APPLICATION NO:
F/2000/3007

LOCATION:
5 Porchfield Close, Earley Reading.

APPLICANT:
Mr & Mrs M Ashley C/O Roger Pring & Sons

PROPOSAL:
Proposed first floor front extension to dwelling.

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 05/02/2001

CASE OFFICER: **George Allpress**

X SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs M Ashley
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NT

Application Number: F/2000/3007

Parish: **EARLEY**

Location: **5, Porchfield Close, Earley, Reading.**

Proposal: **Proposed first floor front extension to dwelling.**

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

Reason
1. The proposal would result in an overbearing impact and sense of enclosure to the detriment of the amenity of occupants of the adjoining property, No. 6 Porchfield Close. The application is therefore considered to conflict with Berkshire Structure Plan policy EN1, the Loddon Area Local Plan policies LBE1 and LBE2 and the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Reason
2. The application proposal is considered, by virtue of its size, siting, scale and massing, to detract from the character of the existing dwelling and result in harm to the street scene. The proposal therefore conflicts with Berkshire Structure Plan policy EN1, the Loddon Area Local Plan policies LBE1 and LBE2 and the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE2 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

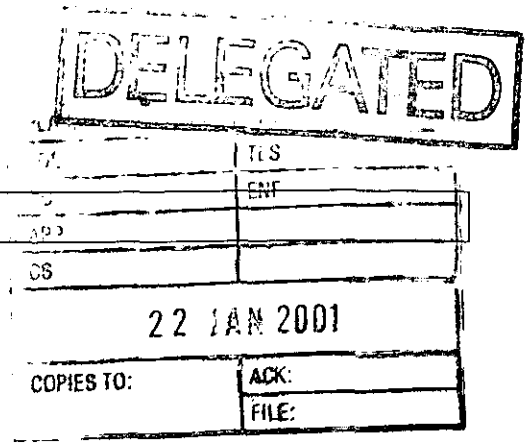
John Mitchell
Development Control Manager
Date: 29/01/2001

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.

FROM: George Allpress

DATE: 21 December 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3007

Proposal: Proposed first floor front extension to dwelling..

Site Address: 5, Porchfield Close, Earley, Reading.

Applicant: Mr & Mrs M Ashley C/O Roger Pring & Sons.

Your observations are required in respect of this application **by 14/01/2001** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

FILE PLEASE!

Reply Reg

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

PLANNING SERVICES	HPT
DC GA	TLS 40491
APP	ENF
CS	
28 FEB 2001	
COPIES TO:	ACK:
	FILE: 3007

Mr. M. L. Thorp,
Principal Development Control Officer,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

My Ref. RP/320

26 February 2001

Dear Mr Thorp,

Re; Proposed first floor front extension to
5, Porchfield Close, Earley, Reading, Berkshire, RG6 5YZ

Enclosed is a copy of my drawing showing amended proposals for the first floor front extension. The original proposals were refused under application no. F/2000/3007. I would appreciate your comments on the amended proposals, knowing your interpretation of policy to be fair and reasonable, before making a second application.

You will see that the forward projection has been reduced from 2500mm to 550mm. This is to create a little relief to the front elevation and a degree of interest. The extension is now substantially behind no 7, Porchfield Close and completely behind the front walls to no 4.

This substantially reduces the impact on no. 6, the extension being only nominally forward of its front wall and to all intents and purposes flush with it.

The parapet walls to the garage presently stand 3100mm in height. The proposals scale down these walls to normal eaves height and a mono-pitch roof is shown above.

Discussed on 1/3 - Mr P was happy for our discussion to act as a reply - no need to write - He explained his wish to discuss this with Mike Thorp and not me [illegible] 1/03

This improves the appearance of the elevations not only by bringing better proportion to this part of the dwelling but also creating a more residential scale.

It is believed that the amendments go a long way to resolving the issues raised in the 'refusal notice' for the following reasons ;

The impact on no. 6 has been reduced to an acceptable level,

The scale, size and massing of the proposals lessen the impact on the street scene so as not to unduly affect it.

Please call me when you have had an opportunity to view the amended proposals

Yours faithfully,

Roger Pring.

George,

I did NOT tell him to do this design, so please use your own judgement (+ discuss if necessary) Mike

ROGER PRING & SONS

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

PLANNING SERVICES 40429
APP GA.
CS
27 FEB 2001
COPIES TO: ACK: FILE:

Mr. G. Allpress,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

My Ref. RP/320

26 February 2001

Dear Sir,

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5, Porchfield Close, Earley, Reading, Berkshire, RG6 5YZ

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Cont...

It is believed that the amendments resolve the issues raised in the 'refusal notice' for the following reasons;

The impact on no. 6 has been reduced to an acceptable level,

The scale, size and massing of the proposals lessen the impact on the street scene so as not to unduly it.

Please call me, as agreed, next Monday.

Yours faithfully,



Roger Pring.

C/C Mr. & Mrs. M. Ashley.

Received by Wokingham District Council

Application No: F/2000/3007

PROPOSAL:
Proposed first floor front extension to dwelling.

LOCATION:
5, Porchfield Close, Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2001. 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

20 December 2000

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

Tel: 0118 974 6442

Date: **21 December 2000**

My ref: F/2000/3007

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/2000/3007
5, Porchfield Close, Earley, Reading.
Proposed first floor front extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3007**
5, Porchfield Close, Earley, Reading.
Proposed first floor front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6442

Date: **21 December 2000**

My ref: F/2000/3007

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3007**
5, Porchfield Close, Earley, Reading.
Proposed first floor front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6442

Date: **21 December 2000**

My ref: F/2000/3007

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/2000/3007
5, Porchfield Close, Earley, Reading.
Proposed first floor front extension to dwelling.

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If you have any questions please do not hesitate to contact **George Allpress** *on* **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3007**
5, Porchfield Close, Earley, Reading.
Proposed first floor front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/3007

Applicant: Mr & Mrs M Ashley C/O Roger Pring & Sons.

Location: 5 Porchfield Close, Earley, Reading.

Proposal: Proposed first floor front extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications : 21/12/00

Date of Site Visit : 04/01/01

Date Registered : 11/12/2000

Earliest Date for Decision : 14/01/2001

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001
25/01/01 (GA)

This application will have expired on: 05/02/2001. 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 :

Highways - recommend approval subject to appropriate conditions.

At the time of writing no further comments have been received.

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

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3007

Appraisal :

The application property is a modern detached single family dwelling which is situated on the west side of this cul-de-sac. The application property lies on an estate of uniformly designed houses but where the pattern and style of dwellings alternates such that houses of a similar design to the application property are found elsewhere but not adjacent. It is a pleasant estate where the layout has achieved a separation and staggered plan form that provides visual interest and relief and ensures that each dwelling does not over dominate its neighbour.

The main building envelope of the application property is 'L' shaped in plan form with the void to the front north side infilled with a single storey, double, garage which projects froward of the principle dwelling. The garage also projects forward of the neighbour to the north no.6 Porchfield Close. The application property has a low profile hipped roof, the garage has a flat roof.

The application proposes building over the garage at first floor level to provide an additional bedroom with en-suit. The property would become a five bedroom dwelling.

The Loddon Area Local Plan Policy LBE1, requires new development to be of a high standard of design which is appropriate to the character of the area. Policy LBE2 of the Loddon Area Local Plan, states that proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, material, colour or texture will not normally be permitted. These aims are reflect in Policy WBE1 of the Wokingham District Local Plan. The WDLP Policy WBE2 sets out the Council's aims to improve the local context.

The form and layout of this estate is such that the individual dwellings are compact in their layout with respect to each other. The principle elevation is the front elevation and these have been designed with regard to the both the amenity of each neighbour and the rhythm and character of the street scene. The relationship between this and no.6 to the north is such that the application property is forward of its neighbour. The 'L' shaped design of the main part of the house takes the relationship into account.

However, the garage projects further forward and eastward of no.6's front elevation. An additional storey would considerably increase the mass over a considerable length, in close proximity to the neighbour and in an orientation where maximum adverse affect would result. The front habitable room windows to no.6 face north east, and the application property is to its south east.

The proposal is therefore considered to conflict with Local Plan Policy which aims to resist development that is inappropriate in terms of its relationship with adjoining sites and buildings.

Local Plan policies require new development to be of a high standard of design which is appropriate to the character of the area; and aim to resist proposals for development which are inappropriate by virtue of siting, scale, form and massing.

The application property is considered to have been designed with a one prominent and one subordinate elevation. The dwelling infills a relatively narrow plot in a way that relates its neighbours in a visually sympathetic way. The application proposal follows the same roof form of the existing. However, the extension would project forward of both the existing front elevations, unacceptably increase the building's mass, and introduce a large blank flank expanse of elevation to the street scene and to its detriment. The proposal would it is considered result in a prominent and overbearing structure to the detriment of the street scene. The proposal is therefore considered to conflict with Policies LBE1 and LBE2.

There is sufficient separation between the application site and no.4, the neighbour to the south to ensure no adverse impact in terms of amenity.

Highways consider the parking standards can be met. Policies LT6 of The Loddon Area Local Plan, and WT6, of the Wokingham District Local Plan Deposit Draft 1997 are therefore considered to be complied with.

Recommendation: Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number: F/2000/3007
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
1			The proposal would result in an overbearing impact and sense of enclosure to the detriment of the amenity of occupants of the adjoining property, no.6 Porchfield Close. The application is therefore considered to conflict with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
2			The application proposal is considered, by virtue of its size, siting, scale and massing, to detract from the character of the existing dwelling and result in harm to the street scene. The proposal therefore conflicts with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

29/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 5 Porchfield Close, Earley, Reading.

APPLICATION NUMBER: F/2000/3007

OFFICER: George Allpress

DATE OF SITE VISIT: 04/01/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by modern detached houses.

3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.6 to the north, no.4 to the south - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Double garage with front parking for two.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing to rear
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 21 December 2000

DELEGATED

Application Number: F/2000/3007

Proposal: Proposed first floor front extension to dwelling.

Parish: EARLEY TOWN

Site Address:
5, Porchfield Close, Earley, Reading.

Applicant:
Mr & Mrs M Ashley C/O Roger Pring & Sons.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 4/1/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 DEC	Map No. 58 Site 0.04
Officer: GA / Application No. F/2000/3007	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR FRONT EXTENSION TO DWELLING

Location: 5 PORCHFIELD CLOSE

Parish: EARLEY Ward: Radhatch 24/12

Applicant: MR / MRS ASHLEY

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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 ✓ 21/12 .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

..... No pre-apps .....
.....
.....

NEIGHBOURS:

..... Site notice and see map .....
.....
.....
.....
.....
.....
.....
.....
.....

11.DEC.2000* 3007

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

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

My Ref. RP/320

8th December 2000

Dear Sirs/Madam,

Re; Proposed first floor extension above garage at
5, Porchfield Close, Earley, Reading, Berkshire, RG6 5YZ

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 00/320/1 to 7 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

You will see that I have marked the position of the front of no. 1 Porchfield Close, to show that the proposed extension to no. 5 is set behind what might be considered the building line. Because of its orientation and the distance from any habitable part of nos. 3 and 7, the extension should have little or no effect on the adjacent properties

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. M. Ashley.

REGISTERED NO. 2284491

ADDRESS 5 PORCHFIELD CLOSE PARISH EARLEY

PLOT No. 45 - AREA Y - LOWER EARLEY ORD. SHEET No. SU.7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	WEST NEW HOMES PROJECT	O/APP. RES. DEV.	13.6.74	N/A REF.
01945	PYE	LOWER EARLEY DEV.	APP. ACC. TO MINUTES	
04557	BOVIS	O/APP. RES. & COMM. DEV.	10.6.76	N/A REF
07235	"	B.L.K.L.T.Y. - DISTR. ROADS	24.11.77	N/A C/A
07295	"	TO ALL PHASES	15.12.77	N/A C/A
11301	"	DETACHED HOUSE & GARAGE	30.8.79	N/A C/A
BR 12536	"	"	22.1.80	APP N/A
BRA5579	W. KIRKPATRICK	GA - FLOOR EXT.	19.8.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 11.DEC.2000* 3007

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 M ASHLEY
	Address and postcode	5 PORCHFIELD CLOSE, EARLEY, READING, BERKSHIRE, RG6 5YZ
	Phone number	0118 945 2309
	Agent's Name	ROGER PRING & SONS
	Address and postcode	278 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKS, RG40 3NT
	Phone number	0118 973 3502
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.	5 PORCHFIELD CLOSE, EARLEY, READING, BERKSHIRE, RG6 5YZ
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR FRONT/SIDE EXTENSION ABOVE GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS & TILES TO BE OF SIMILAR COLOUR & TEXTURE TO THE 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 1
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.

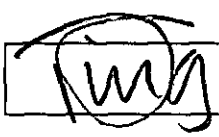
Certificate B

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: 

on behalf of MRS M. ASHLEY

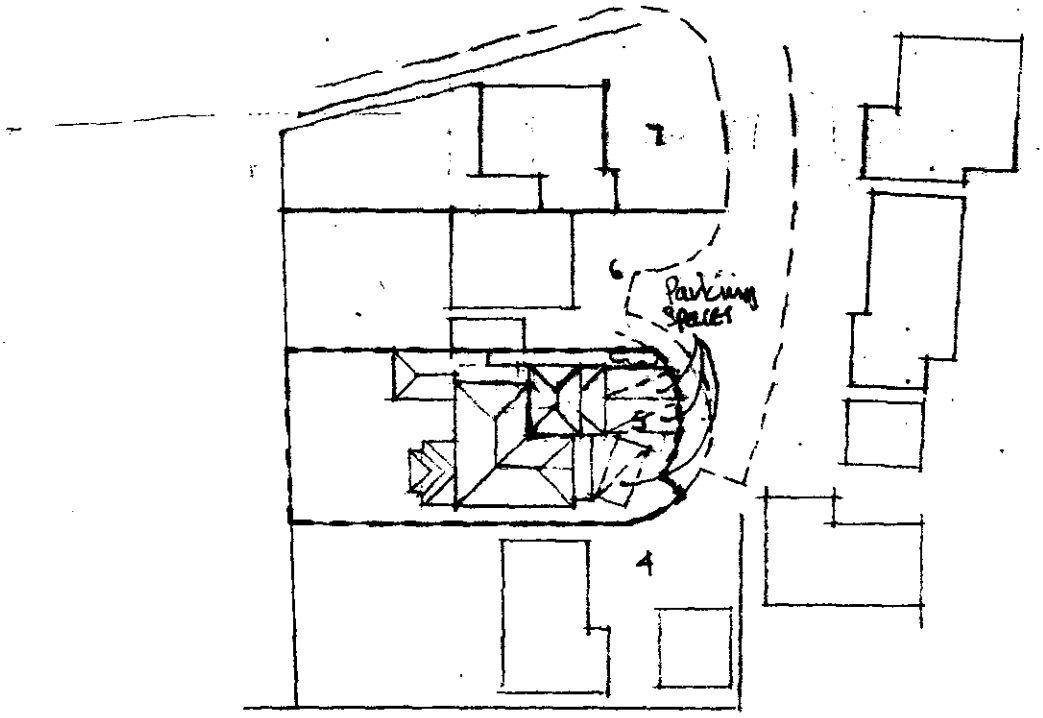
Date 8th December 00

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

2001

ACK:

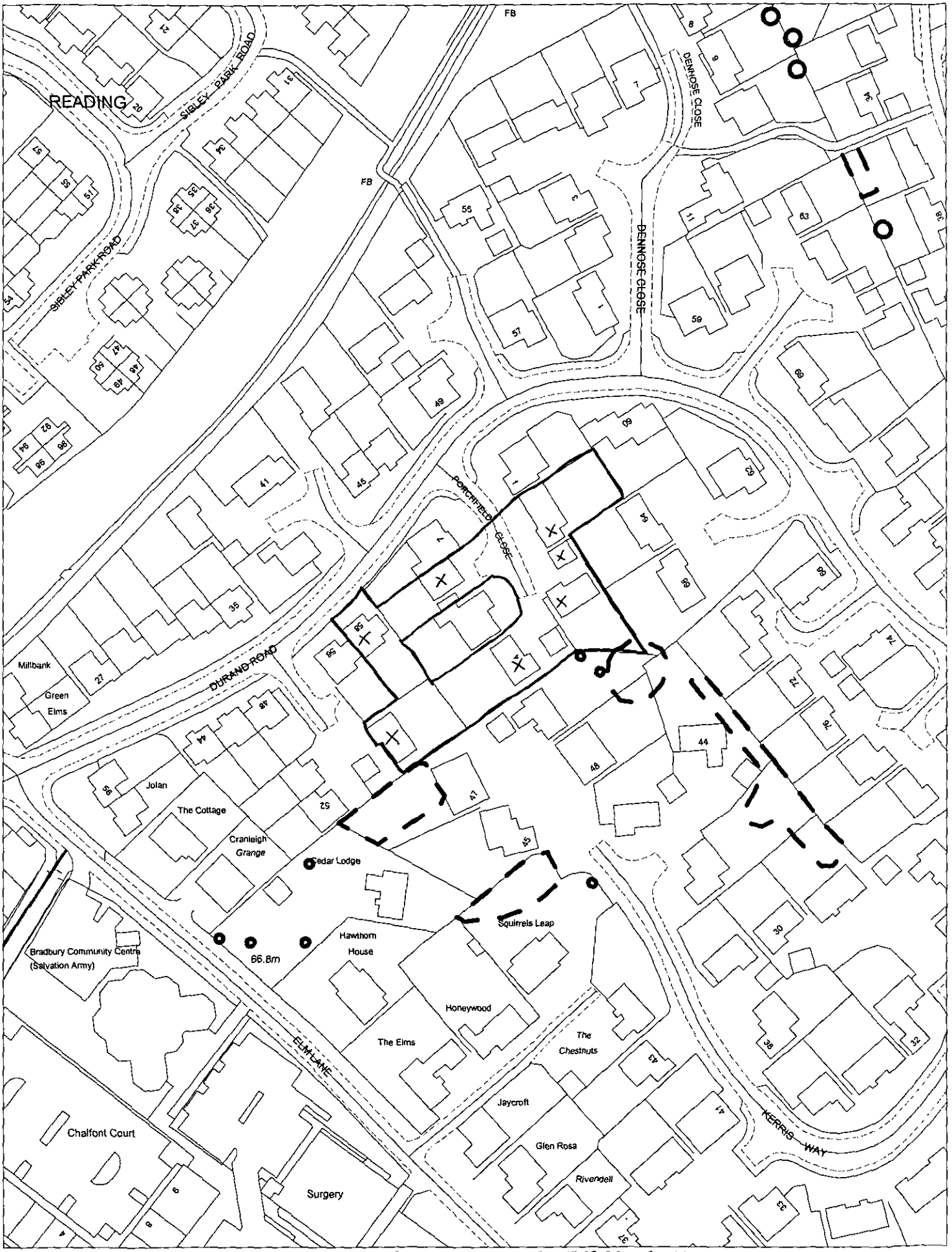
FILE:



SITE PLAN 1:500

3 No existing external parking spaces are shown above. A further space within the existing garage making a total of 4.

5, DORCHFIELD CLOSED, EARLEY, READING,



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Development Control Section, Environmental Services, Wokingham District Council.
18 December 2000 Scale: 1 : 1250

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3007**
CASE OFFICER: **George Allpress**
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				