APPLICATION NO:
**F/2002/7930**

LOCATION:
**20 Salcombe Drive, Earley Reading.**

APPLICANT:
**Mr G Gast C/O George W Coote**

PROPOSAL:
**Proposed two storey rear extension to dwelling and first floor side extension.**

EARLIEST DATE FOR DECISION: **07/12/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**30/12/2002**

CASE OFFICER: **Louise Smith**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr G Gast**
**C/O George W Coote**
**1 Baskerville Road**
**Sonning Common**
**Reading**
**Berks**
**RG4 9LS**

**Application Number: F/2002/7930**

**Parish:** **EARLEY**

**Location:** **20, Salcombe Drive, Earley, Reading.**

**Proposal:** **Proposed two storey rear extension to dwelling and first floor side 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) no additional windows or similar openings shall be constructed in the first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

**Condition**
4. The 2 first floor windows in the side elevation facing 21 Salcombe Drive shall be high level windows having a sill height of not less than 1.8 metres above internal floor level.

**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 safeguard the residential amenities of the occupiers of neighbouring properties.

**Reason**
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

**Informative**
1. This permission relates to the application as amended with revised plans number GC 2002/10B submitted to the Local Planning Authority on 6 December 2002 and does not approve the proposals as originally submitted.

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

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

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

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

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

**SITE DETAILS** — **CASE OFFICER** PT

| | |
|---|---|
| PLANNING APPLICATION NUMBER | P/2002/7930 |
| BUILDING CONTROL NUMBER. | FP/2003/4221 |
| APPLICANT/AGENT | GAST |
| ADDRESS OF SITE | 20 Salcombe Drive Garlett |
| DESCRIPTION OF PROPOSED WORK | Two Storey Rear Extension First Floor Side Extension |

**DRAWING NUMBERS**

| | BC | DC |
|---|---|---|
| BLOCK PLAN | GC2002/103 | GC 2002/103 |
| ELEVATIONS | " | " |
| FLOOR PLANS | " | " |

**CHECKLIST**

| | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 22-01-03 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | NONE | |
| IF YES, WHAT ARE THE DIFFERENCES ? | | |
| DATE | 16-05-03 | |

**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 :** Louise Smith

**Application Number :** F/2002/7930

**Applicant :** Mr G Gast C/O George W Coote.

**Location :** 20, Salcombe Drive, Earley, Reading.
**Proposal :** Proposed two storey rear extension to dwelling and first floor side extension.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 19/11/02 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 19/11/02

**Date Registered : 04/11/2002**

**Earliest Date for Decision : 07/12/2002**

**Latest Consultation Date/Site Notice Expiry Date : 07/12/2002**

**This application <u>will have expired on</u>: <u>30/12/2002.</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 :**

Earley Town Council -

Neighbour comment - objection → loss of light/overbearing

**Planning Issues :**

**Application Number: F/2002/7930**

**Appraisal**

The application proposes a two-storey side and rear extension to this detached semi-detached dwelling set within the identified settlement. It follows a refusal of a larger two storey side and rear extension (F/200/7084) in August of 2002. The reason for refusal was overbearing impact on the unattached neighbouring property.

This current proposal has a lesser rear projection on the first floor and a fully hipped roof. The rear projection is 2.4m at first floor with the ground floor breakfast room having a 3.8m projection.

**Impact on Neighbouring Properties**

No.21 is positioned slightly forward of No.20 and has a single garage separating the dwellings. The total projection past the rear of No.21 is 4.0m with a gap of at least 5.0m. The extension has a roof 6.5m high and incorporates a full hip. The cumulative effect of these amendments is a less bulky extension with the resulting lower overbearing impact upon No.21.

**Impact on the character of the area**

The extension will be visible from the road. Salcombe Drive does have many similar examples of two storey side extensions. The proposal would not be out of character in the streetscene.

**Highways**

The garage is being lengthened but is too narrow to meet council standards. However parking is available across the front of the property with two spaces.

√ Approval

## Application Number F/2002/7930
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
| ~~3~~ | ~~C22~~ | | |
| 3 | C044 | R044 | insert 1st floor side elevation of the extension. |
| 4 | | R044 | The first floor windows in the side elevation facing 21 Sakombe Drive shall be high level windows having a sill height of not less than 1.8m above internal floor level |

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

Informative for approvals

2. N16 1. NO2 GC 2002/106 rec'd 6.12.02

| | |
|---|---|
| LODDON AREA LOCAL PLAN POLICIES: | LBG1, LBG2 |
| SOUTH-EAST AREA LOCAL PLAN POLICIES: | |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: | WO13, WG1 |
| GREEN BELT LOCAL PLAN POLICIES: | |
| BERKSHIRE STRUCTURE PLAN POLICIES: | ENV |
| MINERALS LOCAL PLAN POLICIES: | |

RECOMMENDATION AND CONDITIONS/REASONS AGREED: pp T.S. Andrews
(Development Control Manager)

Date: 22/1/03

~~2-8m proj. rear.~~

# RECORD OF SITE VISIT

**SITE ADDRESS:** 20 Salcombe Drive
Earley Reading.

**APPLICATION NUMBER:** F/2002/7930

**OFFICER:** Louise Smith

**DATE OF SITE VISIT:** 19/11/2

**1 SITE/STATUTORY NOTICE DISPLAYED ?** Y - front wall

**2. DESCRIPTION OF SURROUNDINGS**
Res rd - 2/s semis - majority have 2/s side extns.
No 21, 23, 25 etc.
not open plan

**3. DESCRIPTION OF SITE/BUILDING**
2/s semi-d dwelling - integral side gge - high monopitch roof.
No

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
No 21 has detached pitched roof gge c. 0.4m lower than gge at No 22, with gable ends.

**5. SITE CONSTRAINTS**

**TREES** N/A.

**ACCESS/PARKING** 1x gge 2x drive.

**LEVELS** – even

**BOUNDARY TREATMENT** RHS - 2m ch/link + hedgerow to applicant side

**OTHERS**

top rear right obs. gl.

No 21 - rear gge. + greenhouse + shed along boundary
→ sm s/s rear ext. juts out beyond kitchen c. 1.8m.

Sun kitchen rear.

patio area to rear of house.

Date: 06 December 2002

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2002/7930

Location: 20, Salcombe Drive, Earley, Reading.

Proposal: Proposed two storey rear extension to dwelling and first floor side extension.

Applicant: Mr G Gast C/O George W Coote.

Case Officer: Phillip Taylor

---

The new plans show the following: Reduction in rear projections of first floor extension. Drawing no: GC 2002/10B.

---

**Comments are required by 27/12/2002.**

**Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6442.**

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2002/7930**
**CASE OFFICER: Louise Smith**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
| | | |
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| Application Number : F/2002/7930 | Map No : 52 |
|---|---|
| Case Officer : LS | Site Area : 0.06 |
| Valid Date : 4.11.02 | Received Date: 04/11/2002 |

**Level : Delegated Application**

**Description : Proposed two storey rear extension to dwelling and first floor side extension.**

**Location : 20, Salcombe Drive, Earley, Reading.**

**Parish : EA** **Ward : LIT** 13.11.02 73.

**Applicant : Mr G Gast C/O George W Coote.**

**Fee Required: £0** **Fee Received: £0** fee paid on 7084 refused.

**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 | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**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 13.11.02 -B.

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

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

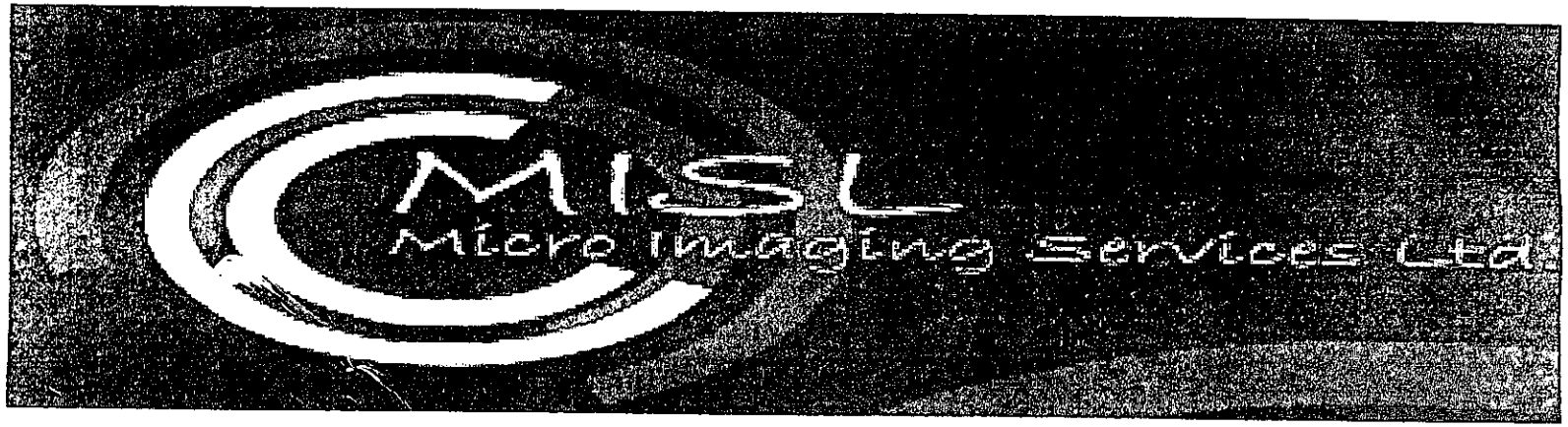
S/N + see map

.....

.....

| Organisation_Name | Building_Name | address1. | Old_Postcode |
|---|---|---|---|
| MAIDEN ERLEGH SCHOOL | | | RG6 7HS |
| | | 19SALCOMBE DRIVEREADING | RG6 7HU |
| | | 20SALCOMBE DRIVEREADING | RG6 7HU |
| | | 21SALCOMBE DRIVEREADING | RG6 7HU |
| | | 28SALCOMBE DRIVEREADING | RG6 7HU |
| | | 29SALCOMBE DRIVEREADING | RG6 7HU |
| | | 30SALCOMBE DRIVEREADING | RG6 7HU |
| | | 47THE CRESCENTREADING | RG6 7NW |
| | | 49THE CRESCENTREADING | RG6 7NW |
| | | 51THE CRESCENTREADING | RG6 7NW |
| | | 53THE CRESCENTREADING | RG6 7NW |

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




# FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

**PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7930. (Case Officer:Louise Smith)**

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

**WOKINGHAM UNITARY**
**Aiming for Excellence**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING OFF
POL
DC
G
27 NOV 2002
COPIED TO ✓ 27/11

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

---

**COMMENTS ON APPLICATION: F/2002/7930**

**YOUR NAME:** D.J. & Mrs. J. A. Blackman

**YOUR ADDRESS:** (if these details are incorrect please amend)
21 SALCOMBE DRIVE
EARLEY
READING
RG6 7HU

**PLEASE RETURN YOUR COMPLETED FORM TO:**

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

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments.

While acknowledging that some changes have been made to the design submitted in the earlier unsuccessful application F/2002/7084, we do not consider that these changes are sufficiently significant to cause us to withdraw our previous objection. We therefore wish to object to the current application on the same grounds as before : namely, overshadowing of our property, loss of light and loss of amenity.

Particularly important is the overshadowing aspect. The rear

Continue over the page if more room required

(continued overleaf)

(continued) of No.20 already extends approximately nine feet back from the main line of our property. The proposed two-storey extension would therefore extend beyond the far end of our greenhouse which would then lose the afternoon sunlight in spring, autumn and winter, as would our patio and its adjacent flower borders. In addition, the whole of the proposed rear extension would appear massive and overbearing - factors which were identified by the previous Case Officer dealing with F/2002/7084.

We would also point out that other reasons given for the refusal of F/2002/7084 were non-compliance with the policies LBE 1 and LBE 2 of the Loddon Area Local Plan, policy WBE 1 of the Wokingham District Local Plan and policy EN 1 of the Berkshire Structure Plan. It is not apparent how the current design would now comply with these provisions, considering the relatively minor changes that are being proposed.

21 Salcombe Drive
Earley
READING
RG6 7HU

27 NOV 2002
COPIES TO

26 November 2002

Ms Louise Smith
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Smith
PLANNING APPLICATION No. F/2002/7930

Please find enclosed our comments on this proposal.

As requested by the Town Clerk of Earley Town Council, a copy has been sent to the Earley Town Council office.

Yours faithfully

D J & Mrs J A Blackman

DELEGATED

Phillip

FROM: Louise Smith

DATE: 13 November 2002

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 13 DEC 2002 | |
| COPIES TO | ACK |
| | FILE |

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2002/7930

**Proposal:** Proposed two storey rear extension to dwelling and first floor side extension..

**Site Address:** 20, Salcombe Drive, Earley, Reading.

**Applicant:** Mr G Gast C/O George W Coote.

Your observations are required in respect of this application **by 07/12/2002** .

---

NO OBJECTION

SIGNED: _____ DATE: 12 DEC 2002

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6463

Date: 13 November 2002

My ref: F/2002/7930

**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


Dear Councillor

**Application Number: F/2002/7930**
**20, Salcombe Drive, Earley, Reading.**
**Proposed two storey rear extension to dwelling and first floor side extension.**

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Louise Smith** Application Number: **F/2002/7930**
**20, Salcombe Drive, Earley, Reading.**
**Proposed two storey rear extension to dwelling and first floor side extension.**
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**********




POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6463

Date: 13 November 2002

My ref: F/2002/7930

**WOKINGHAM UNITARY**
**Aiming for Excellence**


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


Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

**Application Number: F/2002/7930**
**20, Salcombe Drive, Earley, Reading.**
**Proposed two storey rear extension to dwelling and first floor side extension.**

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.

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Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**

Case officer: **Louise Smith** Application Number: **F/2002/7930**
**20, Salcombe Drive, Earley, Reading.**
**Proposed two storey rear extension to dwelling and first floor side extension.**
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 D Swindells

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

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

Tel: (0118) 974 6463

Date: 13 November 2002

My ref: F/2002/7930

**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/2002/7930**
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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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Louise Smith** Application Number: **F/2002/7930**
**20, Salcombe Drive, Earley, Reading.**
**Proposed two storey rear extension to dwelling and first floor side extension.**
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**********

**Received by Wokingham District Council**

# Application No: F/2002/7930

**PROPOSAL:**
Proposed two storey rear extension to dwelling and first floor side extension.

**LOCATION:**
20, Salcombe Drive, Earley, Reading.

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

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.**
**(TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/7930 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 Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/12/2002. 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**
**13 November 2002**

# Environmental Services

For office use only.
Application number: 04.NOV.2002 7930

## Householder planning application form

04 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

7930

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<br>Address and postcode<br><br><br>Phone number | MR G. GAST<br>20 SALCOMBE DRIVE<br>EARLEY<br>READING<br>RG6 7HU.<br> |
| 2 | Agent's Name<br>Address and postcode<br><br><br>Phone number | GEORGE W COOTE<br>NO1 BASKERVILLE RD<br>SONNING COMMON<br>READING<br>RG4 9LS<br>0118 - 9722569 |
| 3 | Site<br>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. | 20 SALCOMBE DR.<br>EARLEY<br>READING |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | TWO STOREY REAR & FIRST FLOOR SIDE EXTENSION |
| 5 | Are there any trees on the site?<br>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. | RED BRICK AND RENDERING TO MATCH EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: 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 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. | | |
| | RESUBMISSION | | |
| | c Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | | |
| | • 1:500 scale site layout plan. | | |
| | • 1:100 or 1:200 scale floor plans and elevations. | | |

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

**Certificate A**

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

**Certificate B**

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

| Owner's name | Address at which the notice was served | Date on which the notice was served |
|---|---|---|
| | | |

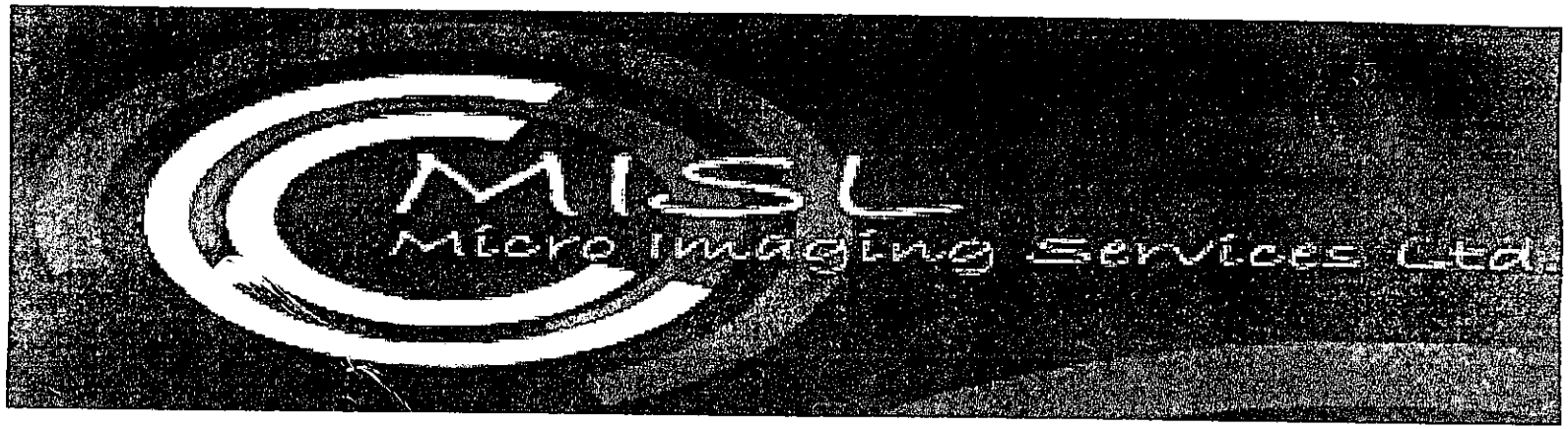
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR G. GAST

Date 31/10/02

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

ADDRESS 20 SALCOMBE DRIVE PARISH EARLEY

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

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BRA 3254 | MR. MURPHY | 2/ST. EXT. | 22.7.87 | APP |
| 40548 | MR. G. GAST | " & 1ST FLOOR EXTS. | 5.3.93 | CIA |
| AP/93/1383 | " | 2/ST. EXT / BATHROOM | 27.4.93 | APP |
| 41579 | " | 1ST FLOOR EXT / CONSERVATORY | 24.9.93 | CIA |
| | | ENLARGE GARAGE | | |
| F/2002/7084 | Mr Gast | 2/St R. ext, 1st floor side ext | 22/8/02 | Ref |
| F/2002/7930 | Mr. Gast | 2 St/R & F/FL/S ext. | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE