APPLICATION NO:
F/2002/7855

LOCATION:
11 Ridlington Close, Lower Earley Reading.

APPLICANT:
Mr/Mrs A Mitchell C/O W M Graham Associates

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **24/11/2002**

APPLICATION WILL HAVE EXPIRED ON:
18/12/2002

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Mitchell
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berks
RG40 1DJ

Application Number: F/2002/7855

Parish: **EARLEY**

Location: **11, Ridlington Close, Lower Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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.

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.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 04/12/2002

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Grahamed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7855	PT
BUILDING CONTROL NUMBER.	BP 2003 | 3897	
~~APPLICANT~~/AGENT	W M Graham Associates	
ADDRESS OF SITE	11 Riddington Close Lower Earley	
DESCRIPTION OF PROPOSED WORK	S/S nearest	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS	2403 01B	2403 01A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/12/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	3/2/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	

FROM: Phillip Taylor

DELEGATED

DATE: 01 November 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7855

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 11, Ridlington Close, Lower Earley, Reading.

Applicant: Mr/Mrs A Mitchell C/O W M Graham Associates.

15 NOV 2002

Your observations are required in respect of this application **by 24/11/2002** .

NO OBJECTION

SIGNED: _____ DATE: 18 NOV 2002

Clerk To Earley Parish/Town Council.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7855

Applicant : Mr/Mrs A Mitchell C/O W M Graham Associates.

Location : 11, Ridlington Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 20/11/02

Date Registered : 23/10/2002

Earliest Date for Decision : 24/11/2002

Latest Consultation Date/Site Notice Expiry Date : 24/11/2002

This application will have expired on: 18/12/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Earley Town Council - No objection

Planning Issues :

Impact upon Character of the area, Neighbouring Properties and Highways

Policy - LBG1, LBG2
WOS3, WBG1
ENI

Application Number: F/2002/7855

Appraisal :

This application proposes a single storey rear extension behind the double garage. It would incorporate a pitched and half hipped roof, set lower than the garage roof.

The plot is very well screened along the garden boundaries with a 1.7m fence and a 2.2m high hedge. No 10 would not be overlooked or overshadowed upon.

This extension would not be visible from the road. Being set lower than the garage its impact on the character of the area would be minimal.

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

Application Number F/2002/7855
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBG1, LBG2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO33, WBG1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p.p. J.S. Andrews

(Development Control Manager)

Date: 4/12/02

RECORD OF SITE VISIT

SITE ADDRESS: 11 Ridlington Close
Lower Earley Reading.

APPLICATION NUMBER: F/2002/7855

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING detached house
attached dlgs.

4. RELATIONSHIP TO ADJOINING PROPERTIES
10 - 2.2m hedge

5. SITE CONSTRAINTS /

TREES /

ACCESS/PARKING 5-6

LEVELS

BOUNDARY TREATMENT 1.7m / hedge 2.2

OTHERS

Application Number : F/2002/7855	Map No : 59
Case Officer : PT	Site Area : 0.03
Valid Date : 28/10/02	Received Date: 23/10/2002

Level : Delegated Application

Description : Proposed ~~2~~ Single storey rear extension to dwelling.

Location : 11, Ridlington Close, Lower Earley, Reading.

Parish : EA Ward : LIT

Applicant : Mr/Mrs A Mitchell C/O W M Graham Associates.

Fee Required: £110 Fee Received: £110 (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	~~Qu+Qg where is extra bedroom?~~		
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

This just looks like single storey extn!

Yes! ✓

phoned agent OK.

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Site lies within Flood Zone.

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

.....

No pre-apps

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

Tel: (0118) 974 6442

Date: 01 November 2002

My ref: F/2002/7855

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Buckley-Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

Dear Councillor

Application Number: F/2002/7855
11, Ridlington Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7855**
11, Ridlington Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Buckley-Carpenter

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

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Tel: (0118) 974 6442

Date: 01 November 2002

My ref: F/2002/7855

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
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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

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2002/7855
11, Ridlington Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/7855**
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Swindells

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

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

Tel: (0118) 974 6442

Date: 01 November 2002

My ref: F/2002/7855

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Edmunds
13 Moor Copse Close
Earley
Reading
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

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Application Number: F/2002/7855
11, Ridlington Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7855**
11, Ridlington Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Edmunds

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

Received by Wokingham District Council

Application No: F/2002/7855

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
11, Ridlington Close, Lower 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/2002/7855 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/11/2002. 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.

Trevor Watson
Development Control Manager
01 November 2002

Organisation_Name	Building_Name	address1	Old_Postcode
		10RIDLINGTON CLOSEREADING	RG6 3BB
		11RIDLINGTON CLOSEREADING	RG6 3BB
		14RIDLINGTON CLOSEREADING	RG6 3BB
		15RIDLINGTON CLOSEREADING	RG6 3BB
		6RIDLINGTON CLOSEREADING	RG6 3BB
		7RIDLINGTON CLOSEREADING	RG6 3BB

Neighbour list F/2002/7855

Recd 9.15AM 23.10.02 23.OCT.2002 7855

W.M. GRAHAM ASSOCIATES *CHARTERED ARCHITECTS*

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2403/wmg/cm

22 October 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

23 OCT 2002
7855

Dear Sir

11 RIDLINGTON CLOSE EARLEY

Please find enclosed a Householder Planning Application for the above property comprising the following: -

a) Planning Application
b) Including Certificate A
c) Fee note for £110 (cheque enclosed)
d) OS extracts
e) Dwgs. Nos. 2403 – 01A

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

Environmental Services

For office use only
Application number: 23.OCT.2002 7055

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.

WOKINGHAM DISTRICT COUNCIL
23 OCT 2002

1	Your name	MR & MRS A MITCHELL
	Address and postcode	11 RIDLINGTON CLOSE LOWER EARLEY BERKSHIRE RG6 3BB
	Phone number	0118 966 1449
2	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM RG40 1DJ
	Phone number	0118 977 0464
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.	11 RIDLINGTON CLOSE LOWER EARLEY RG6 3BB
		Single
4	Give brief details of the proposal for example, two storey side extension. About the application	~~TWO~~ STOREY REAR EXTENSION TO PROVIDE DINING ROOM ~~AND BEDROOM~~
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 ☐ NONE AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: # 3
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.	£110	
	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: W M GRAHAM ASSOCIATES

on behalf of MR & MRS A MITCHELL

Date 24.09.2002

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1.4.86

ADDRESS 11 RIDLINGTON CLOSE PARISH ~~WOODLEY~~ EARLEY

PLOT No. 38 · AREA C - LOWER EARLEY ORD. SHEET No. SU 7670 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/161/69	MR. S. PHILLIPS	O/APP. RES DEV.	1.1.70	N/A RE
1765/73	J.A. PYE LTD.	"	13.6.74	N/A RE
01945	"	LOWER EARLEY DEV.	APP. ACC. TO MINUTES	
04546	"	O/APP RES. DEV.	10.6.76	N/A R
07235	BOVIS	B.F.K.L.T.Y. - DISTR. ROADS	24.11.77	N/A CL
07295	"	TO ALL PHASES	15.12.77	N/A CL
12091	COSTAIN HOMES	DETACHED HOUSE & GARAGE	22.11.79	N/A C/
BR 12733	"	"	22.2.80	APP. N/
F/2002/7855	Mr. & Mrs. Mitchell	2/Storey/R Ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074