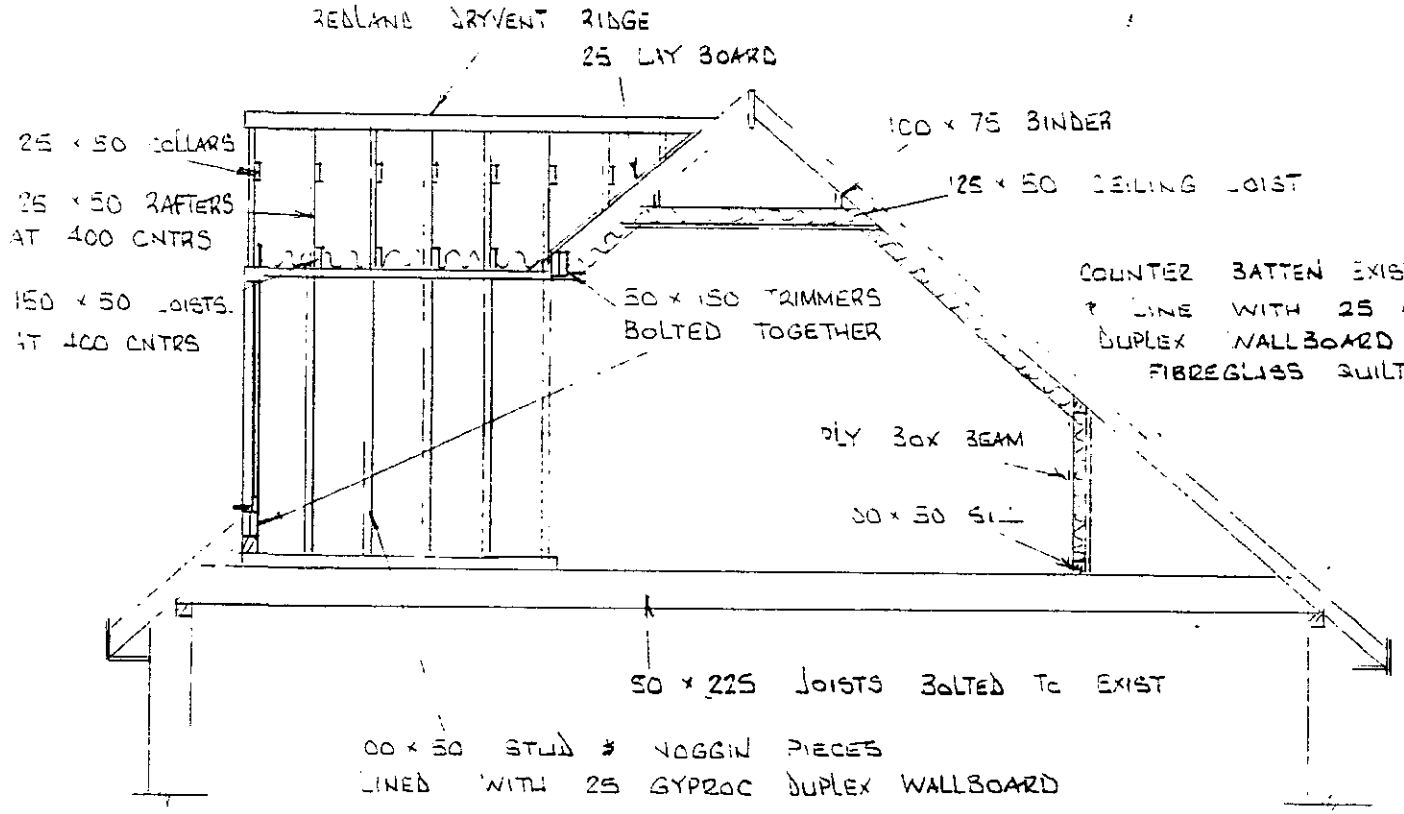
Date 20-12-00

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3081**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

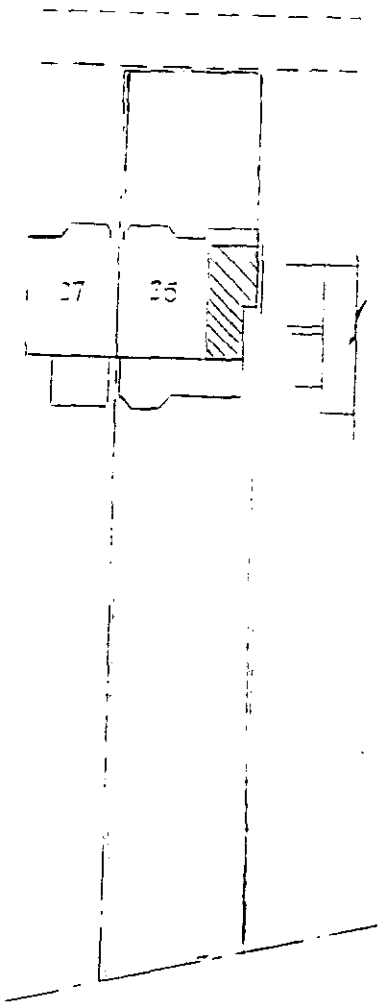


ALL DORMER ELEVATIONS TO BE LINED WITH 9mm PLYWOOD

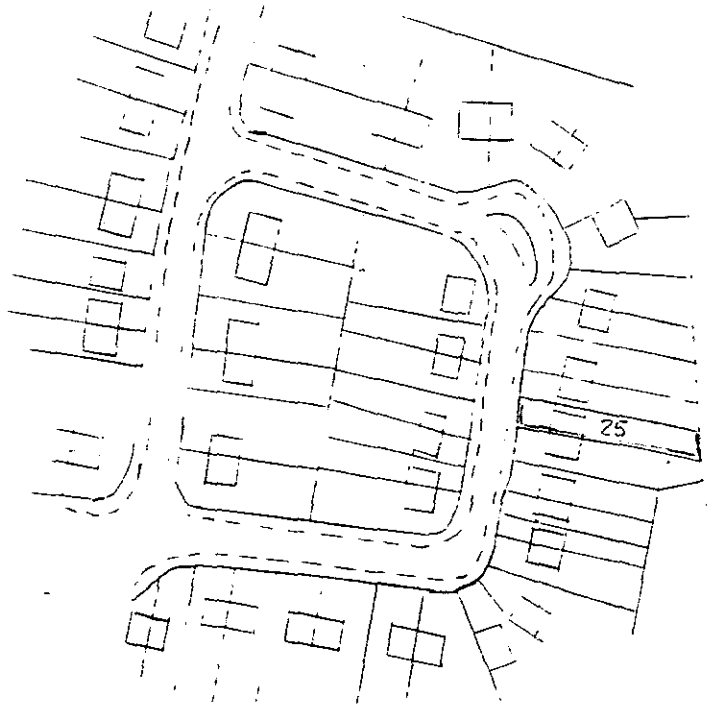
SECTION THRO' PROPOSED LOFT CONVERSION

PROPOSED FIRST FLOOR EXTENSION & LOFT CONVERSION FOR MR & MRS A. TYLER AT 25 RAMSBURY DRIVE EARLEY READING RG6 7RT	SCALE 1 : 50	DATE Nov. 2000 HMD

RAMSBURY DRIVE



BLOCK PLAN
SCALE 1:500

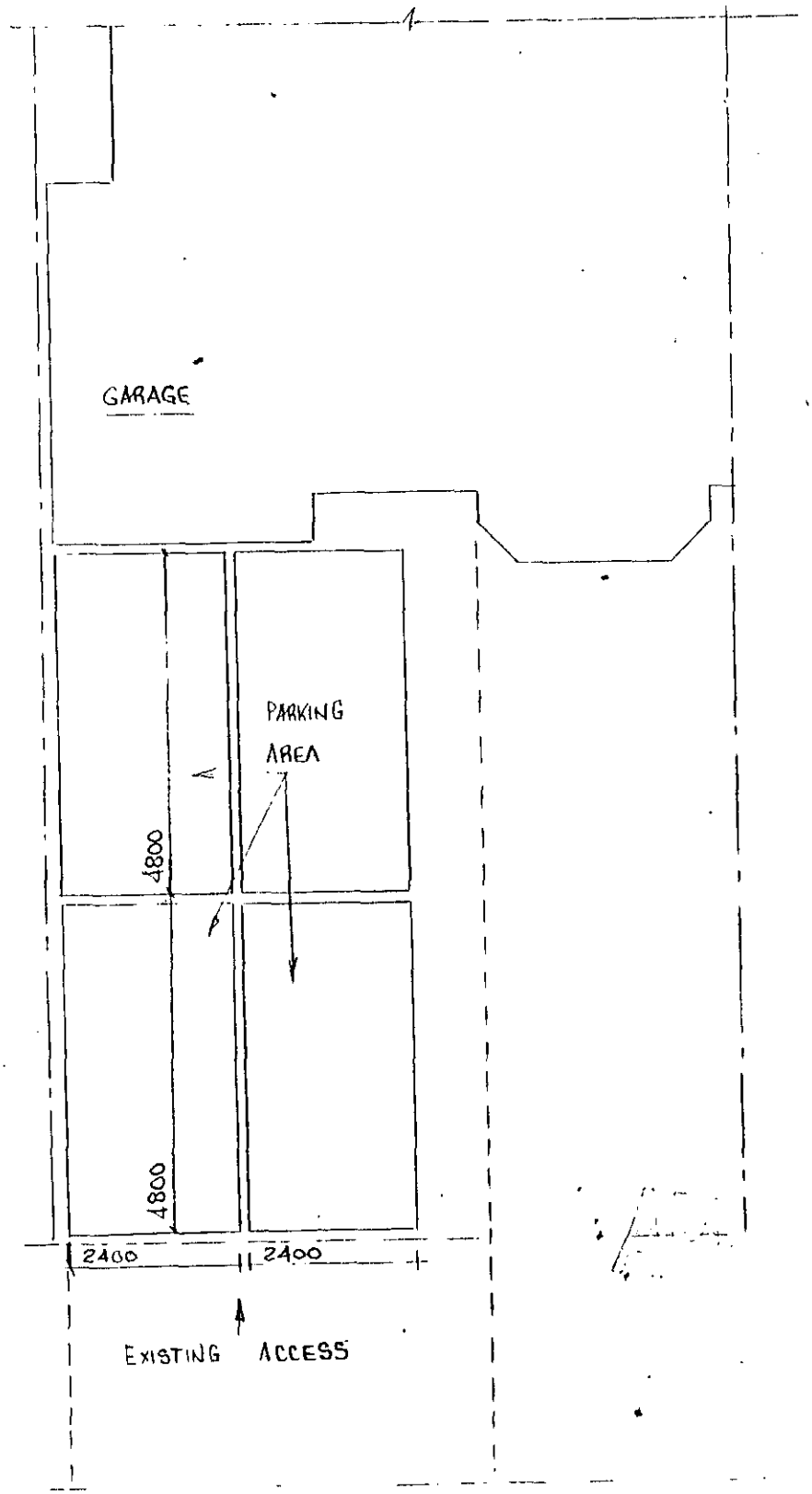


LOCATION PLAN
SCALE 1:2500

PROPOSED FIRST FLOOR EXTENSION & LOFT CONVERSION
FOR MR & MRS A TYLER
AT 25 RAMSBURY DRIVE EARLEY READING RG6 7RT

C381

PROPOSED PARKING FOR 4 Nº VEHICLES
AT 25 RAMSBURY DRIVE EARLEY
READING RG6 7RT
PLANNING APPLICATION Nº F/2000/3081



SCALE 1:100

ADDITIONAL PLAN