APPLICATION NO:
F/2000/0940

LOCATION:
3 Rowland Way, Earley Reading.

APPLICANT:
Dr P Haynes ARD Chartered Architect

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

EARLIEST DATE FOR DECISION: **17/04/2000**

APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr P Haynes
ARD Chartered Architect
13 Circuit Lane
Southcote
Reading
Berkshire
RG30 3HB

Application Number: F/2000/0940

Parish: **EARLEY**

Location: **3, Rowland Way, Earley, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the first floor level and above in the south-east elevation.

Condition
4. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
5. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 12/06/00 showing side extension set back 1m from the main footprint of house at first floor level and set down 0.3m from the main ridge height.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
5. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 15/06/2000

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

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 29 August, 2000
My ref. BC/DC/F/2000/0940

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

Dr P Haynes
c/o ARD Chartered Architect
13 Circuit Lane
Southcote
Berkshire
RG30 3HB

Dear Sirs

PLANNING PERMISSION F/2000/0940
SITE: 3 ROWLAND WAY, EARLEY

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 F/2000/0940 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

Joss Miller
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0940 JM
BUILDING CONTROL NUMBER	FP2000/0995 Alan
~~APPLICANT~~/AGENT	ARD Chartered Architect
ADDRESS OF SITE	3. Rowland Way EARLEY
DESCRIPTION OF PROPOSED WORK	2 Storey side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	99/06/02A 03A	99/06/04A 04A
FLOOR PLANS	99/06/01A	99/06/02A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Nil	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/8/00	

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 : Joss Miller

Application Number : F/2000/0940

Applicant : Dr P Haynes ARD Chartered Architect.

Location : 3, Rowland Way, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey front and rear extensions.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/4

Date of Neighbour Notifications : 24/3

Date of Site Visit : 12/4

Date Registered : 14/03/2000

Earliest Date for Decision : 17/04/2000

Latest Consultation Date/Site Notice Expiry Date : 17/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :
Earley TC - Extension should be stepped back
2 applications together (3 & 5 Rowland Way)
would have a detrimental impact
on street scene.

Highways - Conditions
Neighbour - Objects - Parking

Planning Issues :
Effect on street scene & neighbouring properties
Identified settlement. DRE1.

Application Number: F/2000/0940

Appraisal :

This application is for a 2 storey side extn and single storey side and rear extns.
Neighbours.
No 1 has a single storey garage on the boundary. The dwelling is 3.5m from the boundary and has 1 landing window on the side elevation. The two storey side extension has no side windows and is up against the boundary. The eaves height is 5m and the ridge height is 7.1m, .3m lower than that of the main ridge height. The first floor is stepped back from the main footprint of the house by 1m and the side is stepped in by .3m. The single storey rear extension has a depth of 2.1m, an eaves height of 2.6m and a ridge height of 3.8m. The proposal is sited to the west of ~~the~~ No 1. The ground floor side extension is 11.2m and the first floor is 7.7m in depth. The roof would be hipped in and away from the neighbours. No 5 will not see the majority of the extn as it is sited on the other side of the house. The single storey elements are of a modest scale both to the front and the rear and will be obscured partially by the 1.8m boundary fences. Therefore any impact regarding overbearing, overshadowing and privacy issues will be minimised sufficiently not to warrant a refusal. All other neighbours are a sufficient distance for any impact to be minimised.
Street scene.
The 2 front extns project forward a maximum of 1.8m and are 3.2m high. The 2 storey extn has been stepped back 1m from the front footprint of the house and the ridge is .3m lower than that of the main roof. Therefore any impact on the street scene would be minimised.

There is sufficient parking on the site to satisfy Council, policies.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0940
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works
3	SC08	SR05	first floor level and above. South-east elevation.
4	SC23	SR06	Parking & garaging.
5	SC04	SR04 permission	'Plans' - 12/6/00' - Showing side extension set back 1m from main footprint of house at first floor level & set down 0.3m from the main ridge height.

John Murdoch
15/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 3 Rowland Way
Earley Reading.

APPLICATION NUMBER: F/2000/0940

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Modern detached houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
1. S/s garage to boundary. 1 side window landing.
S. 1·8m fence. - Current app. in.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 spaces

LEVELS Garden approx ·4m higher than patio -

BOUNDARY TREATMENT 1·8m fence on both sides. & shrubery. Sheds exist at present approx 5m to rear of neighbours garage.

OTHERS

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0940**

3, Rowland Way, Earley, Reading.

Proposed two storey side extension to dwelling and single storey front and rear extensions.

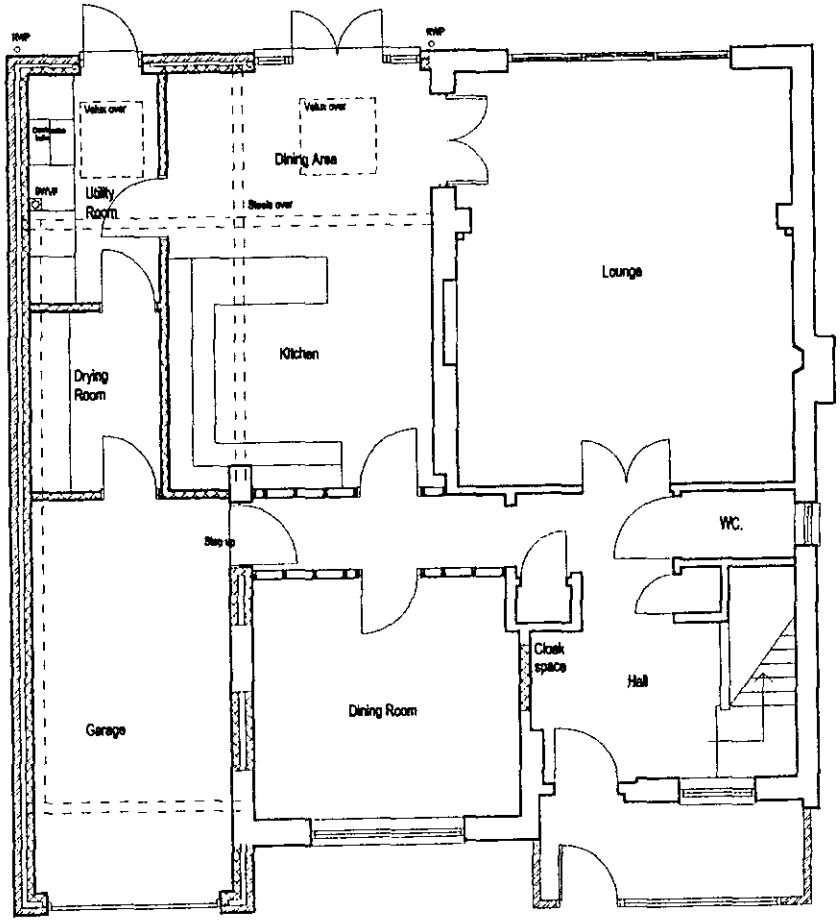
I ~~wish this application to be~~ listed should the officers recommendation be for refused

and ~~my reason(s)~~ are please contact me

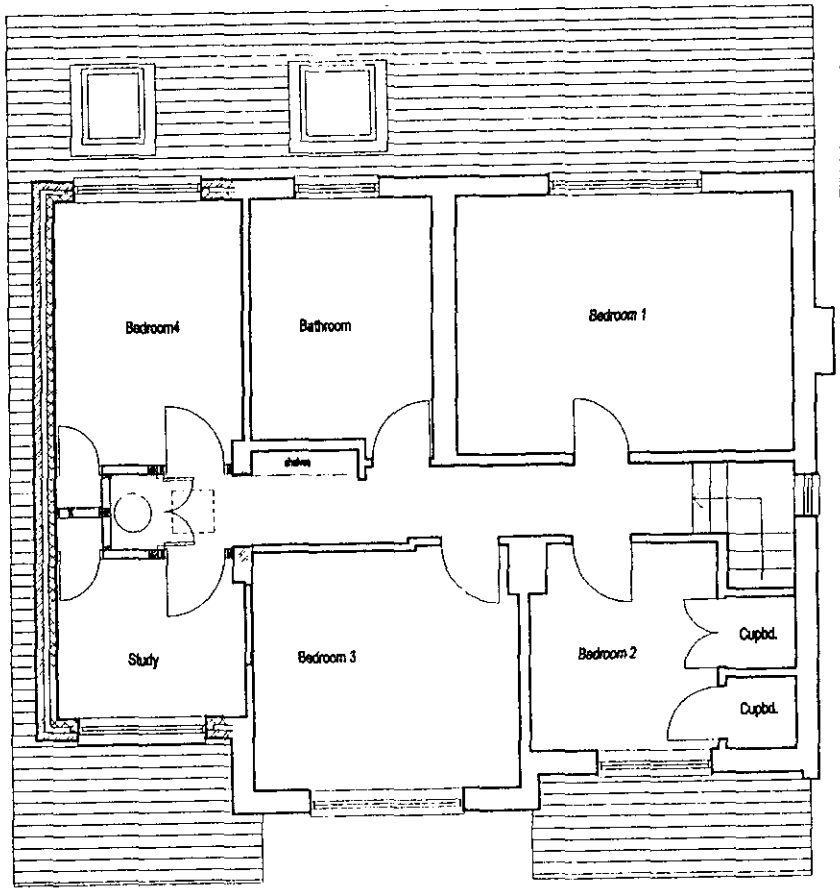
Signed: [signature]

Councillor Rolls

Date: 17/4/00



Proposed Ground Floor



Proposed First Floor

NOTES

PLANNING SERVICES
PCL
DC

ARD
CHARTERED ARCHITECT
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKSHIRE
RG3

Tel. 0118 9542601

CLIENT
Dr P Haynes
3 Rowland Way

PROJECT
Proposed Extension

DRAWING TITLE
Proposed Plans

DATE
FEB 2000

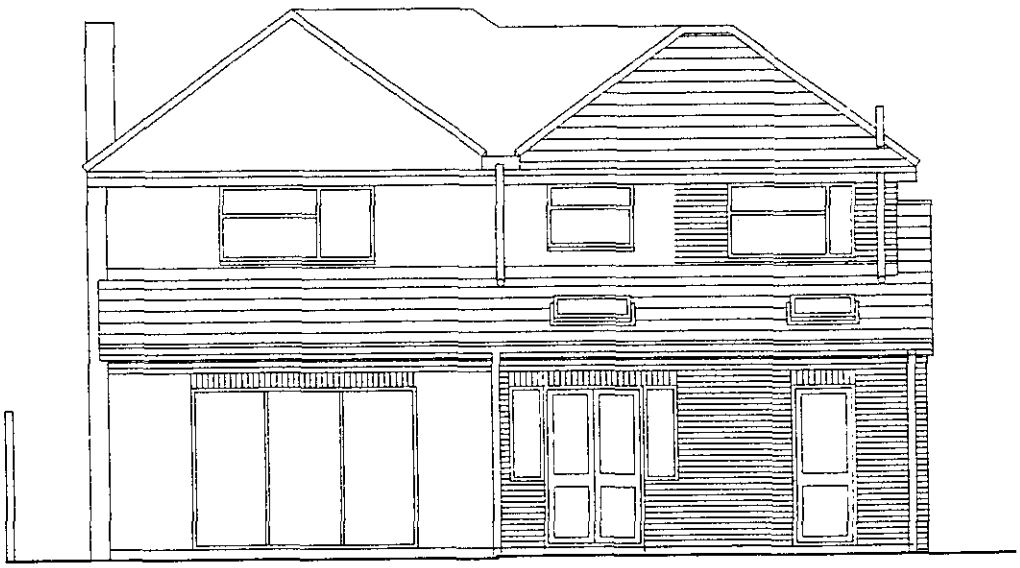
SCALE
1:100

DWG NO
99/06/02

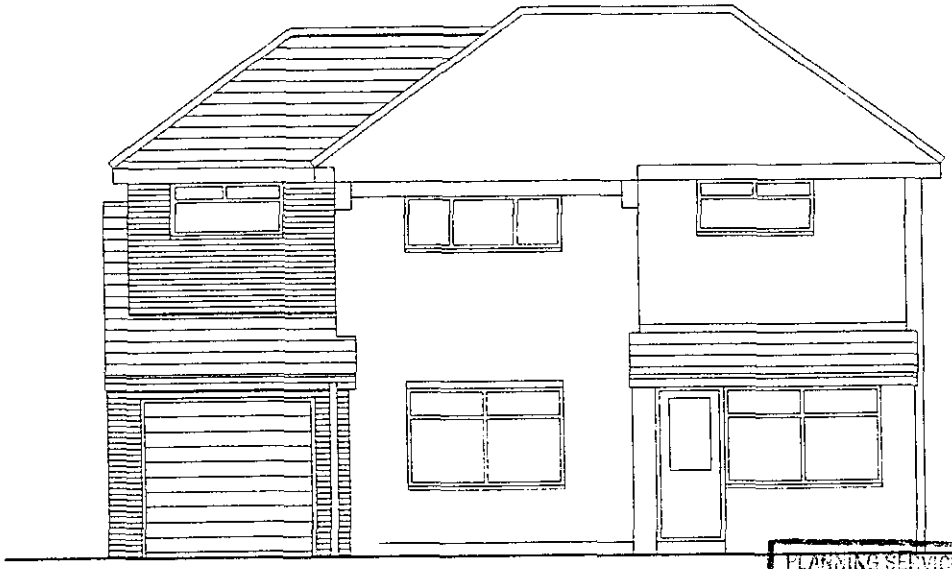
REVISION
A

Please send revised plans for Earlen TC's records

Thanks



Proposed SW Elevation



Proposed NE Elevation

PLANNING SERVICES	RPT
PDL	
DC	
APP	
CS	

ARD
CHARTERED ARCHITECT
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKSHIRE
RG3
Tel. 0118 9542601

CLIENT
Dr P Haynes
3 Rowland Way

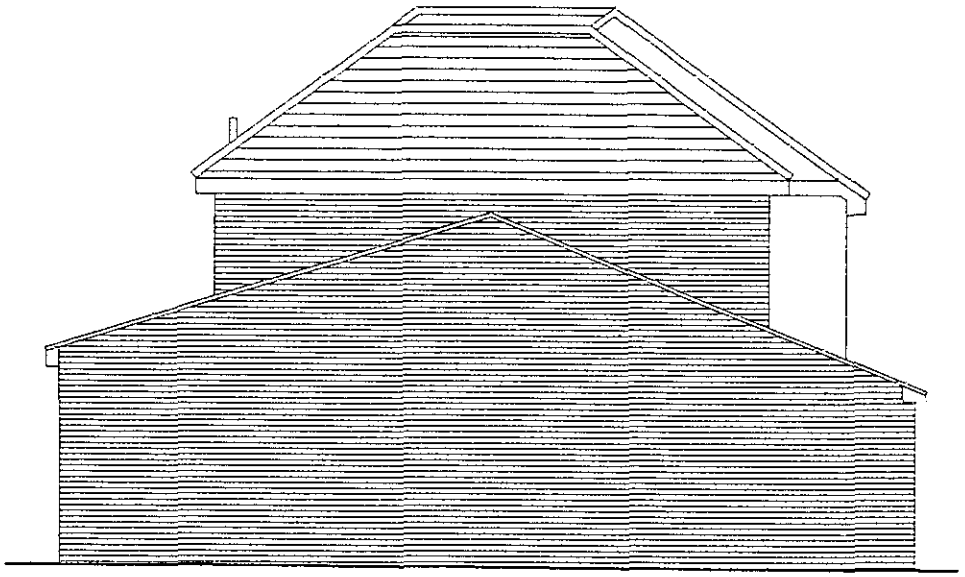
PROJECT
Proposed Extension

DRAWING TITLE
Proposed Elevations

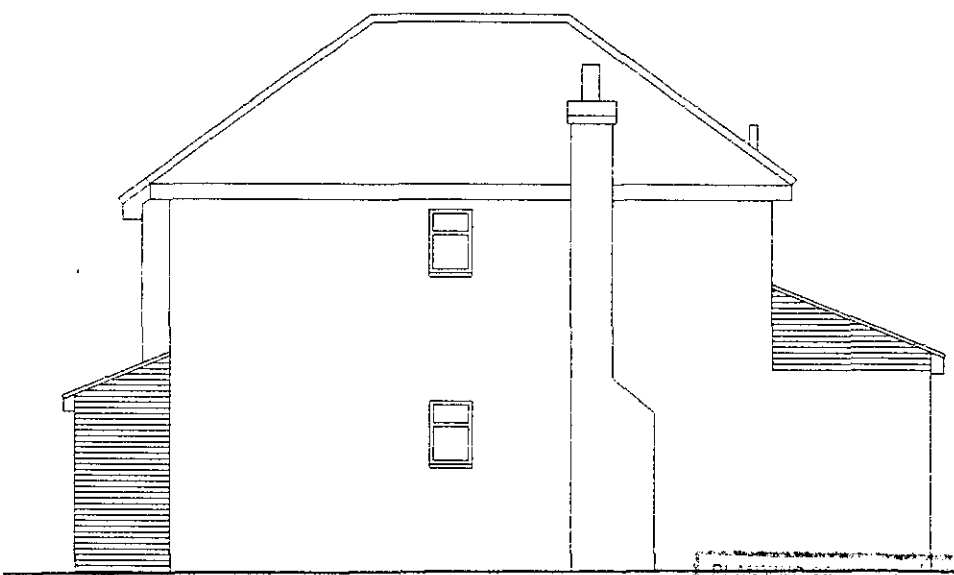
DWG NO
99/06/04

DATE
APRIL 2000

COPIES TO:	SCALE 1:100	REVISION A
	NOTES	



Proposed SE Elevation



Proposed NW Elevation

ARD **CHARTERED ARCHITECT** **13 CIRCUIT LANE** **SOUTHCOTE** **READING** **BERKSHIRE** **RG3** **Tel. 0118 9542601**	CLIENT Dr P Haynes 3 Rowland Way	DRAWING TITLE Proposed Elevations	SCALE 1:100	REVISION A
	PROJECT Proposed Extension	DWG NO 99/06/04	NOTES	
		DATE APRIL 2000		

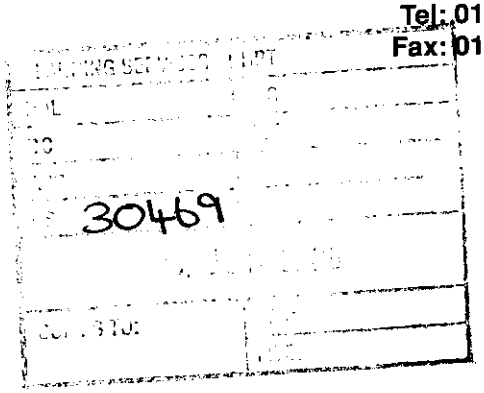
Applicationo	Name & Address
F/2000/0940	M Isaacs 6 Rowland Way Earley RG6 5TE

APP APPROVED
LETTER SENT 22/06/00

ARD CHARTERED ARCHITECT BSc(Hons), DipArch(PNL)

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602



Joss Miller
Planning Dept.
Wokingham District Council
Shute End
Wokingham
RG40 1WR

9th June 2000

Dear Ms Miller,

Ref ; 3 Rowland Way

Further to our recent discussions regarding the setting back of the extension please find the enclosed 4 sets of revised plans and elevations as agreed.

I trust this will be acceptable as it has the effect of making the extension less dominant from the front.

Yours sincerely,

Tony Derrett

ARD

FROM: Joss Miller

DATE: 24 March 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT 28658
POL	TLS
DC	ENF
APP	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/0940

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

Site Address: 3, Rowland Way, Earley, Reading.

Applicant: Dr P Haynes ARD Chartered Architect.

Your observations are required in respect of this application **by 17/04/2000** .

Councillors were concerned about this application, since it was considered that the proposals were imposing and would have a terracing effect which would be of detriment to the street scene. It was felt that consideration should be given to 'stepping back' the extension to reduce this impact.

Whilst it is understood that the District Council can only look at Planning Applications can only be considered in isolation, this application, together with Application No. F/2000/1097, should be an exception to this rule. Members of the Planning Committee felt that if these two applications were allowed in their present form, this would have a serious visual impact on the street scene.

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 24 March 2000

Application Number: F/2000/0940

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

Site Address:
3, Rowland Way, Earley, Reading.

Applicant:
Dr P Haynes ARD Chartered Architect.

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).

Sc. 23 - Parking & Garaging (SR06)

Signed: N.S. Trotter **Print name:** N Trotter

11-4-00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 APR 2000	
COPIES TO:	ACK:
	FILE:

6 Rowland Way,
Earley,
Reading,
Berks. RG6 5TE

11th April 2000

Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR.

Planning Application No. F/2000/0940
3 Rowland Way, Earley, Reading

Dear Sirs,

I have reviewed the plans submitted by the owners of the above property, which lies directly opposite mine in Rowland Way, for a proposed two storey side extension to dwelling and single storey front and rear extensions.

I object to the development as proposed for the following reason:

1) Development will result in the loss of off-road car parking space.

There is presently a significant problem with vehicles parking in front of 3 Rowland Way blocking access to both my driveway and the driveway of my neighbours at No. 8 Rowland Way. This problem could be solved if the owners of 3 Rowland Way maximised use of their presently available off-road car parking spaces, including the existing garage, and requested all visitors use their driveway to park in. If the development of 3 Rowland Way goes ahead as planned, the existing garage will no longer be available for this purpose making the current parking problems more difficult to resolve.

I trust you will give the above objection serious consideration when deciding whether to grant permission for the proposed development at 3 Rowland Way.

Yours Faithfully,

Michael C.P. Isaacs

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

Tel: (0118) 974 6463

Date: **24 March 2000**

My ref: F/2000/0940

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/2000/0940
3, Rowland Way, Earley, Reading.
Proposed two storey side extension to dwelling and single storey front and rear extensions.

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 **Joss Miller** on **(0118) 974 6463.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0940**
3, Rowland Way, Earley, Reading.
Proposed two storey side extension to dwelling and single storey front and rear extensions.
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 6463

Date: **24 March 2000**

My ref: F/2000/0940

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

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3, Rowland Way, Earley, Reading.
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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0940**
3, Rowland Way, Earley, Reading.
Proposed two storey side extension to dwelling and single storey front and rear extensions.
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 6463

Date: **24 March 2000**

My ref: F/2000/0940

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/2000/0940
3, Rowland Way, Earley, Reading.
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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0940**
3, Rowland Way, Earley, Reading.
Proposed two storey side extension to dwelling and single storey front and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2000/0940

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

LOCATION:
3, Rowland Way, 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 (see details above) please allow 4 days from the date of this letter 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/04/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

ARD CHARTERED ARCHITECT BSc(Hons), DipArch(PNL)

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

PLANNING 28101
DC
PP
CS
07 APR 2000
COPIES TO: ACK:
FILE:

Joss Miller
Planning Services
Wokingham D.C
PO Box 157
Shute End
Wokingham
RG40 1WR

05/04/00

9906/jossmiller

Dear Ms Miller,

Ref: 3 Rowland Way, Earley

I confirm that no part of the development encroaches onto, over or under to neighbouring property.

Yours sincerely,

Tony Derrett

ARDerrett

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 MAR 2000

Officer: JM | Application No. F 2000 0940

Map No. 57 ... Site ...003...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY ~~FRONT~~ SIDE + ~~REAR~~ EXTENSION TO DWELLING AND SINGLE STOREY FRONT AND REAR EXTENSIONS

Location: 3 ROWLAND WAY

Parish: EARLEY Ward: Redhatch 24.3.2000

Applicant: DR P HAYNES

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (2) 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	BLOCK PLAN NOT IN RED BUT IS SHADED.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment probable – either send letter or serve notice.		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS

NEIGHBOURS:

S/N + 1, 5, 6 + 8 Rowland Way. ✓

61 Elm Road

ADDRESS 3 ROWLAND WAY PARISH EARLEY

PLOT No. 149 ORD. SHEET No. SU.7370(5

BUILDER Sir. James Miller & Partners.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
452/54	Messrs. J. T. Cook & Sons Ltd	Outline	6.8.54	N/A. C/A
334/56	Sir James Miller & Partners	Layout	6.4.56	N/A. Rep
842/56	"	Road & Sewers etc	13.11.56	Rpp. Rp
812/57	"	Detached House	14.5.57	Rpp. C/A
1016/57	"	Garage	10.12.57	Rpp. C/A
BR 10498	MR S PRIOR	LIVING ROOM EXTENSION	3.4.79	APP N/A
BR 20145	MR & OVENDEN	INTEGRATION & EXTENSION	16.2.83	APP N/A
18994	Mr G.L Ovenden	2 Storey rear ext.	31.3.83	N/A C/A
37352	MR MRS "	REAR GARAGE & STORE	9.5.91	C/A
	"	BEDROOM OVER CARPORT S/SS & 2/ST/EXTS.	6.9.91	Ref.
BRA 10704				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

BRA 10860 " 2/ST. Ext. 4.10.91 APP

130 ENVIRONMENTAL SERVICES

14.MAR2000* 0940

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	DR P HAYNES
	ADDRESS	3 ROWLAND WAY EARLEY READING
	POST CODE	RG6 5TE TEL.NO
	AGENT'S NAME	ARD CHARTERED ARCHITECT
	ADDRESS	13 CIRCUIT LANE SOUTHCOTE READING
	POST CODE	RG30 3HB TEL NO 95+2601.
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	3 ROWLAND WAY
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	TWO-STOREY FRONT, SIDE + REAR EXTENSION.
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	~~YES~~ / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED FACING BRICK / BEAM ROOF TILES TO MATCH EXISTING.
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~~

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 3	Proposed: 4
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 ensure that you enclose the following:-		
	(a) 6 copies of this form signed and dated		
	(b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate* obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below:

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED [redacted] ON BEHALF OF CLIENT

DATE 13/03/00

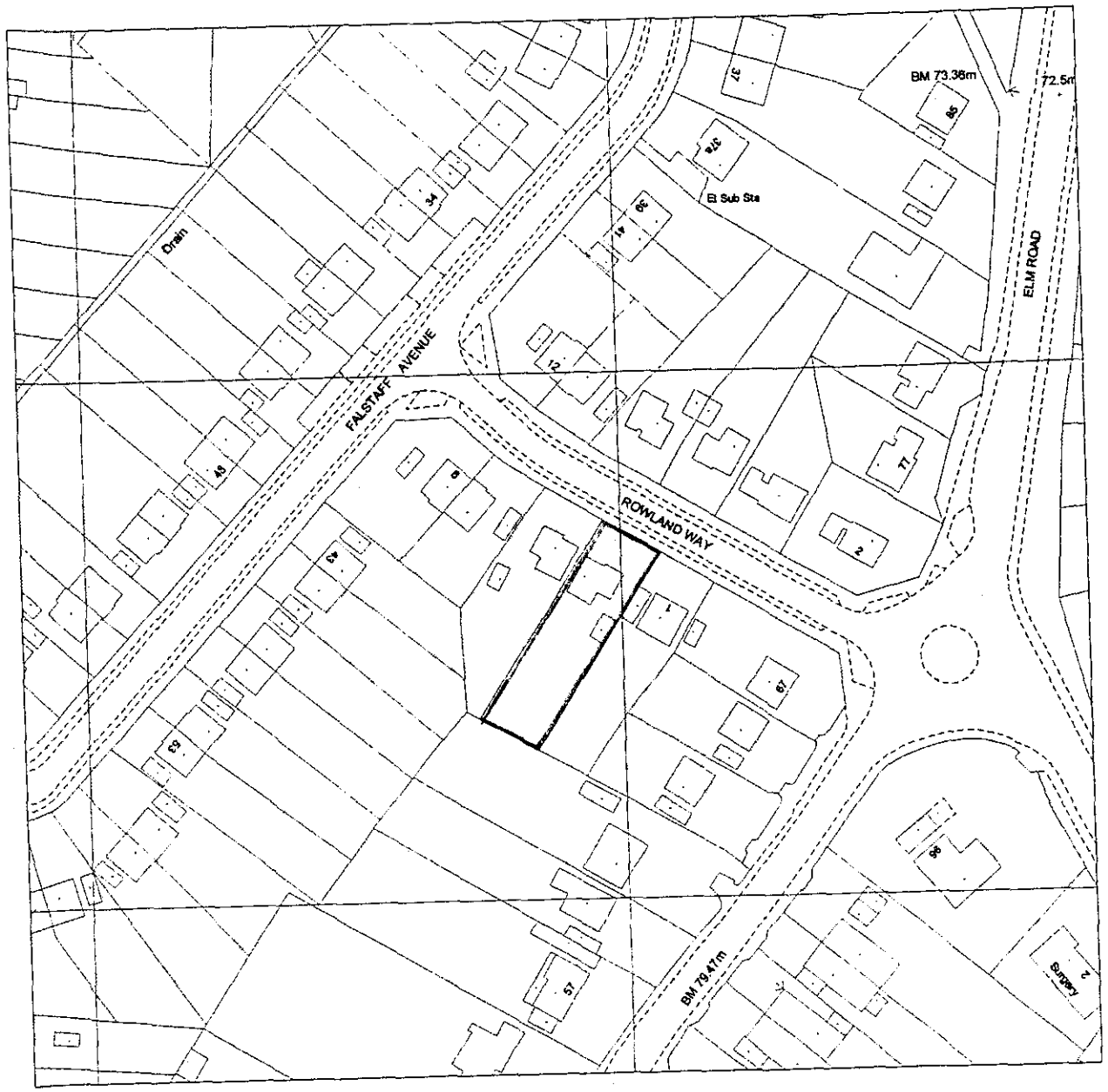
Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

Ordnance Survey

14.MAR2000* 0940

Siteplan

1:1250 Scale



20 0 20 40 60 80

Metres

Produced 09 Mar 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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3 ROWLAND WAY, EARLEY, READING
RG6 5TE

Centre coordinates : 473687mE 170866mN

National Grid sheet reference at centre of this Siteplan: SU7370NE.

Supplied by : Blackwell's Reading
Serial Number : 664

APPROVED

Ordnance Survey

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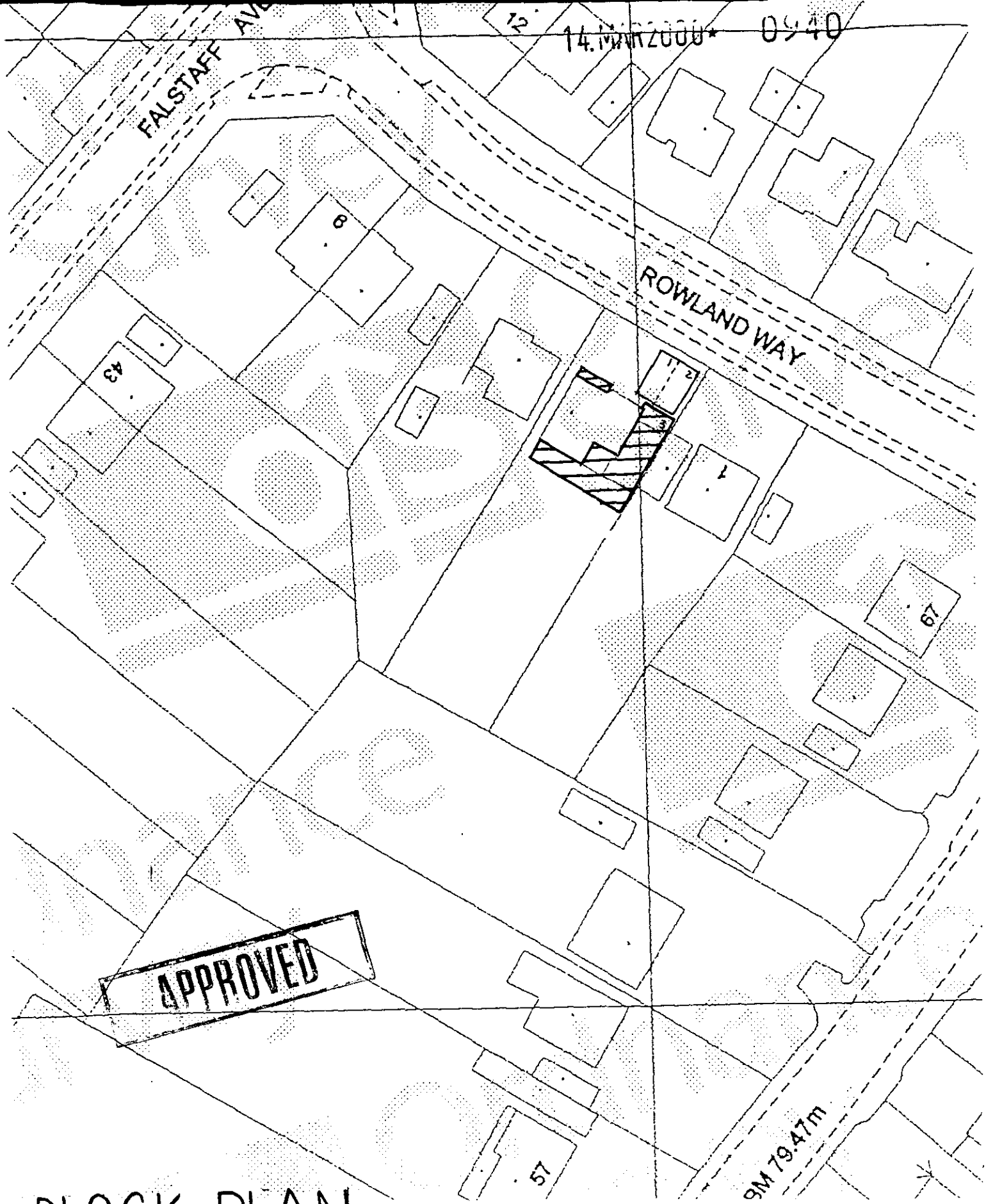
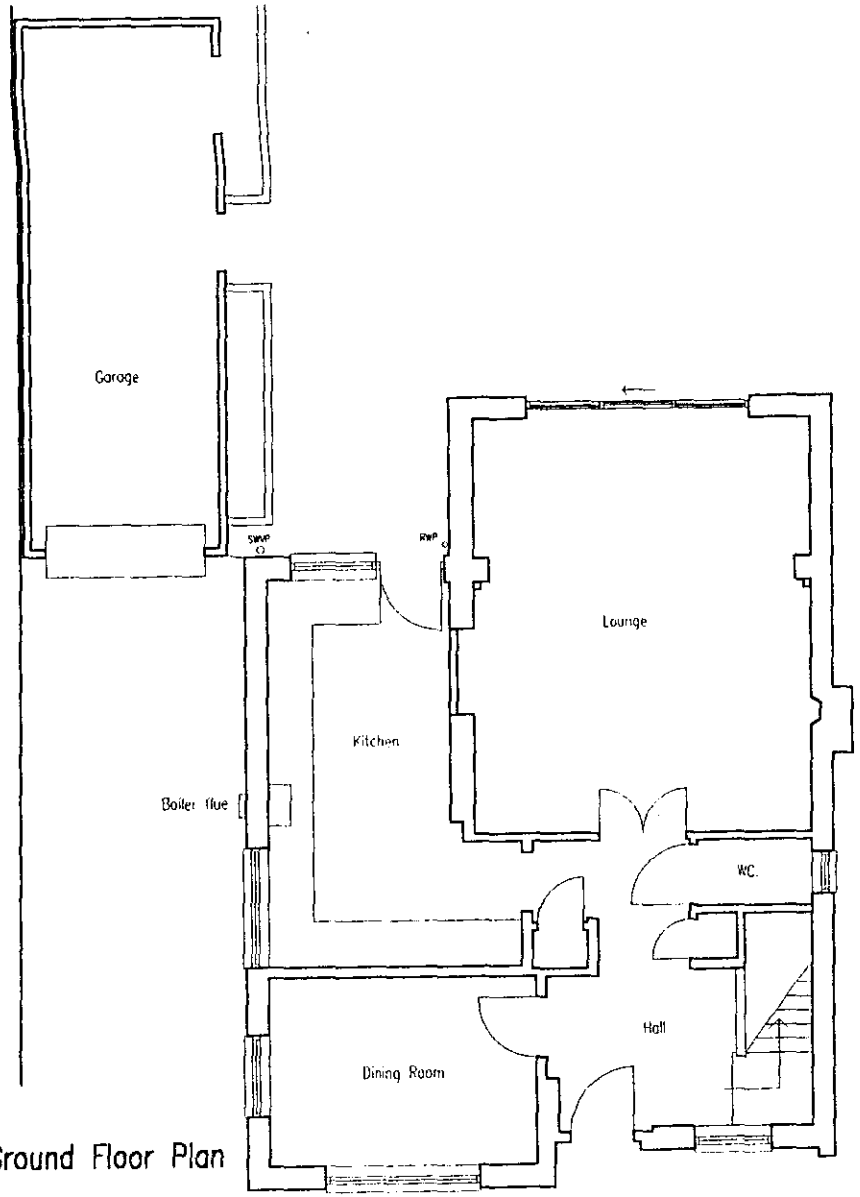
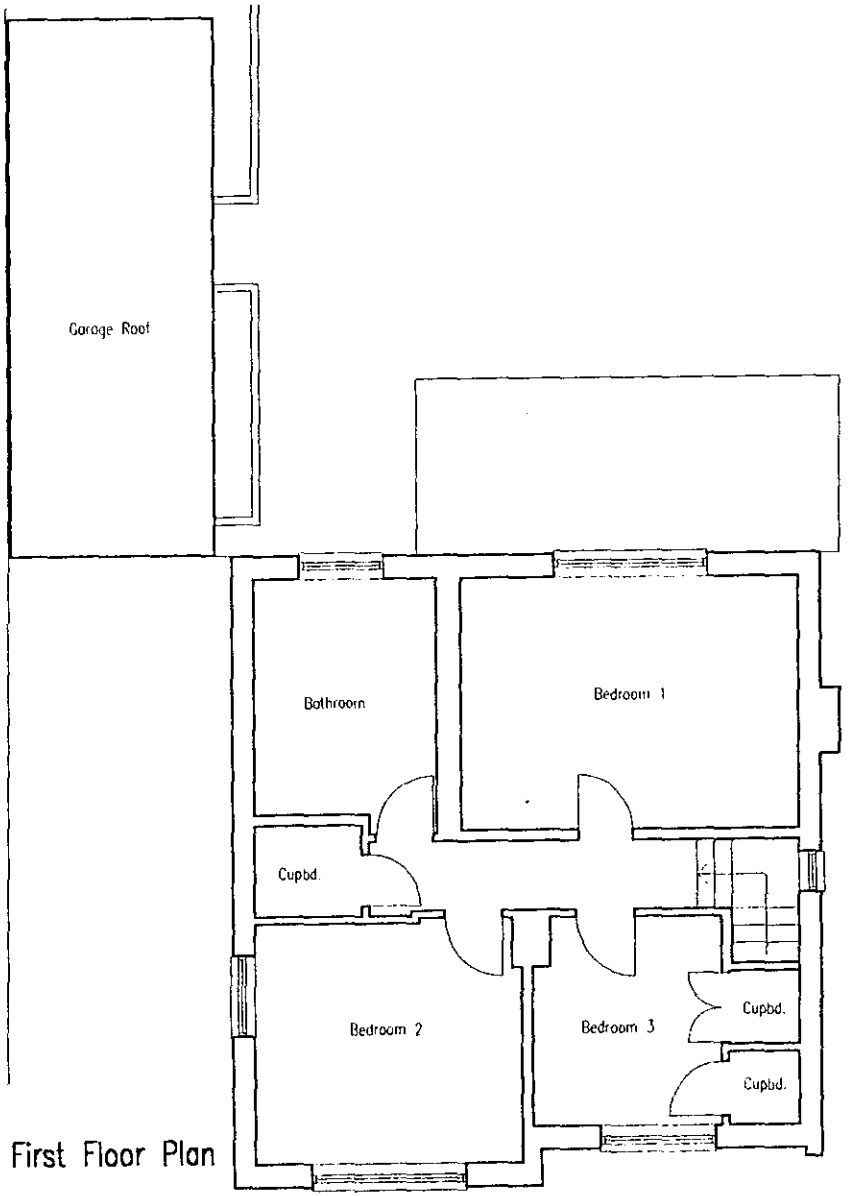


BLOCK PLAN
1:500
3 ROWLAND WAY



Ground Floor Plan



First Floor Plan

14 MAR 2000

ARD

CHARTERED ARCHITECT

13 CIRCUIT LANE
SOUTHCOTE
READING
BERKSHIRE
RG30 HB3

Tel. 0118 9542601

CLIENT
Phil Haynes

PROJECT
3 Rowland Way

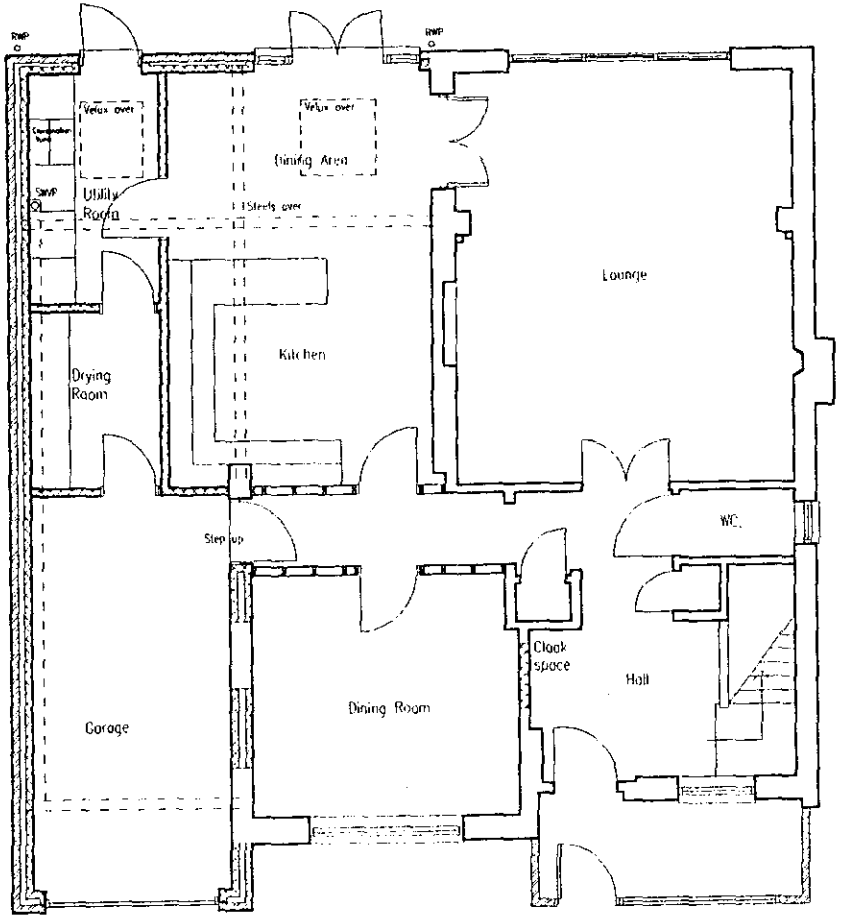
Existing Plans

DWG NO
99/06/01

REVISION

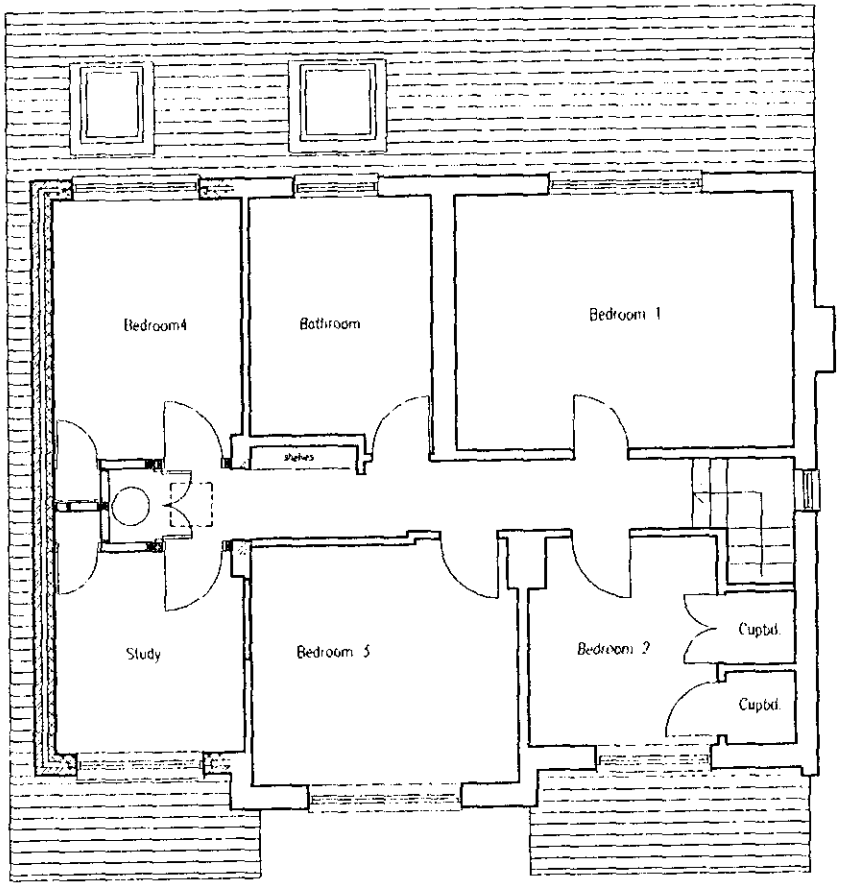
DATE
Feb 2000

SCALE
1:100



Proposed Ground Floor

SUPERSEDED

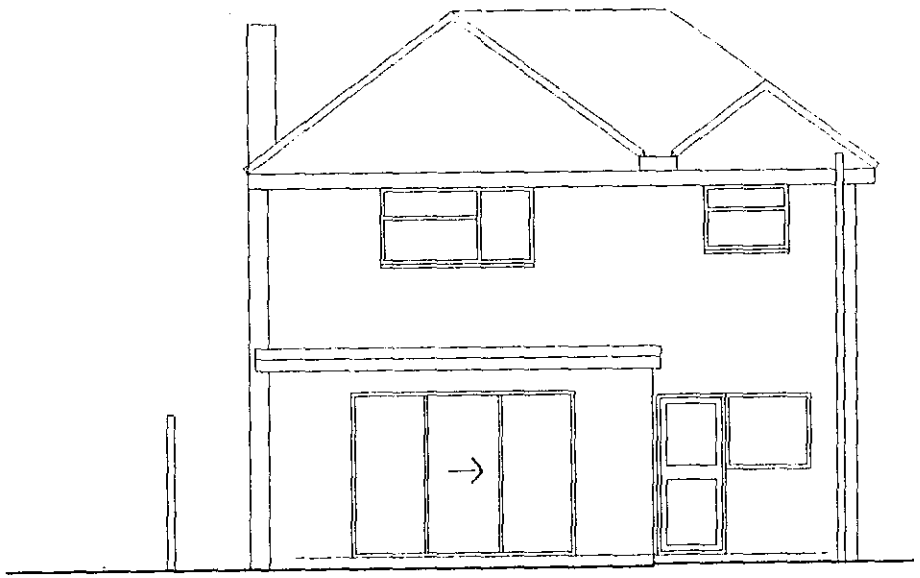


Proposed First Floor

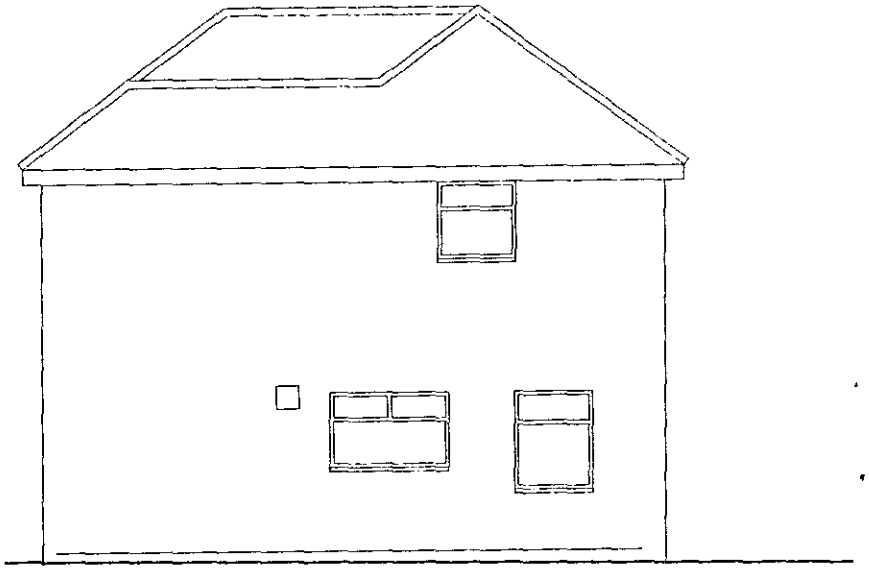
14 MAR 2000

ARD	CHARTERED ARCHITECT 13 CIRCUIT LANE SOUTHCOTE READING BERKSHIRE RG30 HB3 Tel. 0118 9542601
DWG NO / REVISION	99/06/02
CLIENT	Phil Haynes
PROJECT	3 Rowland Way
	Proposed Plans
DATE	Feb 2000
SCALE	1:100

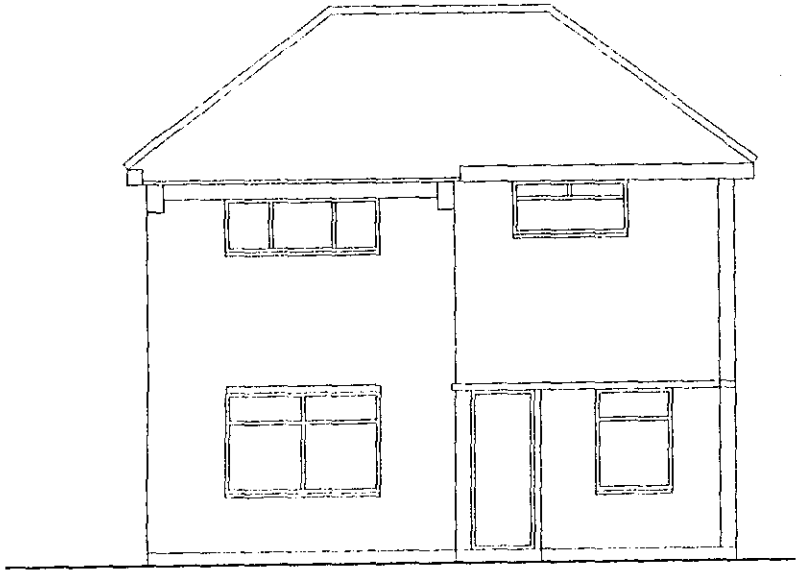
0940



Rear Elevation (South-West)



Side Elevation (South East)



Front Elevation (North-East)

ARD

CHARTERED ARCHITECT

13 CIRCUIT LANE
SOUTHCOTE
READING
BERKSHIRE
RG30 HB3

Tel. 0118 9542801

DWG NO 99/06/03

REVISION

CLIENT Phil Haynes

PROJECT 3 Rowland Way

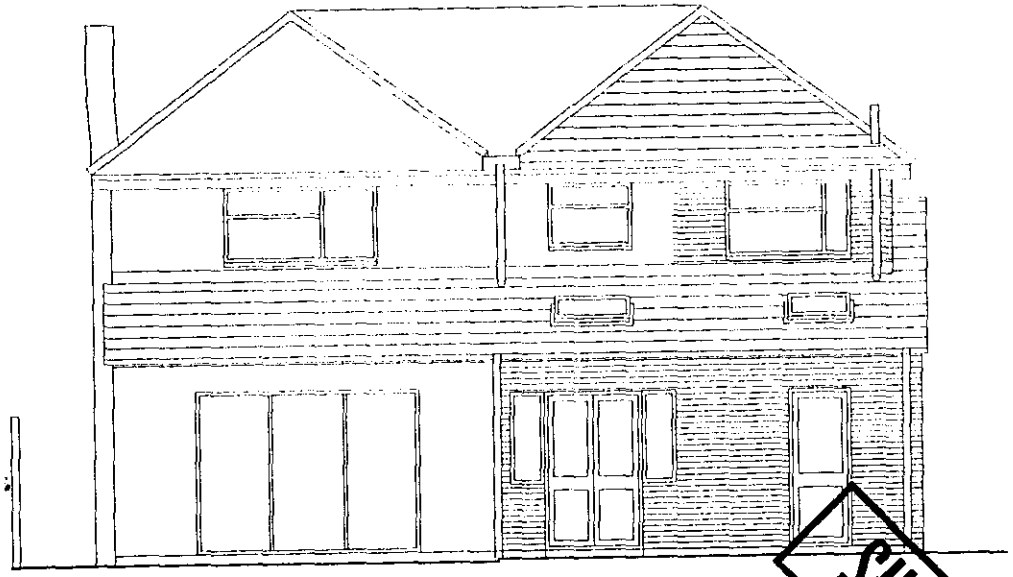
Existing Elevations

DATE Feb 2000

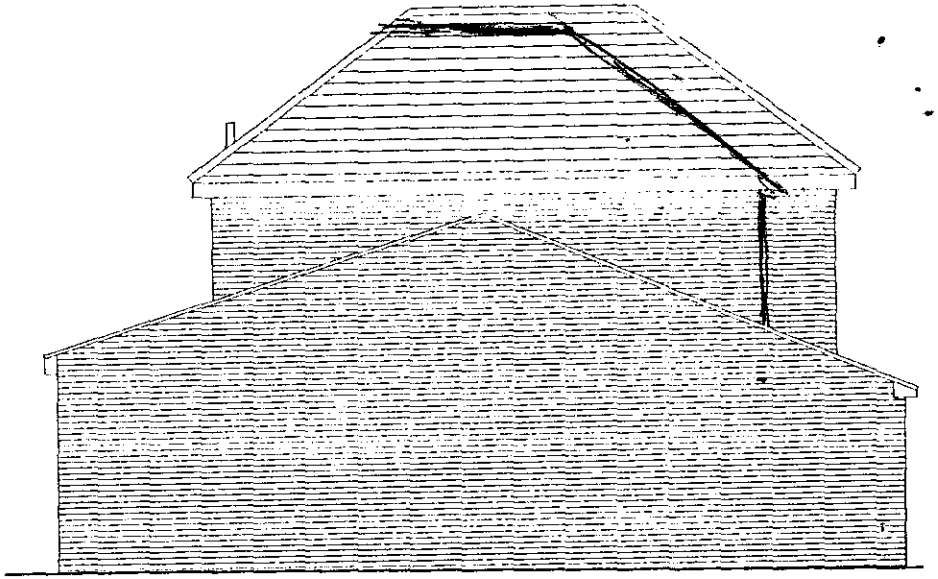
SCALE 1:100

14 MAR 2000*

0940

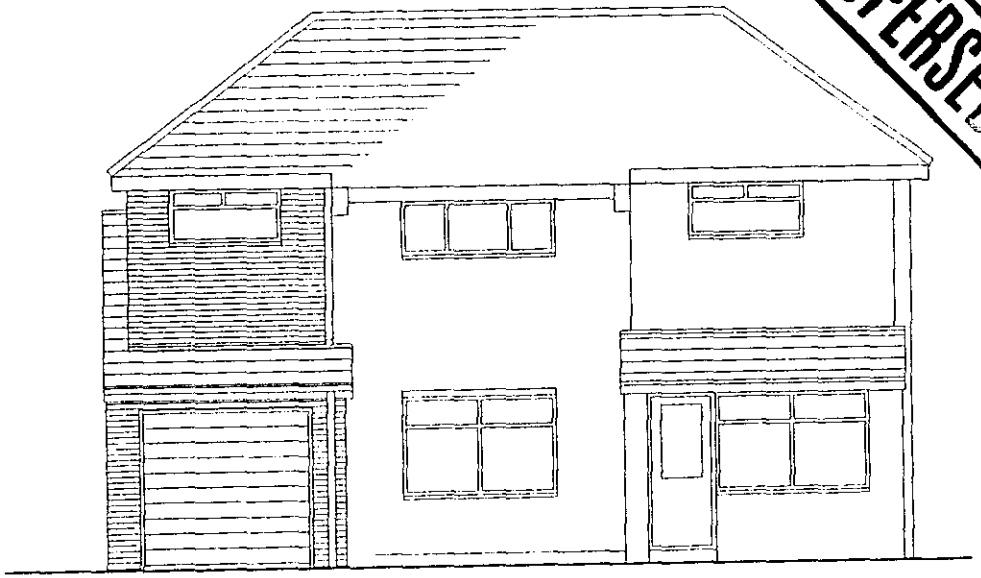


Proposed SW Elevation

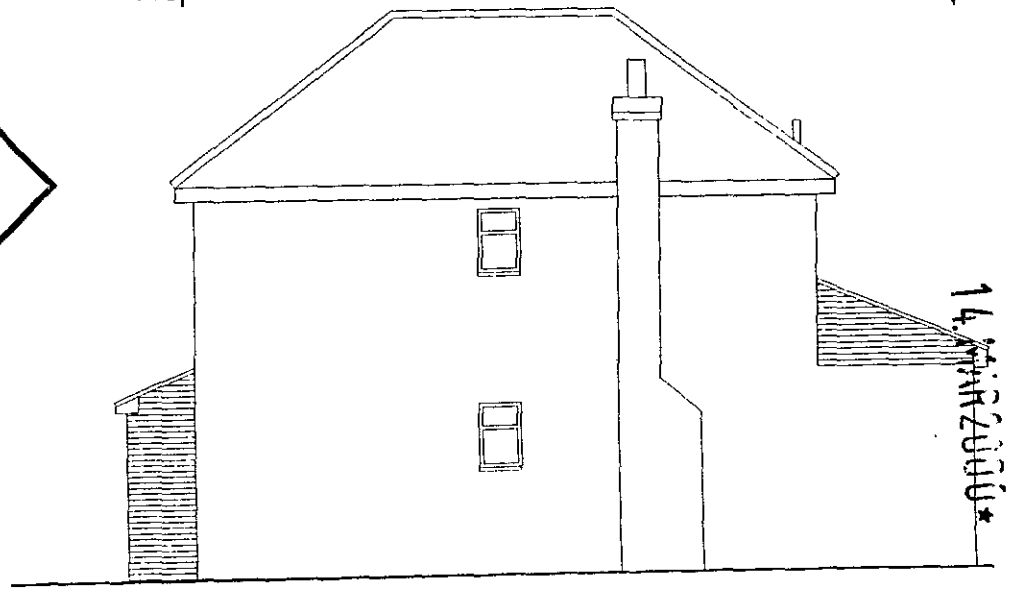


Proposed SE Elevation

SUPERSEDED



Proposed NE Elevation



Proposed NW Elevation

14 MAR 2000

0540

ARD

CHARTERED ARCHITECT

13 CIRCUIT LANE
SOUTHCOTE
READING
BERKSHIRE
RG30 HB3

Tel. 0118 9542601

DWG NO
99/06/04

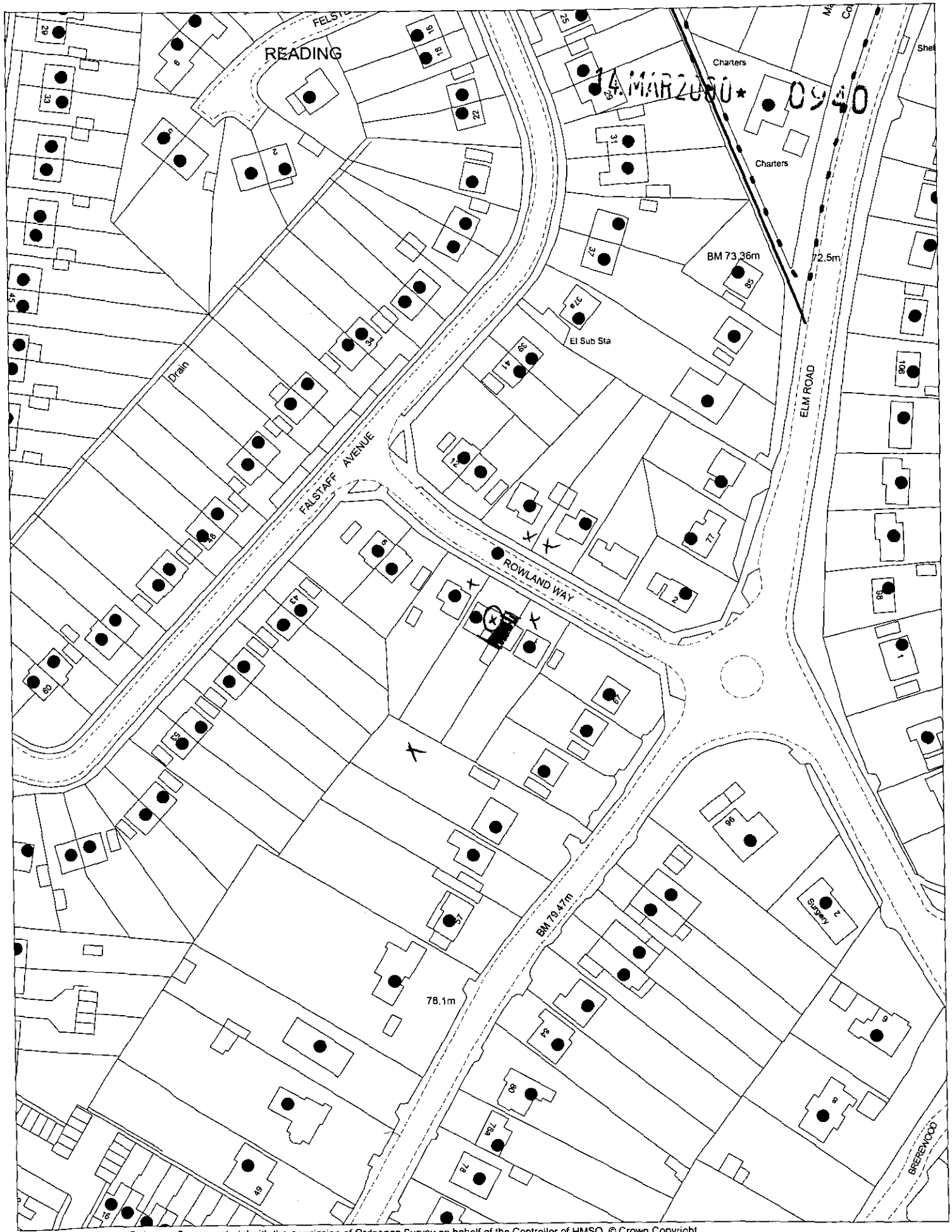
CLIENT
Phil Haynes

PROJECT
3 Rowland Way

TITLE
Proposed Elevations

SCALE
1:100

DATE
Feb 2000



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2000

Scale: 1 : 1250

N W E S

ARD CHARTERED ARCHITECT BSc(Hons), DipArch(PNL)

PLANNING SERVICES RPT 256812
POL
DC
APP
CS
28 APR 2000
COPIES TO: ACK:
FILE:

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

FAX MESSAGE

Date: 27.04.2000

To: Joss Miller Fax. no 9746404

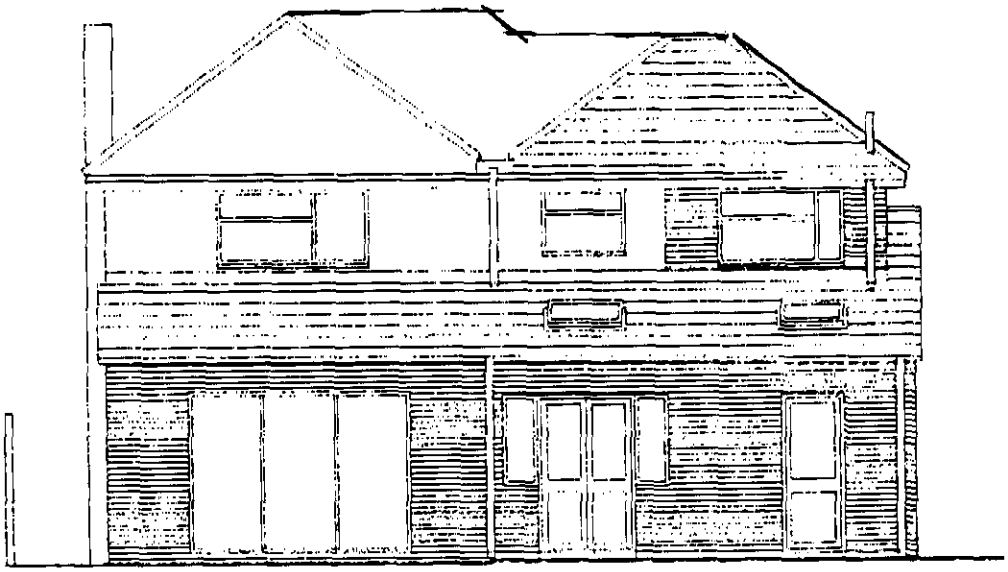
Ref: 3 Rowano Way.

PLEASE FIND THESE AMENDED PLANS SHOWING THE EXTENSION SET BACK 1M FROM THE FRONT. THIS GIVES THE EFFECT YOU REQUIRE - LESS DOMINANT/ MINOR TO THE EXISTING HOUSE. HOPE YOU AGREE.

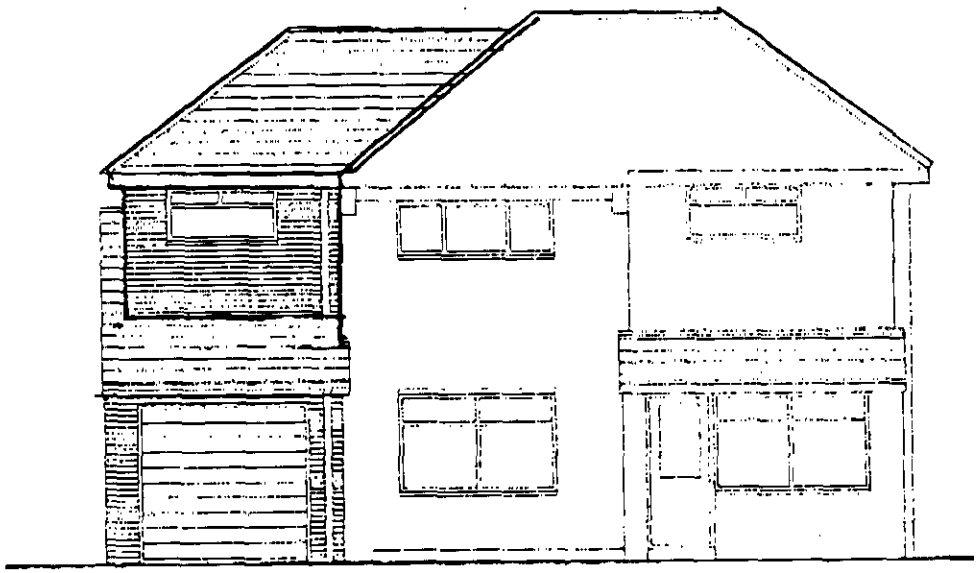
Tony Derrett.

01734 542602

-04-00 15:51 ARD ARCHITECTS ID=01734 542602 P.01



Proposed SW Elevation



Proposed NE Elevation

01734 542602

27-04-00 15:52 ARD ARCHITECTS ID=01734 542602 P.03

PLANNING SERVICES
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28 APR 2010
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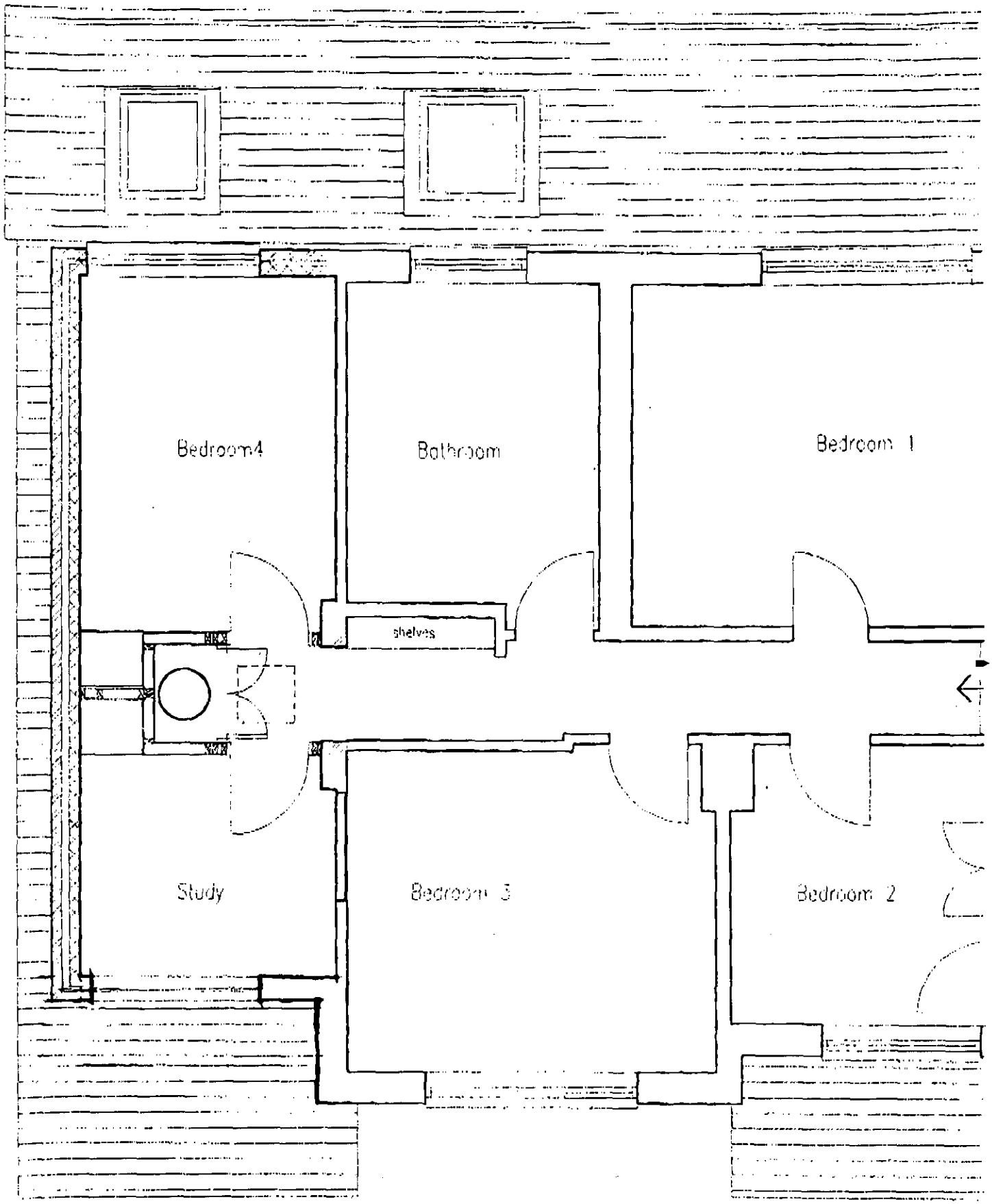

Proposed First Floor

01734 542602

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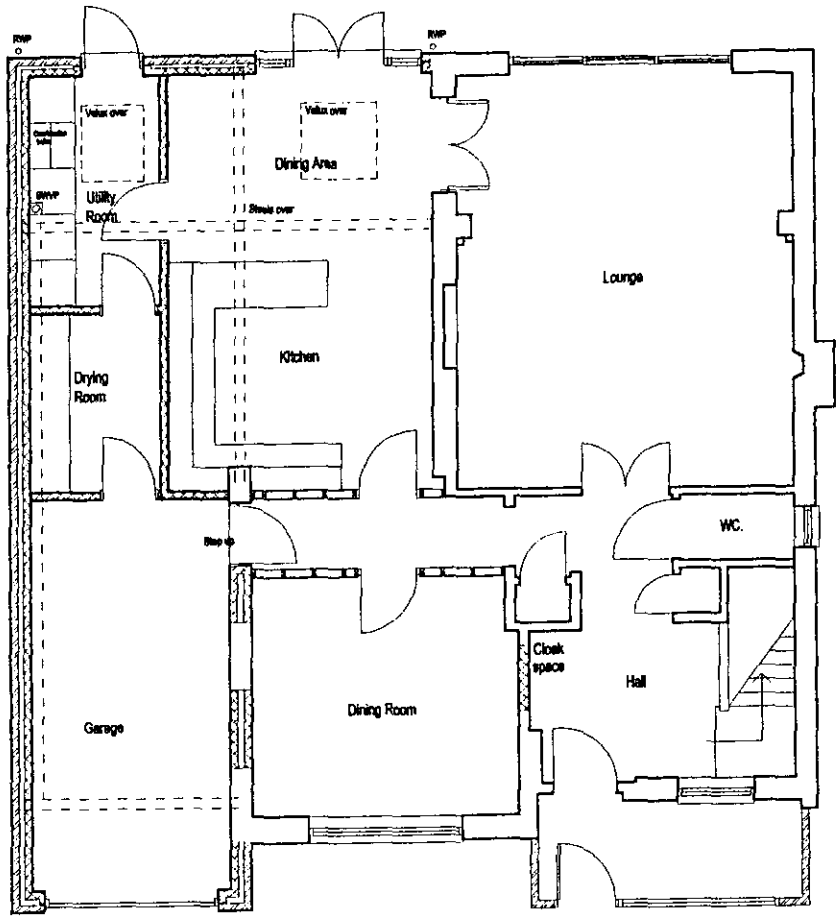
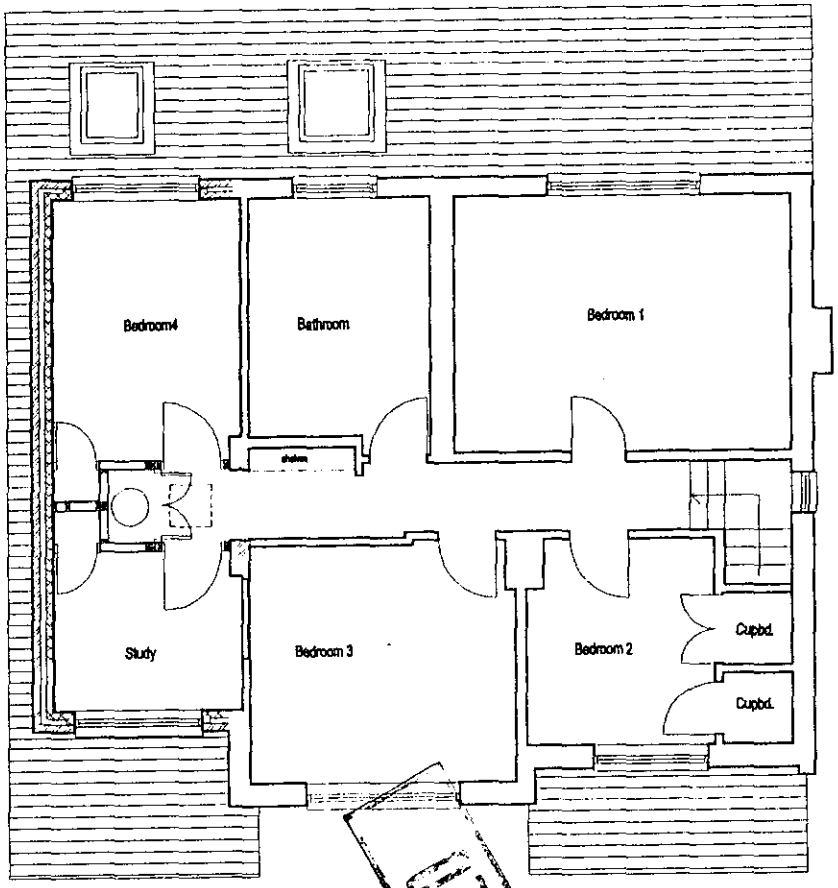


Proposed Ground Floor



Proposed First Floor

APPROVED

REVISED

NOTES

ARD
CHARTERED ARCHITECT
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKSHIRE
RG3
Tel. 0118 9542601

CLIENT
Dr P Haynes
3 Rowland Way

PROJECT
Proposed Extension

DRAWING TITLE
Proposed Plans

DATE
FEB 2000

SCALE
1:100

DWG NO
99/06/02

REVISION
A

SD 14/8/00



Proposed SW Elevation

REVISED

APPROVED



Proposed NE Elevation

ARD
CHARTERED ARCHITECT
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKSHIRE
RG3
Tel. 0118 9542601

CLIENT
Dr P Haynes
3 Rowland Way

PROJECT
Proposed Extension

DRAWING TITLE
Proposed Elevations

DWG NO
99/06/04

DATE
APRIL 2000

SCALE
PLANNING 1:100

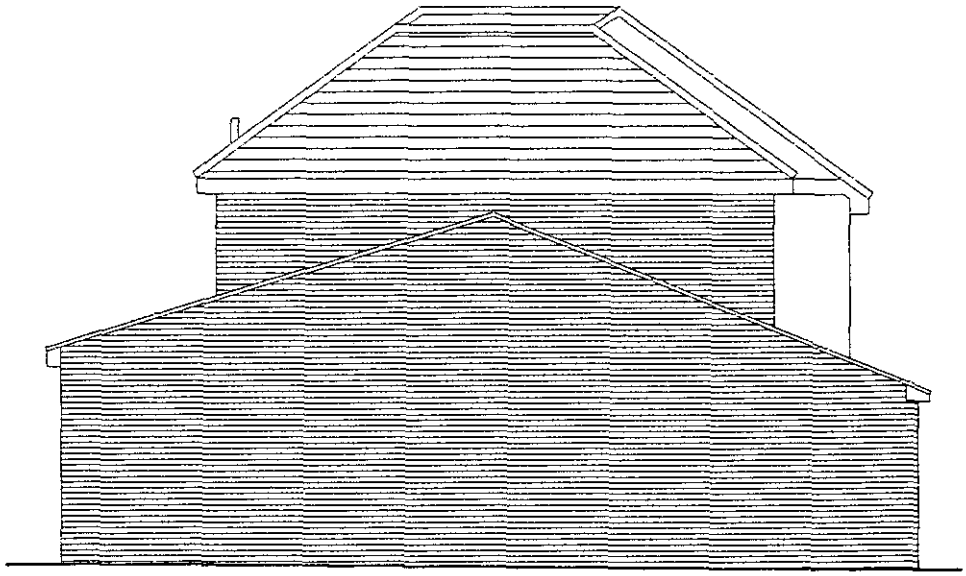
REVISION
A

POE
DC
AP2
CS

NOTES

CONSENT

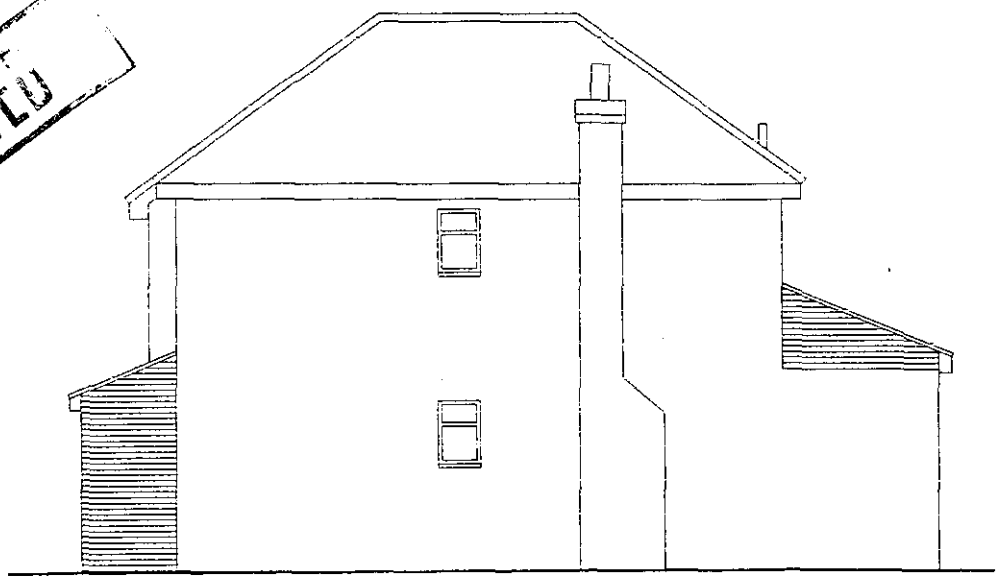
14/8/00



Proposed SE Elevation

REVISED

APPROVED



Proposed NW Elevation

ARD **CHARTERED ARCHITECT** **13 CIRCUIT LANE** **SOUTHCOTE** **READING** **BERKSHIRE** **RG3** **Tel. 0118 9542601**	CLIENT Dr P Haynes 3 Rowland Way	DRAWING TITLE Proposed Elevations	PLANNING SCALE 1:100 REVISION A
		DWG NO 99/06/04	NOTES
	PROJECT Proposed Extension	DATE APRIL 2000	

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D.14/8/00