APPLICATION NO:
F/2000/0515

LOCATION:
Byways Pepper Lane, Earley Reading.

APPLICANT:
Dr & Mrs Lawlor C/O S J Atkinson

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **10/03/2000**

APPLICATION EXPIRY DATE: **28/03/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr & Mrs Lawlor
C/O S J Atkinson
44 Basingstoke Road
Reading
Berkshire
RG2 OEL

Application Number: F/2000/0515

Parish: **EARLEY**

Location: **Byways, Pepper Lane, Earley, Reading.**

Proposal: **Proposed two storey side and 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. This permission relates to the application as amended by and shall be carried out in accordance with revised plans 9280-01A submitted to the Local Planning Authority on 27/06/00 showing width of side extension reduced by 1m, dormer window removed on north-west elevation, roof on rear extension hipped on all sides.

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

Condition
4. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. For the avoidance of doubt.

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

Reason
4. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 28/07/2000

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

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 6 November, 2000
My ref. BC/DC/2000/0515

Dr & Mrs Lawlor
c/o S J Atkinson
44 Basingstoke Road
Reading
RG2 OEL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Dr & Mrs Lawlor

PLANNING PERMISSION 2000/0515
SITE: BYWAYS PEPPER LANE READING RG6 5SH

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0515 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

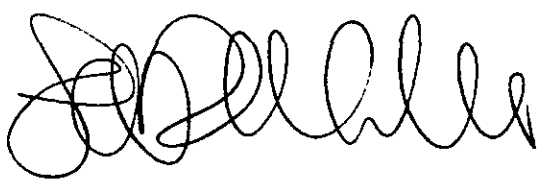
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely



JOSS MILLER
Planning Assistant

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0515	JM
BUILDING CONTROL NUMBER.	W2000/1112	Alan
~~APPLICANT~~/AGENT	S J Atkinson	
ADDRESS OF SITE	Byways Pepper Lane EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9280-01B	9280-01A
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/9/00	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 5 July 2000
My ref. JM/SB/F/2000/0515
Your ref.

30853

Steve Atkinson
Chartered Architect
44 Basingstoke Road
READING
Berkshire
RG2 0EL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Atkinson

BYWAYS, PEPPER LANE, EARLEY
PLANNING APPLICATION F/2000/0515

Thank you for your letter of 20 June 2000.

I apologise if there has been any confusion over this matter, however, I understand that revised plans have now been received which comply with the case officer's request for amendments and I hope to be able to issue a delegated planning decision as soon as possible.

I appreciate the difficulties that customers are having with the Council's development control service. I have only been in post for a short while but I am addressing the whole process of how the department handles a planning application from its submission to the issue of a decision notice and I welcome your comments with regard to householder planning applications.

Please do not hesitate to contact me should you require any further information.

Yours sincerely

JOHN MITCHELL
Development Control Manager

REPLY REQUIRED
5/7

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

PLANNING SERVICES	
PDL	TLS
DC	ENF
APP	
CS	30853
21 JUN 2000	
COPIES TO:	ACK:
	FILE:

CHARTERED ARCHITECT
44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

20th June 2000

Attn Mr J Mitchell
Development Control Manager
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

Re: Byways, Pepper Lane, Earley.
Ref: F/2000/0515.

Dear Mr Mitchell,

With reference to your letter of 15th June. Mr and Mrs Lawlor are on holiday at the moment, so it seems unlikely that I shall be able to respond in fourteen days. I do not suppose they will have any further comments to make, but consultations with the applicants are an element which you do not appear to take into account in these matters. This is completely beyond my control and they have to ultimately pay for and live in suggestions, which to them may well be a compromise they find difficult to accept.

From my point of view this whole process has become totally unmanageable. It is no good you trying to exonerate yourselves from the situation. I am actively negotiating between parties both entrenched in their own views. The situation is a complete waste of time often involving limited fees. I am the person who is footing the bill for any indecision, both in terms of increased work and delays in reaching a fee stage. The pre application enquiry may have been dealt with by your office in two weeks, but this is rather more the exception than the rule, and ultimately it seems that the advice offered was not acceptable to you.

The period of time following that enquiry, interrupted by Christmas, was a time of negotiation with the client and preparation of the application. I have other things to do

as well and cannot drop things just to work solely on an application, which because of the way you have chosen to operate takes three or four time longer than it should.

From the 1st February until your letter of 15th June, there has been no correspondence from you at all. On the 20th April, at my instigation, eleven weeks and two days from the application date, I spoke to the case officer, in what must have been the third or fourth attempt to enquire about progress. She had not viewed the site at this point and yet the following day was telling me it was too large and she would consult Mr Thorpe. On 1st May I managed to see Mr Thorpe for a five-minute discussion, and resulting out of that I produced the sketch sent to you after further discussions with the client. My letter of 23rd May was received by you on the following day, while your letter back to me appears to have taken four days. What is wrong with a first class stamp? So for the reply, the only correspondence you appear to have generated on the whole application took four weeks bar two days. Twice last week I telephoned and left messages concerning this application and another matter, neither of which were returned or even acknowledged. I still have to alter the drawings and wait for another length of time for the consent. Your request for the return of corrected drawings in two weeks the first of which has been largely wasted by the slow deliverance of your letter, is extremely irritating.

It has been necessary to explain the minute details of this application for you to appreciate how indecisive behaviour draws everything out to unprecedented lengths and how unsatisfactory your service is. Something now needs to be done to correct the way you deal with these *householder applications*. The way you have handled this application is down to your staff there was little I could do to speed matters up. Before I take the matter further perhaps you would like to explain to me what measures you intend to take to rectify what is clearly a failing on your part, which is just not specific to this case but a general method of approach to most applications.

Yours sincerely,
Steve Atkinson.



3/788

Tel. (0118) 974 6487 (Direct Line)
E-Mail John.Mitchell@wokingham.gov.uk
Date. 8 August, 2000
My ref. JM/TAB / F/2000/0515, F/2000/1455, F/2000/1404
Your ref.

Steve Atkinson
Chartered Architect
44 Basingstoke Road
READING
Berkshire
RG2 0EL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Atkinson

PLANNING MATTERS

Further to my letter of the 19th July 2000 I can confirm that the three applications have now all been approved.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

3178

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 19 July 2000
My ref. JM/SB/F/2000/0515, F/2000/1455, F/2000/1404
Your ref.

Steve Atkinson
Chartered Architect
44 Basingstoke Road
READING
Berkshire
RG2 0EL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Atkinson

PLANNING MATTERS

Thank you for your letter of 13 July 2000 chasing progress on three planning applications.

Planning application F/2000/1455, 311 Barkham Road has been approved.

The other two applications remain under consideration and I will endeavour to expedite matters as soon as possible.

Yours sincerely

JOHN MITCHELL
Development Control Manager

REPLY REQUIRED
28/7

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

PLANNING SERVICES	HPT
POL	TLS
DC	INF
APP	31780
CS	14 JUL 2000
COPIES TO:	ACK:
	FILE:

13th July 2000

Attn Mr J Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

Re: Planning Matters.

Dear Mr Mitchell,

Thank you for your letter of 5th July and involvement in that application. There are several points, which I would like to discuss with you, but of immediate concern are the following applications.

rec'd 11/7/00 (JM)

1 Byways, Pepper Lane, Earley app no. F2000/0515. I still have no consent for this.

(JM) Notice sent 29/6/00

2 311 Barkham Road, Wokingham app no. F2000/1455 The next door neighbour has been informed by letter that this has been approved, which was confirmed to me by telephone, but I have no consent, said to be dated 3rd July. 29/6/00

(NL) rec'd 4/5/00

3 106, London Road, Ruscombe. app no.F2000/1404 determination date 29th June. I have had no correspondence at all, other that the pre application enquiry where the proposal was not considered to be a problem.

Yours sincerely,

Steve Atkinson.

House plans
House extensions
Alterations & repairs
Conservatories

Energy surveys
Energy conservation
Acoustic advice
Garden designs

Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants

Building Defects
Offices & Shops
Industrial Buildings
Change of Use



Site Plan, Scale: 1 to 1250

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Date: 3 February 2000

N
W E
S

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0515

Applicant : Dr & Mrs Lawlor C/O S J Atkinson.

Location : Byways , Pepper Lane, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21/2/00

Date Registered : 01/02/2000

Earliest Date for Decision : 10/03/2000

Latest Consultation Date/Site Notice Expiry Date : 10/03/2000

Application Expiry Date: 28/03/2000

Consultation Responses :

Highways – Condition
Landscape – No objection
Earley TC – No objection

Planning Issues :

Effect on street scene & neighbouring properties/area
Identified settlement.

Application Number: F/2000/0515

Appraisal :

This application is for a 2 storey side extension.
Neighbours.
The rear extension has a depth of 3.0m a width of 4.5m an eaves height of 5.2m and a ridge height of 8.8m. The extension will be largely obscured from Anethoth by the main bulk of the dwelling (applicants) and is sited approx 11m from this property. All other neighbours are a sufficient distance for any impact regarding overbearing overshadowing and privacy issues to be minimised. The side extension has a width of 3.7m a depth of 5.8m an eaves height of 2.1m and a ridge height of 7.3m. It is approx. 17m from No. Harcourt Drive and is considered to be a sufficient distance for any impact regarding overbearing, overshadowing and privacy issues to be minimised.
Street scene.
The side extension is an appropriate design with a catslide roof similar to other properties. The rear extension is also of a similar design and is set down from the main ridge height by 0.6m and hipped in on all sides thereby reducing the impact on the street scene.
There is sufficient parking to satisfy Council policies.
The conservatory is of a modest design and will have little impact on the street scene or the neighbouring properties

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

Application Number F/2000/0515
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC04	SR04	'permission' 'plans' 9280-01A 'dated' '27/6/00' : width of side extension reduced by 1m, dormer window removed on north-west elevation, roof on rear extension hipped on all sides.
~~3~~	~~SC23~~	~~SR06~~	
~~4~~	~~SC53~~	~~SR12~~	
3	SC23	SR06	Parking & garaging
4	SC53	SR12	Works

RECORD OF SITE VISIT

SITE ADDRESS: Byways Pepper Lane Earley Reading.

APPLICATION NUMBER: F/2000/0515

OFFICER: Joss Miller

DATE OF SITE VISIT: 21/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on street lamp. and front of house

2. DESCRIPTION OF SURROUNDINGS

Detached houses on one side of road.

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Draft both - no side windows.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 3 spaces.

LEVELS —

BOUNDARY TREATMENT Very high shrubery at rear.

OTHERS —

Tel: (0118) 974 6463

Date: 17/7/00

My ref: F/2000/0515

WOKINGHAM DISTRICT COUNCIL
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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0515
Byways , Pepper Lane, Earley, Reading.
Proposed two storey side extension to dwelling..
and rear

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Russell

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 17/7/00

My ref: F/2000/0515

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Dear Councillor

Application Number: F/2000/0515
Byways , Pepper Lane, Earley, Reading.
Proposed two storey side extension and rear to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27/7/00

Yours faithfully

John Miller pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0515**
Byways , Pepper Lane, Earley, Reading.
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 17/7/00

My ref: F/2000/0515

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0515
Byways , Pepper Lane, Earley, Reading.
Proposed two storey side extension to dwelling..

I write to let you know that the above mentioned applicat

APPROVAL: ☑ REFUSAL: ☐ under delegated powers..

If you have any questions please do not hesitate to contact Je
you then feel the application needs to be transferred to the ne
Sub-Committee for decision please contact the Councillor for y
matters as soon as possible

Yours faithfully

Head of Planning and Transportation

TO: DEVELOPMENT CONTROL
Joss Millar

FROM: Environmental Design

DATE: 25th July 2000

Location: Byways, Pepper Lane Earley

Proposal: Proposed two storey side and rear extension to dwelling
- revised plans

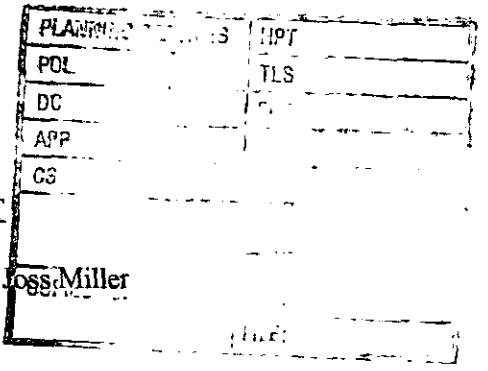
Application Number: F/2000/0515

In response to your consultation dated 7th July 2000 for the above application, the landscape comment is as follows:

The application is acceptable, and it is noted that the reduction in size of the proposed extension will leave greater space for the boundary trees and hedgerow.

Patricia Green

Patricia Green
Landscape Consultant



TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1515 PLANNING OFFICER: Joss Miller

PARISH: EARLEY

PROPOSAL: Revised Plans: showing width of side extension reduced by 1m, dormer window removed on side elevation, roof on two storey rear extension hipped back towards the house.

ADDRESS: Byways, Pepper Lane

APPLICANT: Dr. & Mrs. Lawlor.

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

CLERK TO EARLEY TOWN COUNCIL

Date: 07 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0515

Location: Byways, Pepper Lane, Earley, Reading.

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

Applicant: Dr & Mrs Lawlor C/O S J Atkinson.

Case Officer: Joss Miller

The new plans show the following: Width of side extension reduced by 1m, dormer window removed on side elevation, roof on two storey rear extension hipped back towards the house. Drawing no 9280-01 A.

Comments are required by 17/07/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

26th June 2000

Attn Mr Mitchell
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks

PLANNING SERVICES
POL
DC JM
APP
CS 31075
27 JU
COPIES TO:
FILE:

Re: Byways, Pepper Lane, Earley, Reading.
Application no. F/2000/0515.

Dear Mr Mitchell

Please find enclosed two copies of a revised drawing for an extension to the above property as per our previous correspondence.

Yours sincerely,

Steve Atkinson.

House plans
House extensions
Alterations & repairs
Conservatories

Energy surveys
Energy conservation
Acoustic advice
Garden designs

Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants

Building Defects
Offices & Shops
Industrial Buildings
Change of Use

Tel. 0118 974 6463 (Direct Line)

Date. 15 June, 2000

My ref. JM/F/2000/0515

Your ref. [Click here and type recipients reference]

Mr S Atkinson
44 Basingstoke Road
Reading
Berkshire
RG2 0EL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Atkinson,

RE: BYWAYS, PEPPER LANE, EARLEY (F/2000/0515)

Thankyou for your letter which was received on 24 May 2000.

This particular dwelling is one of four houses of similar size and design, and I am concerned that the original proposals may be considered out of character compared with the similar properties. Whilst there is scope for a two storey extension, it would be preferable to maintain the basic character of the house.

Having considered your sketch, I note that you have hipped the roof on the rear extension, removed the dormer on the north-west elevation, and reduced in width the two storey side extension by 0.6 metres. This is considered sufficient to reduce the bulk, and maintain the relationship of the dwelling to nearby similar properties.

I note your concerns about the time taken to deal with this proposal. Your first enquiry dated 28 October 1999, containing very limited information, was answered on 12 November 1999. No application was received until 1 February 2000, ten weeks after my letter. My assistant, Joss Miller, asked you for revised plans some weeks ago. I apologise for any inconvenience that has been caused, but I cannot accept that the length of time taken to handle this matter is wholly the responsibility of my staff.

I would appreciate it if you could send the revised plans within 14 days. If I do not receive them within this time period, I shall assume that you wish the application to be determined as it stands, and act accordingly in order to prevent further delays.

I hope this information answers your queries and look forward to hearing from you soon.

Yours sincerely



J MITCHELL
Development Control Manager

cc. Mr and Mrs Lawlor

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

PLANNING SERVICES | NPT 29797
POL | TLS
CC ✓ MLT
APP
CS
24 MAY 2000
COPIES TO: | ACK:
FILE:

Reply Req'

23rd May 2000

Attn Mr M Thorpe
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks

To officer

JKM.

Re: Byways, Pepper Lane, Earley.

Dear Mr Thorpe,

Please find enclosed a sketch showing revisions following discussions with you and Mr and Mrs Lawlor.

The bulk has been reduced by use of a hip at the rear and further reducing the plan and resulting roofline to the side. The original pre application drawing showed a side extension coming out five metres. The proposal is extend the house by 3.7m. to the side.

Since I first wrote to you, discounting my time spent in initial consultations with the client, we are now in the thirtieth week of consideration over a trivial matter, and you have been unable to stand by your pre application advice. I suggest this is no way to assess applications of this size, and would like to know what you propose to do to rectify the situation.
Yours sincerely,

Steve Atkinson.

Cc Mr and Mrs Lawlor

House plans
House extensions
Alterations & repairs
Conservatories

Energy surveys
Energy conservation
Acoustic advice
Garden designs

Listed Buildings
Building Regulation Application
Planning Applications
Local Authority Grants

Building Defects
Offices & Shops
Industrial Buildings
Change of Use

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 15 February 2000

Application Number: F/2000/0515

Proposal: Proposed two storey side extension to dwelling..

Site Address:
Byways , Pepper Lane, Earley, Reading.

Applicant:
Dr & Mrs Lawlor C/O S J Atkinson.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC 23- PARKING, GARAGING & TURNING (SR06)

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

28-2-00

TO: DEVELOPMENT CONTROL
Joan Miller

FROM: Environmental Design

DATE: 3rd March 2000

Location: Byways Pepper Lane Earley

Proposal: Proposed two storey side extension to dwelling

Application Number: F/2000/0515

In response to your consultation dated 15th February 2000 for the above application, the landscape comment is as follows:

This application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

FROM: Joss Miller

DATE: 15 February 2000

DELEGATED

Earley Town Council Consultation Sheet

PLANNING SERVICES	MPT
POL	YES
DC	ENF
APP	
CS	
27 [illegible] 2000	
COPIES TO:	

Application Number: F/2000/0515

Proposal: Proposed two storey side extension to dwelling..

Site Address: Byways , Pepper Lane, Earley, Reading.

Applicant: Dr & Mrs Lawlor C/O S J Atkinson.

Your observations are required in respect of this application **by 10/03/2000** .

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO Earley Town Council

Received by Wokingham District Council

Application No: F/2000/0515

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
Byways , Pepper 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. (closed all day Wednesday)
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL (*) PRE-APP ATTACHED (*)

Start date: 01 FEB 2000	
Officer: JM	Application No. F/2000/0515

Map No. 51... Site ...0:06....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: BYWAYS PEPPER LANE

Parish: EARLEY Ward: Redhatch. 15-2-2000

Applicant: DR & MRS LAWLOR

Fee Received 95-00 (5) 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	Other side elevation of garden room shown		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	?		
9	Miscellaneous	Is this new access, as mentioned in pre-app? If so may need details of new dropped kerb etc.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15:2:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

..... SIN + 1 Harcourt Drive .....

..... & 1, 3 Falstaff Avenue .....

Attn. Mrs. Thorp.

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

RECEIVED 2000

Mrs Thorp.

Please find application forms, drawings & cheque in support of an application for the to your letter of 12th November

With Compliments

SA Atkinson

ADDRESS 'BYWAYS' PARISH Earley

PLOT No. PEPPER LANE. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/809/71	Mrs. Goddard	Lobby/Cloakroom	30.12.71	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

01.FEB.[illegible] 15

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	DR + MRS LAWLOR
	ADDRESS	BYWAYS, PEPPER LANE EARLEY READING
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	S.J. ATKINSON.
	ADDRESS	44 BASINGSTOKE ROAD, READING BERKS.
	POST CODE	RG2 0EL. Tel. No. 921 2223
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	BYWAYS PEPPER LANE, EARLEY, READING
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SIDE EXTENSION. — 2 STOREY.

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — PLAIN CLAY TILES, BRICKS TO MATCH EXISTING & TIMBER WINDOWS + DOORS

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — YES / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95 ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF DR + MRS LAWLOR

DATE 31st Jan 00.