APPLICATION NO:
F/2001/5315

LOCATION:
6 Andrews Road, Earley Reading.

APPLICANT:
Mr S Cobbinah C/O Romar Building Design

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension (Amendment to consent 2001/3351 with addition of pitched roofs)

EARLIEST DATE FOR DECISION: 25/12/2001

APPLICATION WILL HAVE EXPIRED ON:
14/01/2002

CASE OFFICER: Heidi Lynch

APPROVED

429
02

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Cobbinah
C/O Romar Building Design
67 Lowther Road
Emmbrook
Wokingham
Berkshire
RG41 1JB

Application Number: F/2001/5315

Parish: **EARLEY**

Location: **6, Andrews Road, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension (Amendment to consent 2001/3351 with addition of pitched roofs)**

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 side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The driveway shall be widened to 4.8 metres and the associated crossing widened to accommodate this.

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. In the interests of highway safety and convenience.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2 aqnd LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 18/01/2002

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.

Applicationo	Name & Address
F/2001/5315	Mr D L Bainbridge 4.Andrews Road EARLEY RG6 7PJ
F/2001/5315	Mrs Mary Buck 9.Andrews Road EARLEY RG6 7PJ

App approved
letter sent 24/01/02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5315

Applicant : Mr S Cobbinah C/O Romar Building Design.

Location : 6, Andrews Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension (Amendment to consent 2001/3351 with addition of pitched roofs)

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 19/11/2001

Earliest Date for Decision : 21/12/2001

Latest Consultation Date/Site Notice Expiry Date : 21/12/2001

This application will have expired on: 14/01/2002. 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 :

9 Andrews Road - object as 2 storey extension would obstruct the view from the front of his house. Extension is an overdevelopment of the site. There are no other 2 storey side extensions in the street so this may set a precedent. Street houses have lots of space between them.

4 Andrews Road - object for same reasons as previous application + reduction in light to side kitchen & bedroom windows & rear sun lounge. 2 storey extension would be oppressive when viewed from garden. Feels extensions would "box in" their house. Privacy issues also.

Environment Agency - no objection (as per previous environ. agency comments on previous application).

Earley Town Council - no strong objections but should consider concerns raised in neighbours objection letter.

Highways - no objections, condition re widening of driveway.

Planning Issues :

Identified settlement
affect on neighbours — LBE1, LBE2, LT6
affect on street — WOS3, WBE1, LT6
Parking — ENV1

within 100m of ancient woodland

Loddon Area Local Plan

Application Number F/2001/5315
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3		R137	The driveway is to be widened to 4.8m and the associated crossing widened to accommodate this.
3.	C044	R044	side elevations
①			Informative Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact David Walters on 01276 454365 for further details.*

Informative for approvals	
N16	, N07
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2, LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WD3, WBE1, WT6
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 18.01.02

RECORD OF SITE VISIT

SITE ADDRESS: 6 Andrews Road
Earley Reading.

APPLICATION NUMBER: F/2001/5315

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Semi-detached 2 stry buildings, many with single storey attached garages along side.

3. DESCRIPTION OF SITE/BUILDING
2 stry semi-detached building. attached single stry garage along side. Driveway can fit 2 cars + garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
n°4 - further forward than n°6 & has 2 side elevation windows on first & grnd floor. n°4 has rear extension & garage only side boundary.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING

LEVELS n°6 is elevated above n°4

BOUNDARY TREATMENT hedge at front between n° 4 & 6.

OTHERS

Front flank wall of n°6 finishes flush with rear flank wall of n°4.

daylighting will be similar to before.

Application Number: F/2001/5315

Appraisal:

This property was granted planning approval in April 2001 for a two-storey side extension and a single storey rear extension. The current application is to amend these plans by changing the flat roofs on the front of the garage and the rear extension, to pitched roofs.

1. Impact upon neighbouring properties

The two neighbouring properties that objected to the proposals in the original application have both objected again (nos.9 & 4). No.9's objections [illegible] primarily pertain to the two-storey side extension that already has planning approval. No.4 believe the new sloped roofs will further block the daylight from the side kitchen window and side bedroom window, and the rear sun-lounge.

The proposed sloped roof at the front of the house is not considered to affect no.4 enough to warrant refusal in terms of daylight or being overbearing. This is because the roof will run along the existing side flank wall and does not extend beyond the front flank wall of the house.

The rear sloped roof will only have a minor additional affect on no.4 than the previously approved plans. It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

It is considered that the change in a flat roof to a pitched roof on the front of the garage will improve the visual presence of the extensions from the street. The sloped roof will add more character to the design and will improve the look of the extended house. It can be conditioned that the materials used should match the existing roof so it will look in-keeping with the existing dwelling.

It is therefore considered that there would be no adverse effects upon the character of the street scene.

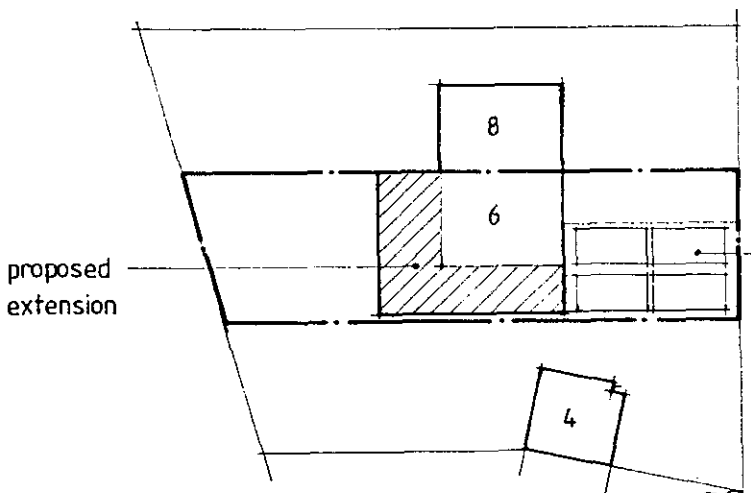
3. Impact upon highway safety

The previous application had a condition requiring details to be submitted showing the garage space to have minimal internal dimensions of 5.0m x 2.5m. There was also a condition requiring the submitting of a parking plan for three vehicles within the curtilage of the property. The current application has a parking plan showing four vehicle parking spaces on site. Only three parking spaces are required on site and the highways department are satisfied the parking standard has been met providing the driveway is widened.

Recommendation: Approval: ✓ ~~**Refusal:**~~

block plan: 6 ANDREWS ROAD, MAIDEN EARLEY.

1:500



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block plan: 6 ANDREWS ROAD, MAIDEN EARLEY.

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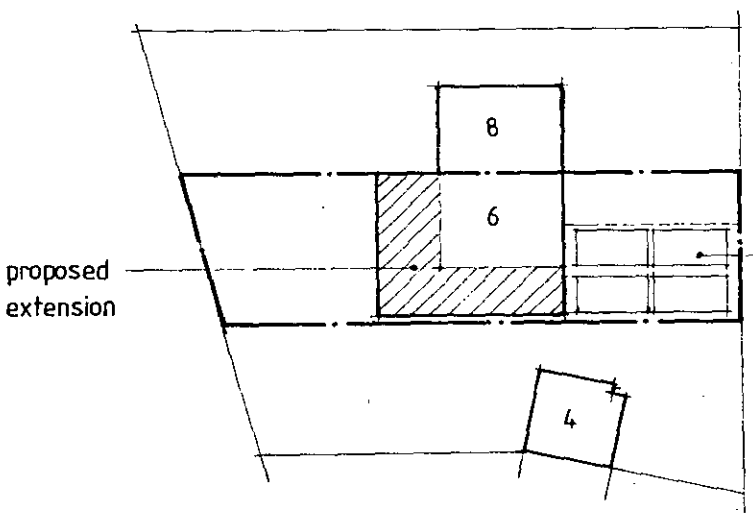

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BLOCK PLAN
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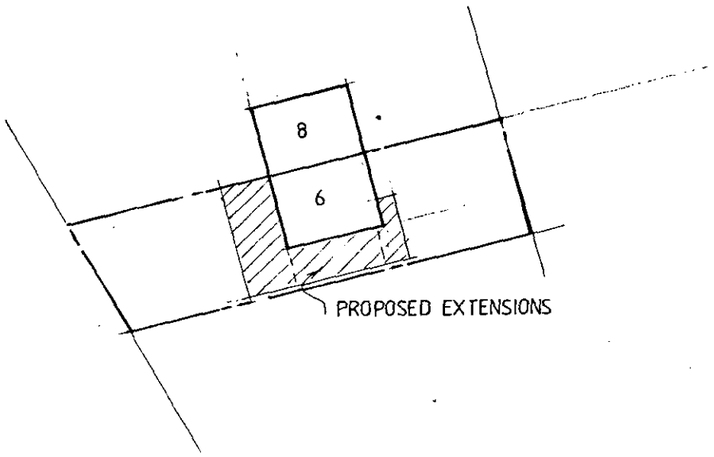
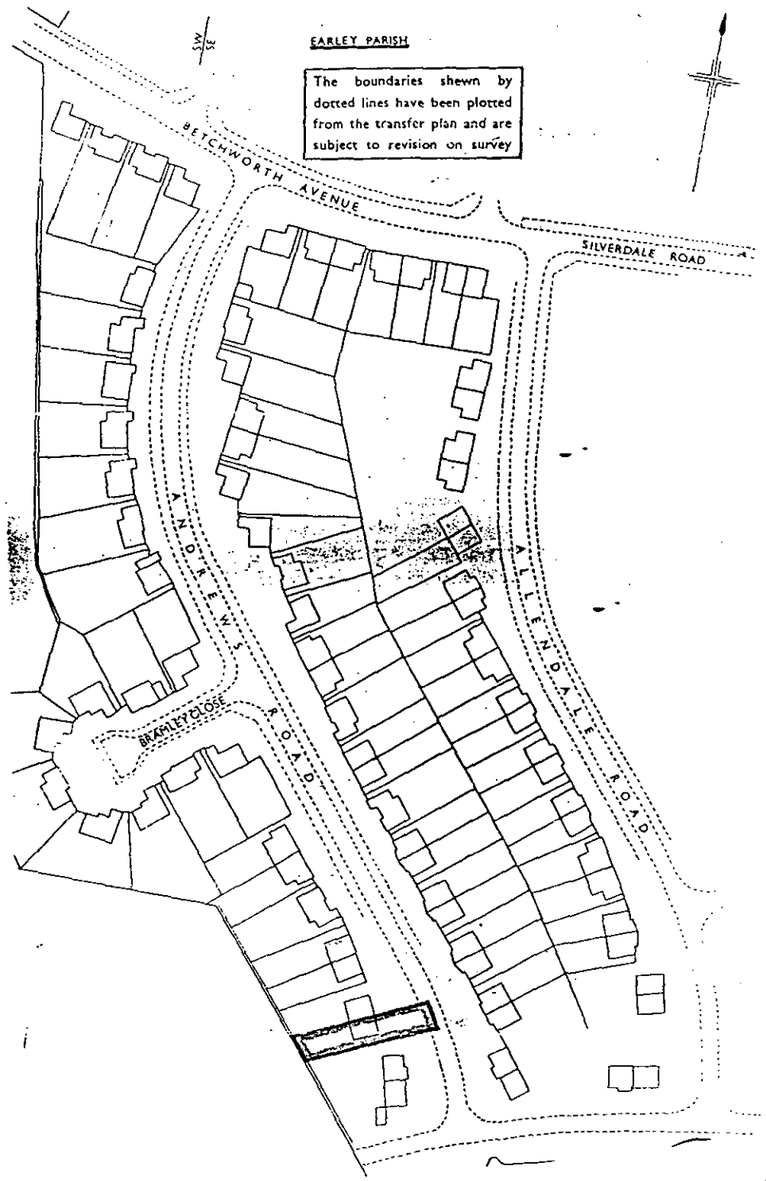


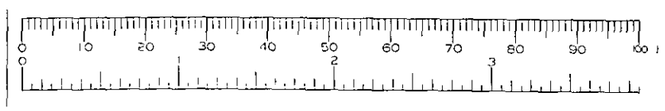
H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 7471 SE
(BERKSHIRE)
Scale 1/1250



6 ANDREWS ROAD, MAIDEN EARLEY

Site Plans



APPROVED

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

No 8 has rear extension in place also -

To: MR E A VIDGEN
8 ANDREWS ROAD
EARLEY
BERKSHIRE
RG6 2PJ

WOKINGHAM DISTRICT CC
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG

Application No.35216 (F)

Proposal:
SINGLE STOREY REAR EXTENSION TO PROVIDE BREAKFAST AREA AND ENLARGED LOUNGE
8 ANDREWS ROAD EARLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act. 1971.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(6)

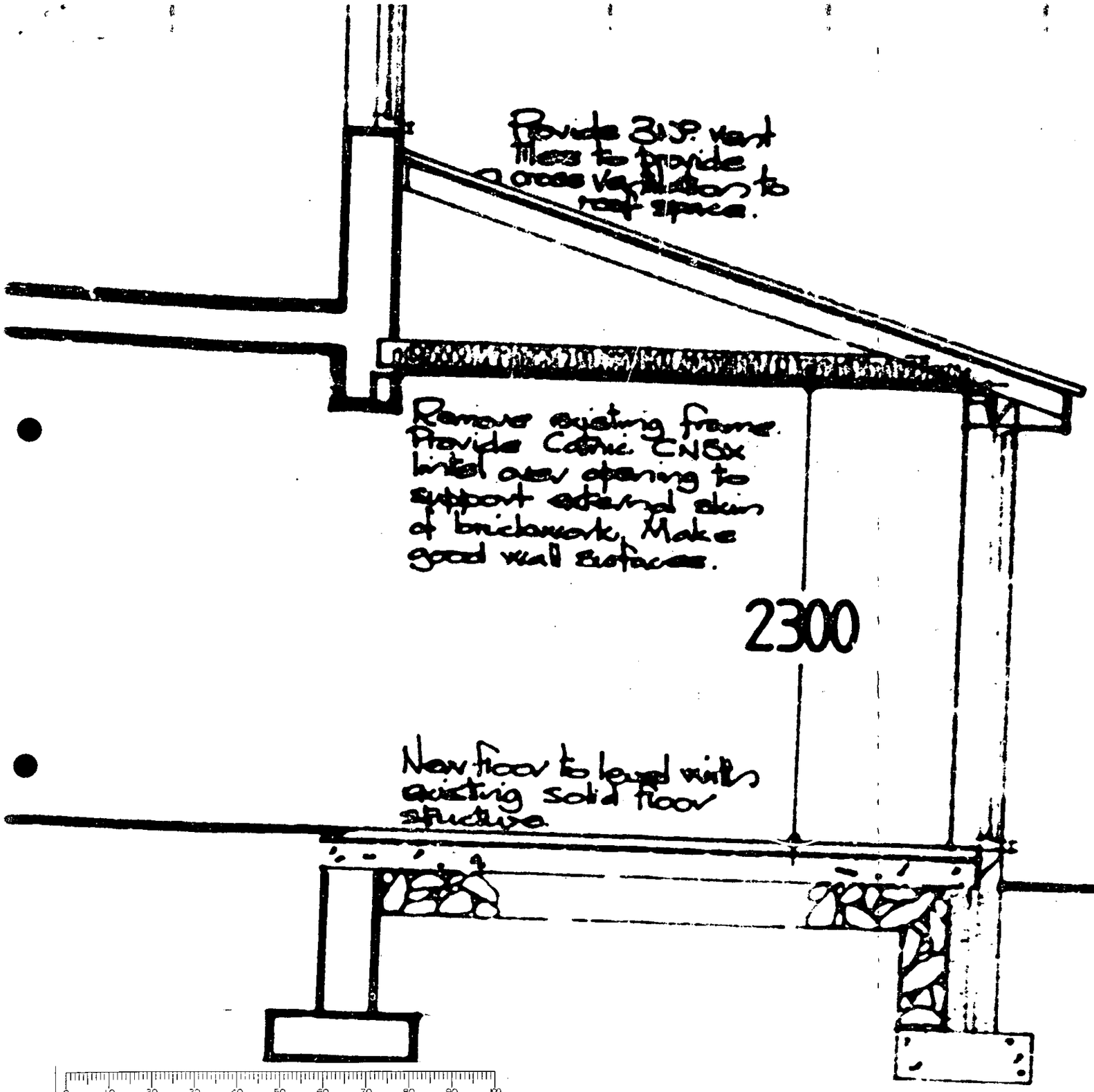
02 REASON To ensure that the materials are in keeping with those existing.(4R)

INFORMATIVES:-

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this



rear elevation. side elevations not visible.



400 centres. 50x100 wall plate 37x175 plate against existing of rafters. Mild steel anchor strap plates and wall to each side of frames. 100 fibreglass quilt insu foil backed vapour check plaster to ceiling to match existing. Fascia 25 continuous ventilation strip to ventilation tiles to top of roof slope ventilation to roof space. 100 half 63 dia rainwater pipes. Code 4 existing wall.

WALLS: 112 facing bricks. 50 cavity Drithern cavity insulation. Stain at 450 and 900 staggered centres blocks. Felt dpc. 150 above grou cavity closures. Render and set in Catnic CN55 lintels over openings wi bearings. Render and set lintels to resistance. All cavities to be kept co existing cavities. Concrete block wa level.

FLOOR: Floor finish by Client. 50 trowel finish 3 coat Synthaprufe to link with wall dpc. 100 concrete consolidated hardcore. Remove all area of floor slab. Should site con fully suspended floor slab to be concrete slab with B503 mesh f cover to steel mesh.

FOUNDATIONS: 225 thick x 450 strip foundations to be taken down strata.

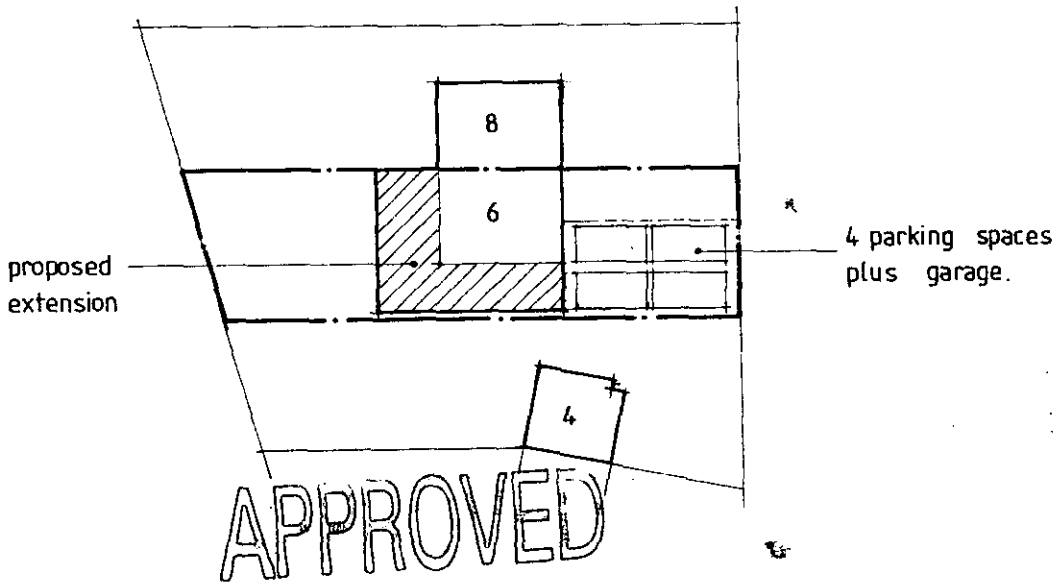
DRAINAGE: Provide new 100 dia: to connect

on.

FOUNDATION NOTE:
Foundation, adjacent to adjoining

block plan: 6 ANDREWS ROAD, MAIDEN EARLEY.

1:500



PLANNING SERVICES	HPT
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BLOCK PLAN
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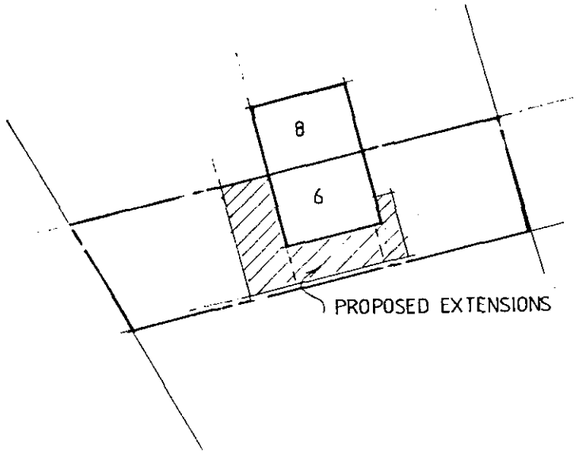


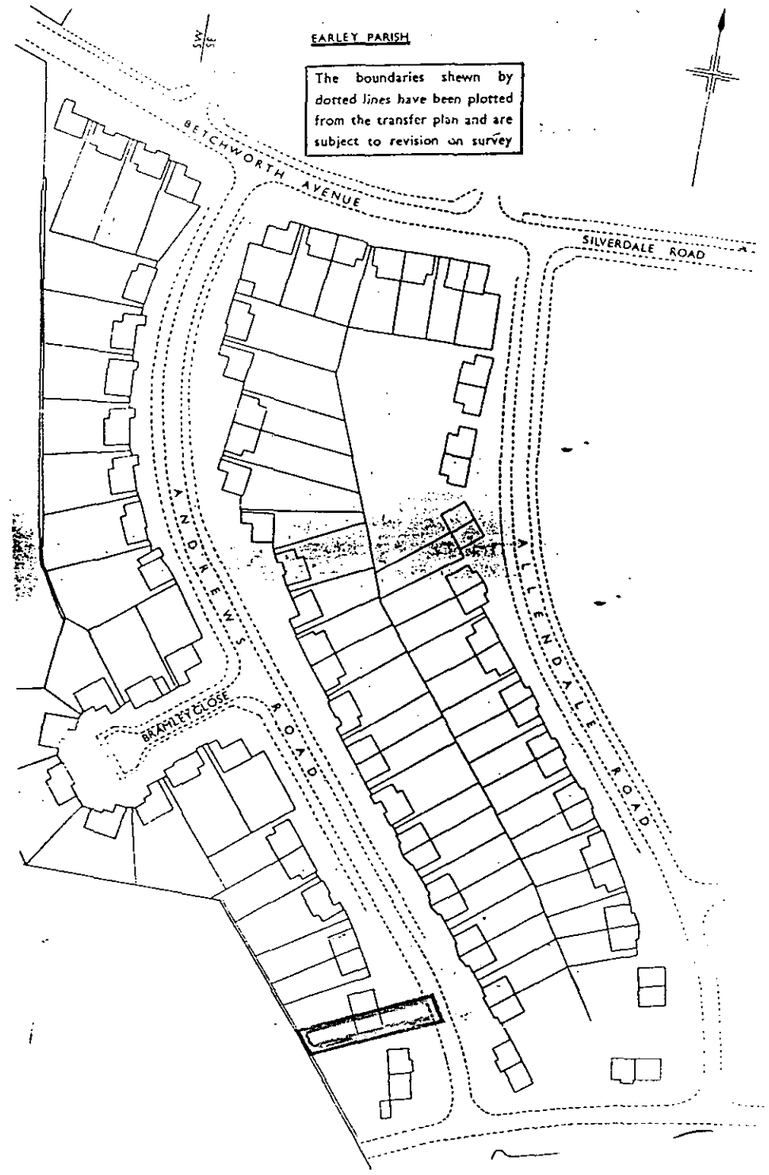
6 ANDREWS ROAD, MAIDEN EARLEY

Site Plans



H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 7471 SE
(BERKSHIRE)
Scale 1/1250



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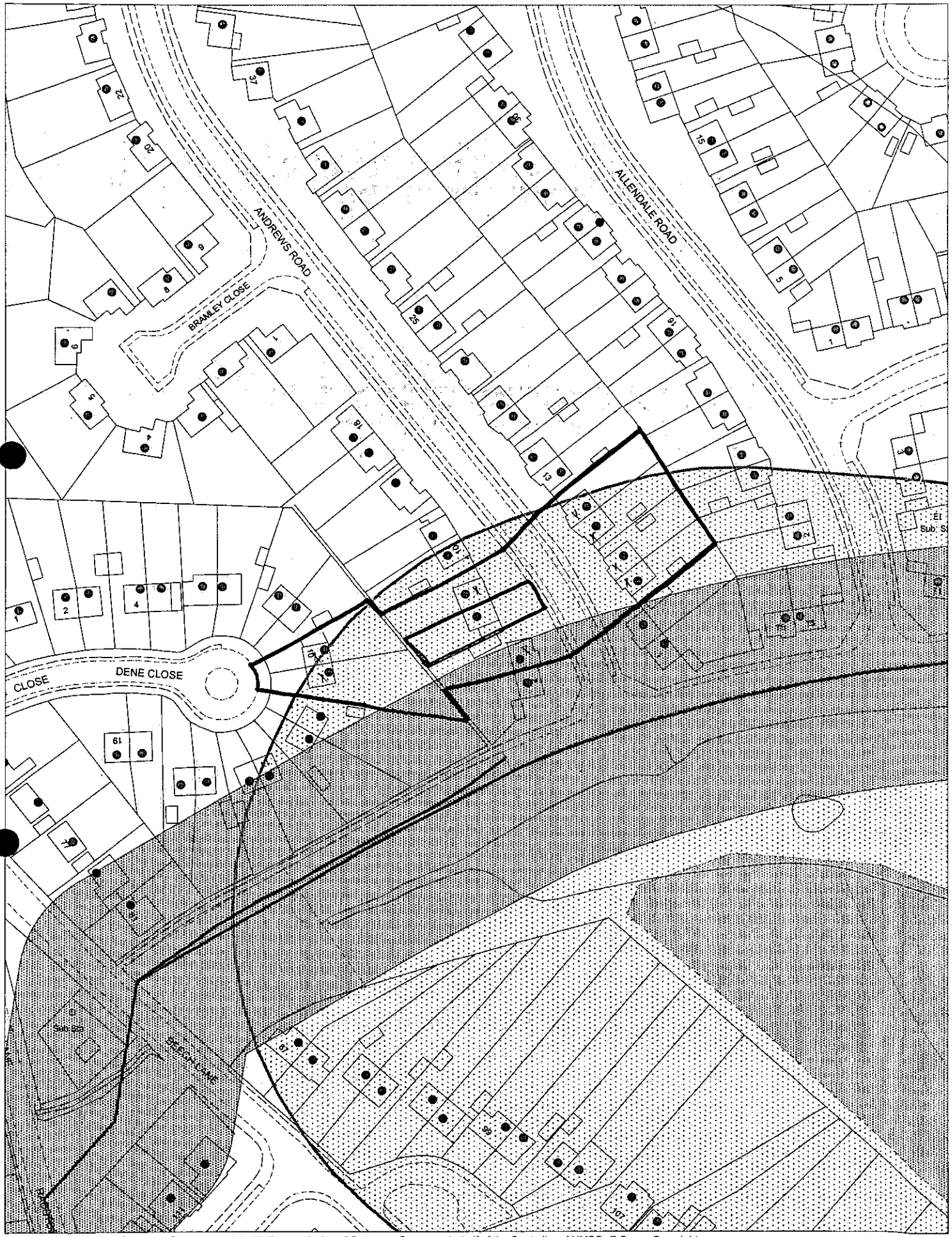

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Development Control Section, Environmental Services, Wokingham District Council.

23 November 2001

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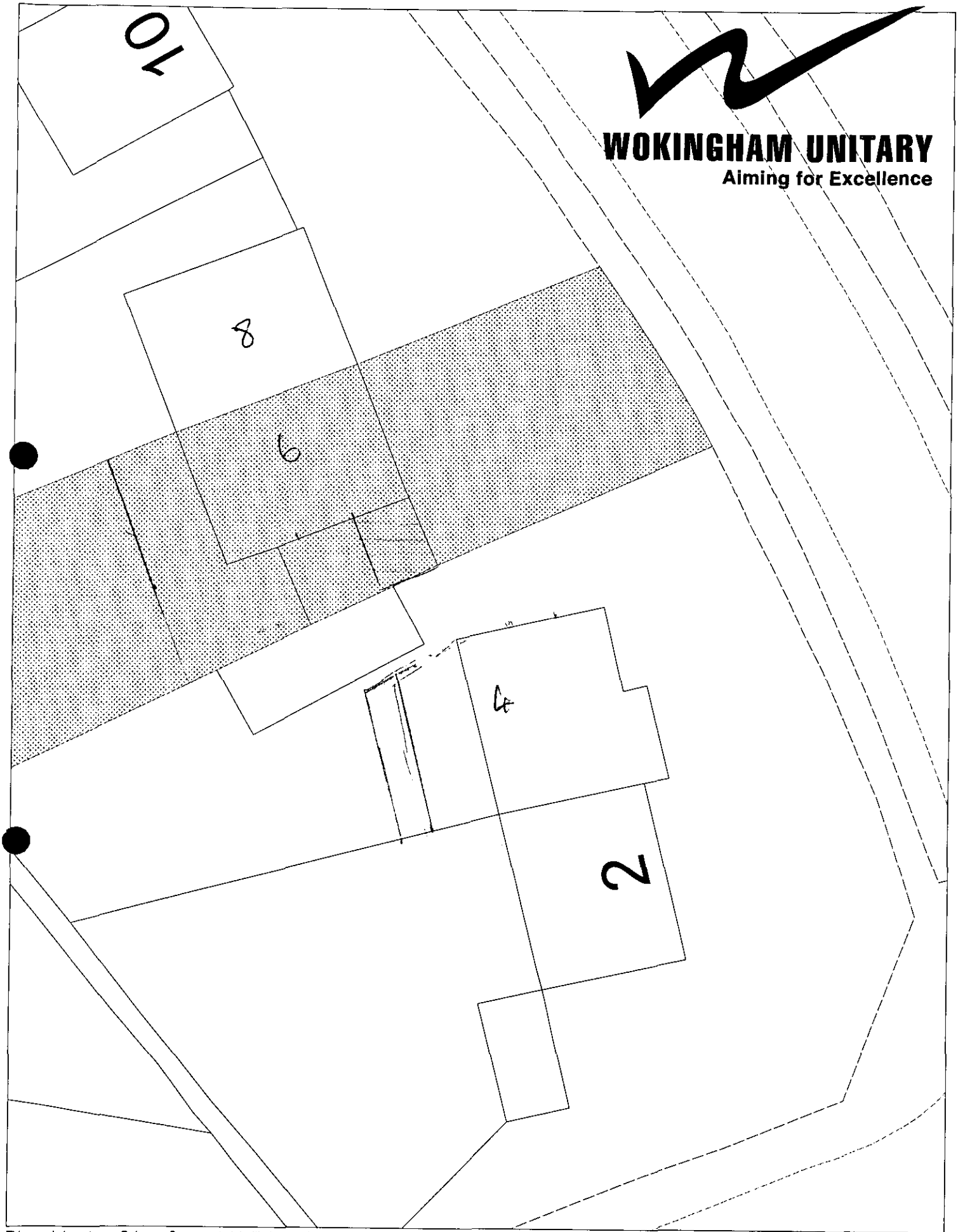

WOKINGHAM UNITARY
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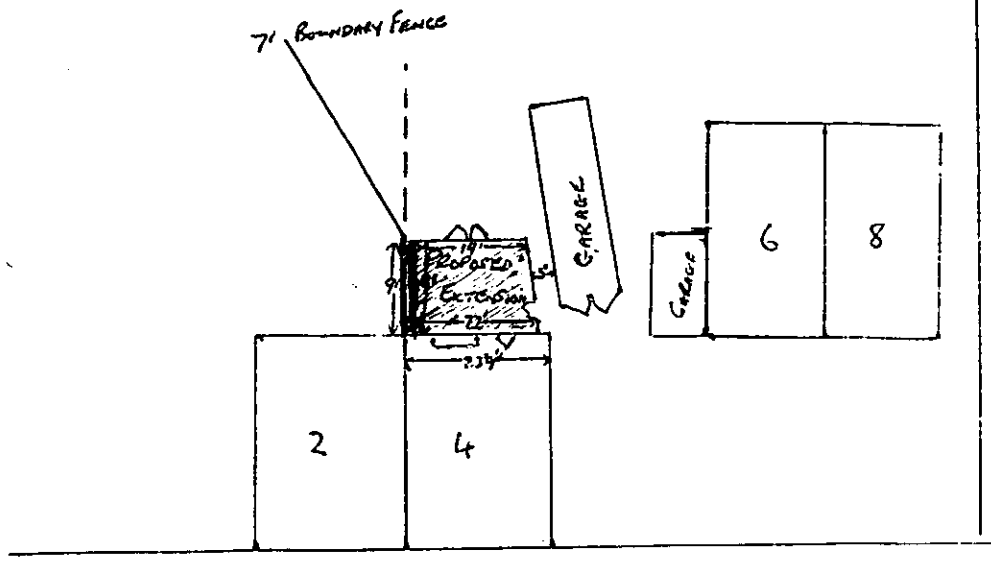
Development Control Section, Environmental Services, Wokingham District Council.
27 November 2001
Scale: 1 : 200

Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

EXTENSION DIMENSIONS :-
22' x 9'6"
8' - 7'6" H

PD/300/66

TPD/300/66



PROPOSED SUN PARLOUR EXTENSION FOR MR A.T. BROWN AT

4 ANDREWS ROAD. EARLEY.

Received by Wokingham District Council

Application No: F/2001/5315

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension (Amendment to consent 2001/3351 with addition of pitched roofs)

LOCATION:
6, Andrews Road, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5315 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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

27 November 2001

ENVIRONMENT AGENCY

Our Ref : SP/2001/004953-1/1
Your Ref : F/2001/5315

Date : 31 December 2001

PLANNING SERVICES	HPT 51440
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04 JAN 2002	
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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: Two storey side extension and single storey rear extension to dwelling
LOCATION: 6 Andrews road, Earley, Reading

Thank you for your letter dated 27 November 2001, received on 29 November 2001. Please quote the following reference in any correspondence: SU77SW/10/7. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU745710	80m	Bovis Homes	Inert

In view of distance from site and type of waste it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, on 01276 454349, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

CC: Romar Building Design

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

HL OBS

PLANNING SERVICES	
05 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

4 Andrews Road,
Earley, Reading,
Berkshire,
RG6 7PJ.

3rd December, 2001.

Your ref. Heidi Lynch
F/2001/5315

Dear Madam,

Application Number: F/2001/5315
Site address: 6 Address Road,
Earley, Reading.
Proposal: Proposed two storey side extension to dwelling and single storey rear extension (Amendment to consent 2001/3351 with addition of pitched roofs)

Thank you for your letter dated 27th November 2001 notifying us of the above application.

My wife and I have inspected

the plans concerning the application at the Offices of Earley Town Council.

I wish to repeat the comments contained in my letters dated 19th November 2000 (Planning application F/2000/2644) and 27th February 2001 (Planning application F/2001/3351). In respect of the addition of pitched roofs, we are concerned that there would be more reduction of the light received through our side kitchen and side bedroom windows, and our rear sun lounge (Our back garden faces west) (as explained in the above-mentioned letters,

4 Andrews Road is set forward of 6 Andrews Road).

Thank you for your consideration of the contents of this letter.

Yours faithfully,
D L Bainbridge.

(D.L. BAINBRIDGE, MR.)

Ms. Heidi Lynch
Development Control Officer,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham
Berkshire.
RG40 1WR



With Compliments

F.a.o: Heidi Lynch.

Ref: 6, Andrews Road.

FP/2001/5315.

ROMAR building design and services

67 Lowther Road
Emmbrook
Wokingham
Berks RG41 1JB

Phone: 07939 230209
Email: romarbds@quista.net

PLANNING SERVICES	HPT 51053
PCL	TLS
DC HL	ENF
APP	
CS	
1 DEC 2001	
COPIES TO.	ACK:
	FILE:

Copies of block plan showing parking provision as requested.

Thanking you

block plan: 6 ANDREWS ROAD, MAIDEN EARLEY.

1:500

FOL	TLS
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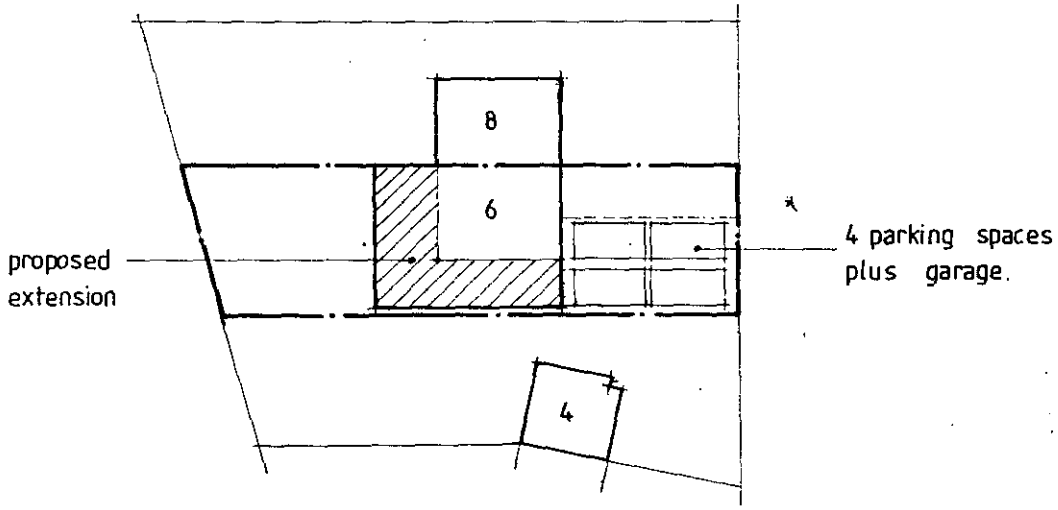
1 DEC 20[illegible]	
COPIES TO.	ACK:
	FILE:



Highway comments

* driveway to be widened to a minimum of 4.8m & the associated crossing widened to accommodate this.
* NO7 informative

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 27 November 2001

Application Number: F/2001/5315

Proposal: Proposed two storey side extension to dwelling and single storey rear extension (Amendment to consent 2001/3351 with addition of pitched roofs)

Parish: EARLEY TOWN

Site Address:
6, Andrews Road, Earley, Reading.

Applicant:
Mr S Cobbinah C/O Romar Building Design.

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).

rang & requested info on 14/12/01

Comment.

The proposed garage does not comply with our standards and is not suitable for parking a vehicle.

Signed: _____ **Print name:** AC 29/11/01

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

FROM: Heidi Lynch

DATE: 27 November 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5315

Proposal: Proposed two storey side extension to dwelling and single storey rear extension (Amendment to consent 2001/3351 with addition of pitched roofs).

Site Address: 6, Andrews Road, Earley, Reading.

Applicant: Mr S Cobbinah C/O Romar Building Design.

Your observations are required in respect of this application **by 21/12/2001** .

Whilst Councillors could see not strong reason to object to this amendment, the Planning Officer is asked to consider the concerns raised in a letter of objection from a neighbour.

PLANNING SERVICES	HPT
PGL	TLS
SC	ENF
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CS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

7 December 2001. 9 Cundrews Road
Earley
Reading
Berks.
RG6 7PJ.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
10 DEC 2001	
COPIES TO:	ACN. ✓
	FILE:

Dear Sir

Application Number F/2001/5315
Site Address: 6 Cundrews Rd
Earley.

I write to comment on the above application. My reasons remain the same as for my previous objections. The two storey side extension would obstruct the view I presently have from the front of my house
I consider that this extension would be an over development of

the site. This estate was built in the 1960's & we were fortunate that the developers allowed plenty of space between houses. So far in this road we do not have any two storey side extensions & it would be a shame if the proposed extension of 6 Andrews Road set a precedent.
I hope these comments will be taken into consideration when this application goes to committee.

Yours faithfully
Mary Buck
(Mrs MARY BUCK.)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 NOV 2001
Officer: HL	Application No. F/2001/5315

Map No. 52 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION (AMENDMENT TO CONSENT 2001/3351 WITH ADDITION OF PITCHED ROOFS)

Location: 6 ANDREWS ROAD

Parish: EARLEY Ward: REDHATCH

Applicant: MR COBBINAH

resubmission - amendment to 2001/3351

Fee Received 00-00 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	LOCATION OF PARKING SPACES NOT SHOWN	27/11	
3	Forms unsigned			
4	Correct S 66 certificate	AS IN PART 8 BELOW	27/11	
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	ENCROACHMENT LETTERS REQUIRED.	27/11	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27/11 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 ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ LANDFILL SITE 250m CONSULTATION .....

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.
(WITHIN 100M OF ANCIENT WOODLAND)

NEIGHBOURS:

S/N. + see map
+ MRS M. BUCK, 9. ANDREWS ROAD, EARLEY, RG6 7PJ ✓
MR. D. BAINBRIDGE, 4. ANDREWS ROAD, EARLEY, RG6 7PJ ✓

19.NOV.2001 - 5515

ROMAR BUILDING DESIGN

67, LOWTHER ROAD, EMMBROOK, WOKINGHAM, BERKS. RG41 1JB.
TELEPHONE : 07939 230209
E-mail : trevorlamplugh@ntlworld.com

Planning Department
Wokingham District Council
PO Box 157,
Shute End,
Wokingham,
Berks. RG 40 1WR.

15th November 2001

Dear Sir or Madam

Re: 8 Andrews Road Maiden Earley Reading Berks
Application No: FP/2001/3351

As you are aware the above application was granted approval on 5th April 2001, for the erection of a two storey side extension and a single storey rear extension.

I have been requested by my client, Mr Cobbinah, that he would like to convert the proposed flat roofs over the garage and rear extension, to pitched roofs.

I have been informed that this cannot be dealt with as an amendment to the original approval and that a further full application is required.

Please find enclosed a formal application showing these amendments. As this application has been made within 12 months of the original application I assume that no application fee is required.

In the meantime if you require any further information please do not hesitate to contact me.

Yours faithfully,

T. R. LAMPLUGH. MASI

cc. Mr S Cobbinah
Enc.

a/letters/wdc

Environmental Services

For office use only.
Application number: 19 NOV 2001 - 5515

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. S. COBBHAM
	Address and postcode	6 ANDREWS ROAD
		MAIDEN EARLEY
		BERKS
		RG6 7PJ
	Phone number	9663907
2	Agent's Name	ROMAR BUILDING DESIGN
	Address and postcode	67 LOUTHER ROAD
		EMMBROOK
		WOKINGHAM
		BERKS RG41 1JB
	Phone number	07939 230209
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.	6 ANDREWS ROAD MAIDEN EARLEY BERKS RG6 7PJ
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERT FLAT ROOF OVER GARAGE AND SINGLE STOREY REAR EXTENSION TO PITCHED ROOFS.
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.	N/A
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: 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.		
	PREVIOUS APPLICATION MADE WITHIN 12 MONTHS		
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
Mr. H Brough	8 Andrews Road Maiden Early Berks RG6 7PJ	15.11.01.

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr. S. Cobbaan

Date 15.11.01.

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

PC 03 040 006

ADDRESS 6 ANDREWS ROAD PARISH EARLEY

PLOT No. 341 ORD. SHEET No. SU 7471 (52)

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
O/136/58	Cooper Estates Ltd	Outline	1/8/58	N/A.	C/A.
169/59	"	Semi/Det. House	8/12/59	App.	C/A.
PD/218/63	Mr. A.T. Green	Garage	13/6/63	App.	N/A.
PD/308/67	"	Sun Lounge	15.6.67	App.	N/A.
F/2000/2644	Mr. & Mrs. Cobbinah	2 St/S + S/St/F+R	12.12.00		REF
F/2001/3351	"	3/St side ext & St R. ext	05.04.01		C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE