APPLICATION NO:
F/2001/5230

LOCATION:
81 Mays Lane, Earley Reading.

APPLICANT:
R Gallagher C/O John Woods

PROPOSAL:
Proposed single storey rear and front extensions to dwelling plus conversion of loft to bedrooms with 3 side dormer window extensions and front dormer window extension.

EARLIEST DATE FOR DECISION: **09/12/2001**
Helen Listing: 13/12/01
APPLICATION WILL HAVE EXPIRED ON:
07/01/2002

APPROVED

CASE OFFICER: Helen Pollock
Richard Kelly 20/12.

339

D2

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

R Gallagher
C/O John Woods
Heath Copse
Wolverhampton Road
Baughurst
Tadley
Hants RG26 5JH

Application Number: F/2001/5230

Parish: **EARLEY**

Location: **81, Mays Lane, Earley, Reading.**

Proposal: **Proposed single storey rear and front extensions to dweling plus conversion of loft to bedrooms with 3 side dormer window extensions and front dormer window 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 side elevations 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 plans submitted to the Local Planning Authority on 28th January 2002, showing only two dormers on the south elevation and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. 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:

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

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 05/02/2002

Notice checked by: _____

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

Relised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5230	R. Kelly
BUILDING CONTROL NUMBER.	KP2001/2553	
~~APPLICANT~~/AGENT	John Woods.	
ADDRESS OF SITE	81. Mays Lane Earley.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + loft conversion with 3 side + 1 front dormer	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9 01 5741 B	9 01 5741 B.
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/2/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Richard Colly

WORK SHEET FOR : ~~Helen Pollock~~

Application Number : F/2001/5230

Applicant : R Gallagher C/O John Woods.

Location : 81, Mays Lane, Earley, Reading.
Proposal : Proposed single storey rear and front extensions to dweling plus conversion of loft to bedrooms with 3 side dormer window extensions and front dormer window extension.

Site Notice Displayed ? :

YES	NO	DATE
	✓	3/1/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application <u>will have expired on</u>: <u>07/01/2002.</u> 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: Conditional approval
Highway Agency: No Comment
Earley P.C.: No objection

Planning Issues :

Application Number: F/2001/5230

Appraisal :

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

M. Callagher mobile: 07866 514302

Application Number F/2001/5230
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5.	C044	R044	.. side elevations..

RECORD OF SITE VISIT

Richard Kelly

SITE ADDRESS: 81 Mays Lane Earley Reading.

APPLICATION NUMBER: F/2001/5230

OFFICER: ~~Helen Pollock~~

DATE OF SITE VISIT: 3/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Detached houses on one side, Sol Joel opposite. (Well Screened.) Only Nos. 81 and 83 are bungalows and 83 has clearly had roof raised. — but no windows!

3. DESCRIPTION OF SITE/BUILDING Bungalow with small single storey rear extensions. Roof has recently been converted to 1 bedroom.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set well forward of both neighbours at front and rear by c. 3-4m.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING Adequate as existing.

LEVELS Garden falls away c. 9m from existing rear.

BOUNDARY TREATMENT 1.5m fence to 83, 1m fence with 0.8m trellis to 79 with shrubs.

OTHERS Windows in proposed lounge will look through trellis - kitchen wind. ? of flank c. 3m separation.
Two front rooms at 83

Application No F/2001/5230 – 81 Mays Lane, Earley, Reading

Appraisal:

The application is for the erection of a single storey rear and front extension to dwelling plus conversion of loft to bedrooms with two side dormer window extensions and front dormer window extensions. This application raises three issues:

Impact on streetscene LBE 1, LBE 2, WBE 1

The proposed dormer windows to the front and side in the existing roof slope would be visible down Mays Lane to the south. This will have an impact on the streetscene. The siting of No 81 is unique in that it is set forwards of the surrounding properties by some 10m. The roof of No 81 currently has skylights to front and side. It is considered that the two dormers would have a neutral effect on the streetscene by virtue of the fact that they are located to the rear of the property. The raised roof over the new rear extension would also be visible from the street. Given that it does not exceed the existing highest part of the roof, it is not considered that this will be detrimental to the streetscene. Furthermore, No 81 and 83 are the only two bungalows on this part of Mays Lane, such that the windows at first floor level will not detract from the streetscene.

Impact on adjoining properties: LBE 1, WBE 1

Due to the relationship between No 81 and the adjoining properties there may be some overlooking caused by the two dormer windows facing No 83. Given that there are no major windows on the side elevation of No 83, it is not considered that this will be significant.

79A garage immediately adj. and therefore no adverse impact.

Impact on highway safety (parking provision): WOS 3

The proposal involves the creation of three additional bedrooms. There are sufficient parking spaces on site to satisfy the standards.

Approval ~~**Refusal**~~

Date: 31 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5230

Location: 81, Mays Lane, Earley, Reading.

Proposal: Proposed single storey rear and front extensions to dweling plus conversion of loft to bedrooms with 3 side dormer window extensions and front dormer window extension.

Applicant: R Gallagher C/O John Woods.

Case Officer: Richard Kelly

The new plans show the following: Revised side elevation (dormer window removed).

Comments are required by 07/02/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

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

App No. F/2001 (Planaps) / 5230 (Ludhouse) Date Rec. 28/1/02

Location: 81 Mays Lane, Earley

Parish EARLEY

Applicant: Mr. R. Gallagher

Description of attached plans Revised side elevation (dormer window removed)

Drawing No's: NONE

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: _____

Date for Responses 7 DAYS

FURTHER ACTION

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

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 31.01.PS

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES	52334
PCL	TCS
DC RK	ENF
APP	
CS	
26 JAN 2002	
COPIES TO:	ACK:
	FILE:

John Woods A.M.I.B.C.O.
Associate of the Chartered Institute of Building

Building Consultant
for Plan Drawing
Bill of Quantities
Estimating
Improvement Grants
Surveys, etc.
Building Supervision

Heath Copse
Wolverton Road
Baughurst
Basingstoke
Hants RG26 5JH
Telephone: 0734 812766

To Richard Kelly
Planning Dept

25-1-02.

REVISED PLAN

5230

Plans as requested re 81 Mays Lane, Earley F/2001/5230 (Removal of front side dormer).

JW.

HIGHWAYS AGENCY

PLANNING SERVICES
DC
APP
CS
50620
05 DEC 2001
COPIES TO:
ACK:
FILE:

Wing 4C PPD Team
Federated House
London Road
DORKING RH4 1SZ

http://www.highways.gov.uk

Direct Line: 01306878131
Fax: 01306878100

Our ref: SP/750/739
Your ref: F/2001/5230

The Development Control Officer
Wokingham District Council
Environmental Services Department
Planning Services
P.O Box 157
Shute End
Wokingham
BERKSHIRE
RG40 1WR

03 December 2001

Dear Ms Pollock

APPLICATION NO: F/2001/5230

PROPOSED SINGLE STOREY REAR AND FRONT EXTENSIONS TO DWELLING PLUS CONVERSION OF LOFT TO BEDROOMS WITH 3 DORMER WINDOW EXTENSIONS AND FRONT DORMER WINDOW

81 MAYS LANE EARLEY READING

Thank you for your letter dated 15 November 2001 in respect of the above planning application.

The Highways Agency has no comments to make on this planning application.

I would ask you to note that the A329 (M) is managed by the Wokingham District council and not the Highways.

Please can you endeavour to forward all applications to me at the address given above. Also fill in the grid reference on the TR 108 form enclosed when submitting applications.

Yours sincerely

AAdebayo

Margaret Adebayo
Operations Division – PPD Team

INVESTOR IN PEOPLE
Recycled Paper
POSITIVE ABOUT DISABLED PEOPLE
DTLR TRANSPORT LOCAL GOVERNMENT REGIONS
An executive agency of the Department of Transport, Local Government and the Regions

HIGHWAYS AGENCY

An Executive Agency of
The Department of Transport

TR108
(Apr 1997)

Developments Affecting Trunk (inc. Special) Roads
Notification of an application for Planning Permission

To: Director, Network Customer Services, _____ (1) Region, Highways Agency.

From: _____ Council.

Council's Reference:
_____

The enclosed application has been referred as follows: (tick)

GDO Article 15 (2)	GDO Article 10 (3)	Control of Advertisement Regulations	Other (4)
go to 1	go to 2	go to 3	go to 4

1. The Application involves the formation, laying out or alteration of an access to the _____ Trunk Road at _____.
OR The application involves the development of land within the specified distance of the _____ Trunk Road which the Secretary of State has notified, by means of TR111 dated _____, that he intends to improve.

go to 5.

2. In the opinion of this Authority, the development proposed is likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving the _____ Trunk Road at _____.

go to 5.

3. The Advertisement proposed will be visible from the _____ Trunk Road at _____.

go to 5.

4. The Development adjoins the _____ Trunk Road and might affect its stability or the safety of traffic using it.

5. Signed: _____

Name: _____ .Phone No: _____

(Print) - Planning Authority Case Officer.

Date: _____.

Grid reference (5)			
Letters			
Easting			
Northing			

NOTES FOR GUIDANCE

References to the GDO are to the *Town and Country Planning (General Development Procedure) Order 1995*.

Notes on the form:

(1) The Highways Agency, Network Customer Services Division, which is responsible for the handling of planning applications, is organised into four regions: Northern, Midland, Southern, and London.

(2) Article 15 only requires consultation with the Secretary of State for Transport when EITHER: the application involves a new or altered access to a Trunk Road having a speed limit in excess of 40 m.p.h.; OR a form TR111 has been issued to you protecting the route of a new Trunk Road or one which is to be improved. Form TR111 specifies the distance (from the middle of the road) within which applications must be notified; it is often 67 metres, but not always.

(3) All other cases, generally where traffic is a consideration, should be referred under Article 10. The words used at para 2 appear in the GDO. "Material" is defined in para 4 of Annex B to PPG13 (March 1994). (Note: It has <u>not</u> been a requirement for many years that all planning applications within 67m of a Trunk Road should be referred to the Secretary of State for Transport).

(4) Occasionally, developments may come forward which have the potential to affect the stability of a Trunk Road, or the safety of traffic using it. The Agency would like to be consulted (on a "neighbour" basis) about these. Developments which might affect the stability of the road include: deep excavations near it; large bunds (particularly at the top of cuttings); works which affect the local drainage regime. Developments which may have safety implications include: masts whose height is greater than their distance from the road; sporting facilities where stray balls might land on the road; developments which may be an abnormal distraction for drivers.

(5) Please supply a grid reference of a central point of the site in O.S. letter and number form (two letters, 2 x 3 numbers). E.G. SP 075 870

Things to Include

Please provide <u>at least</u>: Copy of the planning application form and a plan showing <u>both</u> the application site <u>and</u> the relevant Trunk Road. If available, a site layout plan, showing in particular the access arrangements, should be included. Obviously, any Traffic Impact Assessment submitted with the application should be forwarded. If it is bound into an Environmental Statement, the whole document may have to be sent.
Generally, it is not necessary to include Elevations plans, Landscaping plans, Floor plans, Environmental Statement (but see above).

Dispatch

Please send one copy to the Agency and one copy to our Agent. The appropriate addresses have been notified separately.

HIGHWAYS AGENCY

An Executive Agency of
The Department of Transport

TR102
(Apr 1997)

Developments Affecting Trunk (inc. Special) Roads
Notification of an application for Planning Permission

To: Director, Network Customer Services, _____ (1) Region, Highways Agency.

From: _____ Council.

Council's Reference:
_____

The enclosed application has been referred as follows: (tick)

GDO Article 15 (2)	GDO Article 10 (3)	Control of Advertisement Regulations	Other (4)
go to 1	go to 2	go to 3	go to 4

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   go to 5.

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5. Signed: _____

Name: _____ .Phone No: _____

(Print) - Planning Authority Case Officer.

Date: _____.

Grid reference (5)			
Letters			
Easting			
Northing			

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Things to Include

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Generally, it is not necessary to include Elevations plans, Landscaping plans, Floor plans, Environmental Statement (but see above).

Dispatch

Please send one copy to the Agency and one copy to our Agent. The appropriate addresses have been notified separately.

FROM: Helen Pollock

DATE: 15 November 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5230

Proposal: Proposed single storey rear and front extensions to dweling plus conversion of loft to bedrooms with 3 side dormer window extensions and front dormer window extension..

Site Address: 81, Mays Lane, Earley, Reading.

Applicant: R Gallagher C/O John Woods.

Your observations are required in respect of this application **by 09/12/2001** .

NO OBJECTION

PLANNING SERVICES	HPT
PCL	TLS
DC	EMF
APP	
CS	
17 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 15 November 2001

Application Number: F/2001/5230

Proposal: Proposed single storey rear and front extensions to dweling plus conversion of loft to bedrooms with 3 side dormer window extensions and front dormer window extension.

Parish: EARLEY TOWN

Site Address:
81, Mays Lane, Earley, Reading.

Applicant:
R Gallagher C/O John Woods.

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).

C04A, R04A.
C122, R122.

Signed: _____ **Print name:** AC 16/11/01

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5230

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2001/5230
81, Mays Lane, Earley, Reading.
Proposed single storey rear and front extensions to dweling plus conversion of loft to bedrooms with 3 side dormer window extensions and front dormer window 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5230**
81, Mays Lane, Earley, Reading.
Proposed single storey rear and front extensions to dweling plus conversion of loft to bedrooms with 3 side dormer window extensions and front dormer window extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5230

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2001/5230
81, Mays Lane, Earley, Reading.
Proposed single storey rear and front extensions to dweling plus conversion of loft to bedrooms with 3 side dormer window extensions and front dormer window extension.

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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5230**
81, Mays Lane, Earley, Reading.
Proposed single storey rear and front extensions to dweling plus conversion of loft to bedrooms with 3 side dormer window extensions and front dormer window extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

Received by Wokingham District Council

Application No: F/2001/5230

PROPOSAL:
Proposed single storey rear and front extensions to dweling plus conversion of loft to bedrooms with 3 side dormer window extensions and front dormer window extension.

LOCATION:
81, Mays Lane, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5230 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

15 November 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~19 OCT 2001~~ Valid 12 NOV 2001	Map No. 46 Site 0:06
Officer: MP | Application No. F/2001/5230	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(E) PROPOSED SINGLE STOREY REAR & FRONT EXTENSIONS TO DWELLING PLUS CONVERSION OF LOFT TO BEDROOMS WITH 3 SIDE DORMER WINDOW EXTENSIONS & FRONT DORMER WINDOW EXTENSION

Location: 81 MAYS LANE

Parish: EARLEY Ward: Whitegates 15.11.01 JB

Applicant: R. GALLAGHER.

Fee Received 95.00 Required ..... Additional ..... Refund .....

(H)
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	Parking Plan - & Vehicles	30/10	✓ 12 NOV 2001
6	Floor plans	Indicate position of rooflights on first floor plan.	30/10	
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 : 15.11.01 B 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 .....
Highways Agency Site adjoining M'way

EXTERNAL CONSULTATIONS

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

Rail Track Southern Region .....
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.....

ADDRESS 81 MAYS LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU 7472 (46)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
788/53	Mr. G. H. Eggleton	Garage	8/12/53	App. N/A.
95/63070/F	J. LAURI	S/ST. EXTENSION	15.1.96	C/A
FP95/3962	J. LAURI	S/ST. EXTENSION	8.11.95	APP
F.P98/7397	"	LOFT CONVERSION	13.5.98	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD. ENQ. EXTENSION - 6.10.95. PD Eng Loft Conv 25.3.98

DRAINAGE

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE.
RG11 1WR.

FOR OFFICE USE ONLY

12 NOV 2001 5230

1. APPLICANT'S NAME: R. Gallagher Esq,
ADDRESS: 81 Mayslane Earley
Reading
POSTCODE: RG6 1JX PHONE: 01189265825

2. If the applicant has an agent, all correspondence will be sent to the agent.
AGENT'S NAME: John Woods
ADDRESS: Heath Copse Wolverton Road
Baughurst Tadley Hants
POSTCODE: RG26 5JH PHONE: 01189812766

3. On the plans show the **SITE** outlined in **RED** Show also **OTHER** land in the applicant's ownership or control in **BLUE.**
SITE LOCATION: As 1.

4. **WHAT IS THE APPLICATION FOR ?** Give brief details and state for what purpose the site and any buildings will be used.
Rear Extension & Loft Conversion to include dormer windows

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.055

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: Owner

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 6 copies of existing, proposed & Location plan

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?** Tick the box(es)
CHANGE OF USE ☐
ERECTION OF NEW BUILDING ☐
REDEVELOPMENT ☐
ALTERATION or EXTENSION ☑

9. **WHAT TYPE OF APPLICATION IS THIS?** Tick one box only
OUTLINE PERMISSION ☐ See question 10
FULL PERMISSION ☑
APPROVAL OF DETAILS/RESERVED MATTERS ☐ → State relevant outline permission number
TEMPORARY PERMISSION ☐ → State period required
RELAXATION OF CONDITIONS ☐ → State relevant application number / → Conditions to be relaxed

10. **IF THIS IS AN OUTLINE APPLICATION,** which details, if any, do you wish to be considered as part of this application ?
EXTERNAL APPEARANCE ☐
MEANS OF ACCESS ☐
SITING ☐
DESIGN ☐
LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S)
e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS ? YES/NO
If yes, show existing route(s) and any proposed alternatives on the plans.

13. ARE THERE ANY TREES ON THE SITE ? IF YES, ARE ANY TO BE FELLED ? YES/NO
If yes, show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Bricks & tiles to match

15. HOW WILL THE SITE BE ENCLOSED ?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Fences

16. HOW WILL SURFACE WATER BE DISPOSED OF ?

Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF ?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS ?

AS EXISTING

AS PROPOSED

Give details of pedestrian and vehicular access

3500 wide access

19. HAS PROVISION BEEN MADE FOR THE DISABLED ?
See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

No. OF DWELLINGS / HABITABLE ROOMS

	PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON–RESIDENTIAL BUILDING OR USE ? YES/NO
If YES, complete part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE; OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS ? YES/NO
If YES please ask for and complete part 3 of the form.

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a a reduced fee or no fee is payable, say why.

£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval

SIGNED J Woods. ON BEHALF OF R Gallagher Esq DATE 1/10/01.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See 'NOTES TO HELP APPLICANTS'.

WOKINGHAM DISTRICT COUNCIL

1789a

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988
Certificate under section 66

Application No.
12.NOV.2001 * 5250

CERTIFICATE A

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

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.

or:

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.

* See Note (a) to Certificate A

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

or:

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of section 66(1) of the Act in respect of the accompanying application.
- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application)

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

SEE OVERLEAF

1789b

or:

CERTIFICATE D

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of section 66 of the Act in respect of the accompanying application.
- I/The applicant* have/has* taken all reasonable steps open to me/him/her* to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner(a) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

- Notice of the application as attached to this certificate, has been published in the

(c) .....

on (d) .....

(b) Insert description of steps taken

(c) Insert name of local newspaper circulation in the area where the land is situated

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application)

Agricultural Holdings Certificate *This part must be completed in all cases*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

*● **None of the land to which the application relates is, or is part of, an agricultural holding.**

or

● I have/The applicant has given the required notice to every person other than my/him/her* self who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed ..... P Woods.

*On behalf of ..... R. Gallagher Esq.

Date 1-10-01

***Delete where inappropriate.**

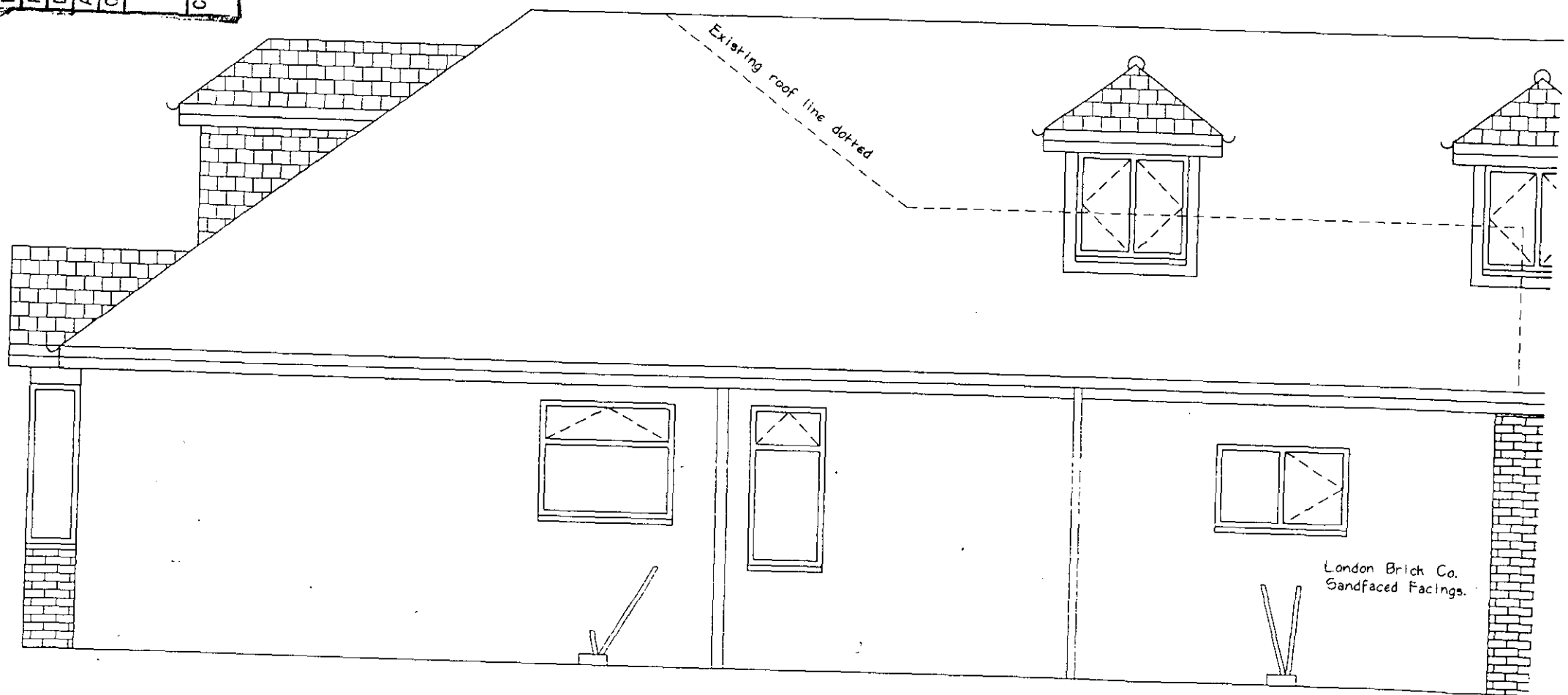
PROPOSED GROUND FLOOR LAYOUT

PLANNING SERVICES
28 JAN 2002
COPIES TO:
ACK:
FILE:
POL
DC
APP
CS

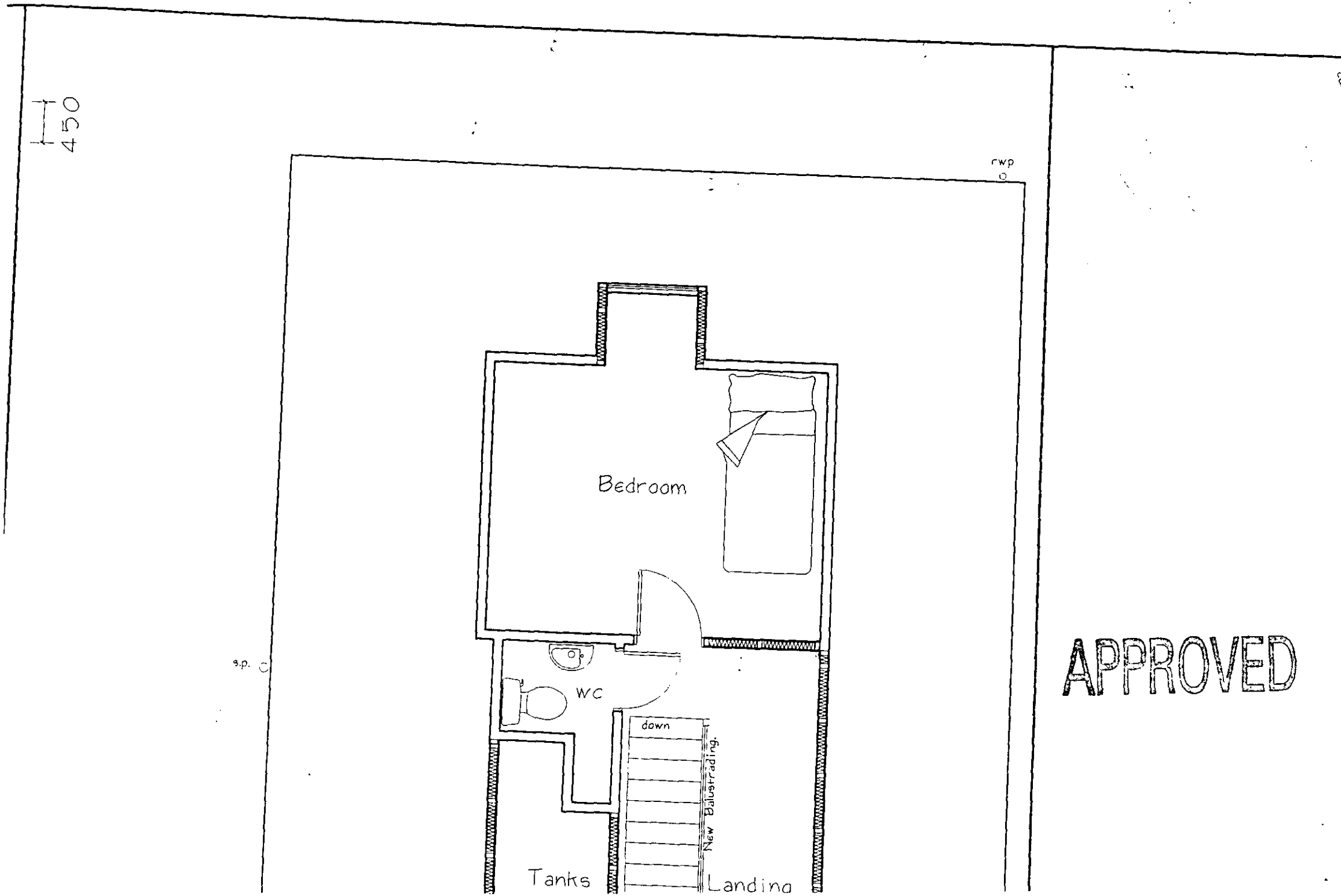
REVISED PLAN

5230

APPROVED



SOUTH EAST ELEVATION.



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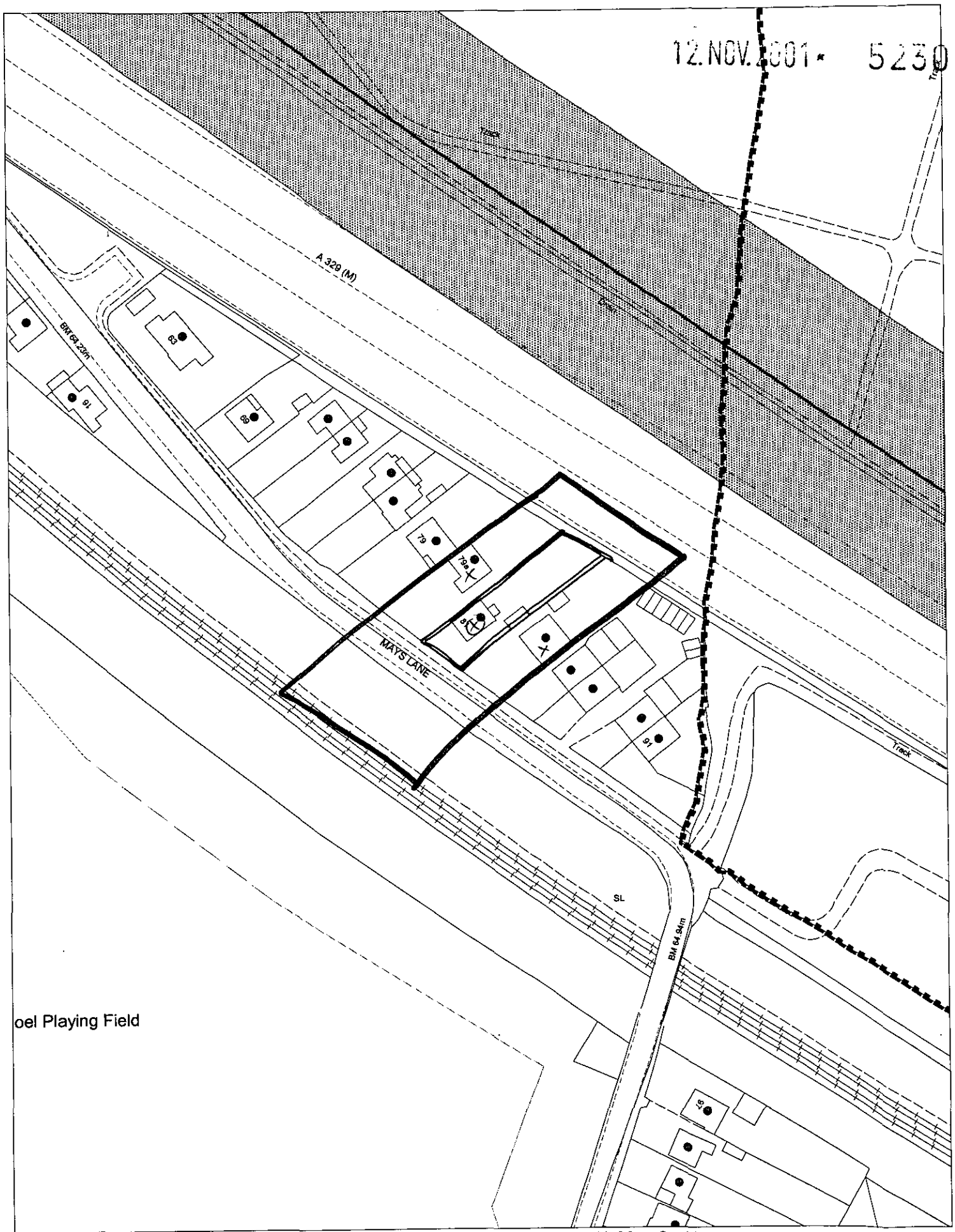
12.NOV.2001 5230



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Development Control Section, Environmental Services, Wokingham District Council.
26 October 2001

Scale: 1 : 1250

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12.NOV.2001 * 5230

