12/3 - left card @ 1.15pm to be called or leave side gate unlocked.

APPLICATION NO:
F/2001/3285 ✓

LOCATION:
27 Highfields, Earley Reading.

APPLICANT:
Mr S Pearce

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **04/03/2001**
28 Day exp: 8/3/01
APPLICATION WILL HAVE EXPIRED ON:
27/03/2001

CASE OFFICER: **Natalie Brown**

APPROVED

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Pearce
27, Highfields
Earley
Reading
RG6 5RZ

Application Number: F/2001/3285

Parish: **EARLEY**

Location: **27, Highfields, Earley, Reading.**

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

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

1. 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, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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 LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/03/2001

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3285	NB.
BUILDING CONTROL NUMBER	BN 2001 1111	Alan
APPLICANT/~~AGENT~~	Mr + Mrs Pearce	
ADDRESS OF SITE	27 Highfields EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	recd 26/4/01	recd 30/1/01
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	16/5/01	

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	

Received by Wokingham District Council

Application No: F/2001/3285

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
27, Highfields, Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

08 February 2001

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

Tel: (0118) 974 6492

Date: **08 February 2001**

My ref: F/2001/3285

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2001/3285
27, Highfields, Earley, Reading.
Proposed single storey rear extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3285**
27, Highfields, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6492

Date: **08 February 2001**

My ref: F/2001/3285

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3285**
27, Highfields, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6492

Date: **08 February 2001**

My ref: F/2001/3285

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

Dear Councillor

Application Number: F/2001/3285
27, Highfields, Earley, Reading.
Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3285**
27, Highfields, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3285

Applicant : Mr S Pearce .

Location : 27, Highfields, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/3

Date of Neighbour Notifications : .....

Date of Site Visit : 10/3

Date Registered : 30/01/2001

Earliest Date for Decision : 04/03/2001

Latest Consultation Date/Site Notice Expiry Date : 04/03/2001

This application <u>will have expired on</u>: <u>27/03/2001.</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 :

*Woodley PC : 19/2, No objection

*letters of representation: none received.

Planning Issues : (10'd set)

Application Number: F/2001/3285

Appraisal :

See attached sheet

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

Application Number F/2001/3285
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full permission - 5 yrs
	C014	R014	materials to match existing
		N06	within curtilage

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	GN1, & UBE1, UBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	—
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WDS3, UBE1
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	GN1
MINERALS LOCAL PLAN POLICIES:	—

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

Date: 23/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 27 Highfields Earley Reading.

APPLICATION NUMBER: F/2001/3285

OFFICER: Natalie Brown

DATE OF SITE VISIT: 9/3.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on tree in f. garden.

2. DESCRIPTION OF SURROUNDINGS Residential. Detached variance in design (some with s-s side garages some with 1st floor above).

3. DESCRIPTION OF SITE/BUILDING proposed extn to be full width of dwelling + garage existing conservatory to be replaced with a larger structure - not quite length of garage/house.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - see plan - existing garage along boundary with N° 25 proposed ~~each~~ new will be slightly set in from this boundary.
rear 2s line of N° 25 is beyond that of N° 23.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fence surrounding

OTHERS

Application Number: F/2001/3285

Appraisal:

Development
For a single storey rear extension to the dwelling. It would be the full width of the dwelling plus part width of the side integral garage (10m), and it would be set 300m from the side building line of the garage. The garage of No.27 is along the boundary with No. 25.The rear building line of the 2 storey elements of Nos. 25 & 27 are level, with the garage of NO. 27 set approximately 2m behind the rear building line. The proposed extension would infill this gap in addition to extending a further 3.3m beyond the existing 2 storey rear building line.

1) Impact upon neighbouring properties (NB: no letters of objection received)
The proposed extension would be along the boundary with No. 25. A note on the drawing confirms there would be no encroachment. It is recommended that an informative be added with regard to encroachment. The extension would result in a further 5m of development along the boundary with No. 25, however, only 3.3m of this would be visible past No. 25's rear building line. It would have a hipped roof, which would help to take the massing away. On the other side, the extension would not extend beyond the side building line facing No. 29, and would remain about 2.8m from the boundary.

   It is considered that there would be no adverse impact upon neighbouring properties in terms of overbearing, overshadowing and overlooking.

2) Impact upon the character of the streetscene
It is considered that there would be no adverse effect upon the character of the street scene as the extension would be at the rear of the dwelling and materials would match existing.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 JAN 2001	Map No. 58 Site 0.03
Officer: NAB | Application No. F/2001/3285	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 27 HIGHFIELDS

Parish: EARLEY Ward: Redhatch. 8.2.01. B.

Applicant: MR S PEARCE

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment?	8.2.	8/2 - by phone ↓ it is noted on drawing that there is no encroachment
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8-2-01-13. 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 .....

Encroachment.

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

No pre apps

.....

.....

NEIGHBOURS:

Site notice and see map

.....

.....

.....

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.....

.....

FROM: Natalie Brown

DATE: 08 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	LDT
POL	TLS
DC	ENF
APP	
CS	
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/3285

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 27, Highfields, Earley, Reading.

Applicant: Mr S Pearce .

Your observations are required in respect of this application **by 04/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

ADDRESS 27 HIGHFIELDS PARISH EARLEY

PLOT No. 62 AREA U LOWER EARLEY ORD. SHEET No. SU.7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
433/56	MR. BUNCE	O/L. RES. DEV.	23.7.56	N/A R
01945	PYE & OTHERS	LOWER EARLEY PLAN	APP. ACCORDING	TO MINUTES
04530	GOUGH COOPER	O/L. RES. DEV.	10.6.75	N/A R
07235 95	BOWS	B.F.K.L.T.Y. - DISTR. ROADS	24.11.77 15.12.77	N/A C/A
09936	GOUGH COOPER	O/L. RES. DEV.	15.3.79	N/A C/A
12343	"	DETACHED HOUSE & GARAGE	17.1.80	N/A C/A
BR 13180	"	"	3.9.80	APP. N/A
15839	J. MILLER & PARTNERS	"	25.6.81	N/A C/A
BR 17365	"	"	1.9.82	APP N/A
BR 24236	MR & MRS M. REDFORD	LEAN-TO CONSERVATORY	6.3.85	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Garage conversion - 15/12/00

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 30.JAN.2001* 3285

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 Address and postcode Phone number	MR S. PEARCE 27 HIGHFIELDS EARLEY READING RG6 5RZ 0118 9 876039
2	Agent's Name Address and postcode Phone number	
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.	27 HIGHFIELDS EARLEY READING RG6 5RZ
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
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.	FACING BRICK - BROWN ROOF TILES - BROWN (ALL TO MATCH EXTG)
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

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). £95 If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

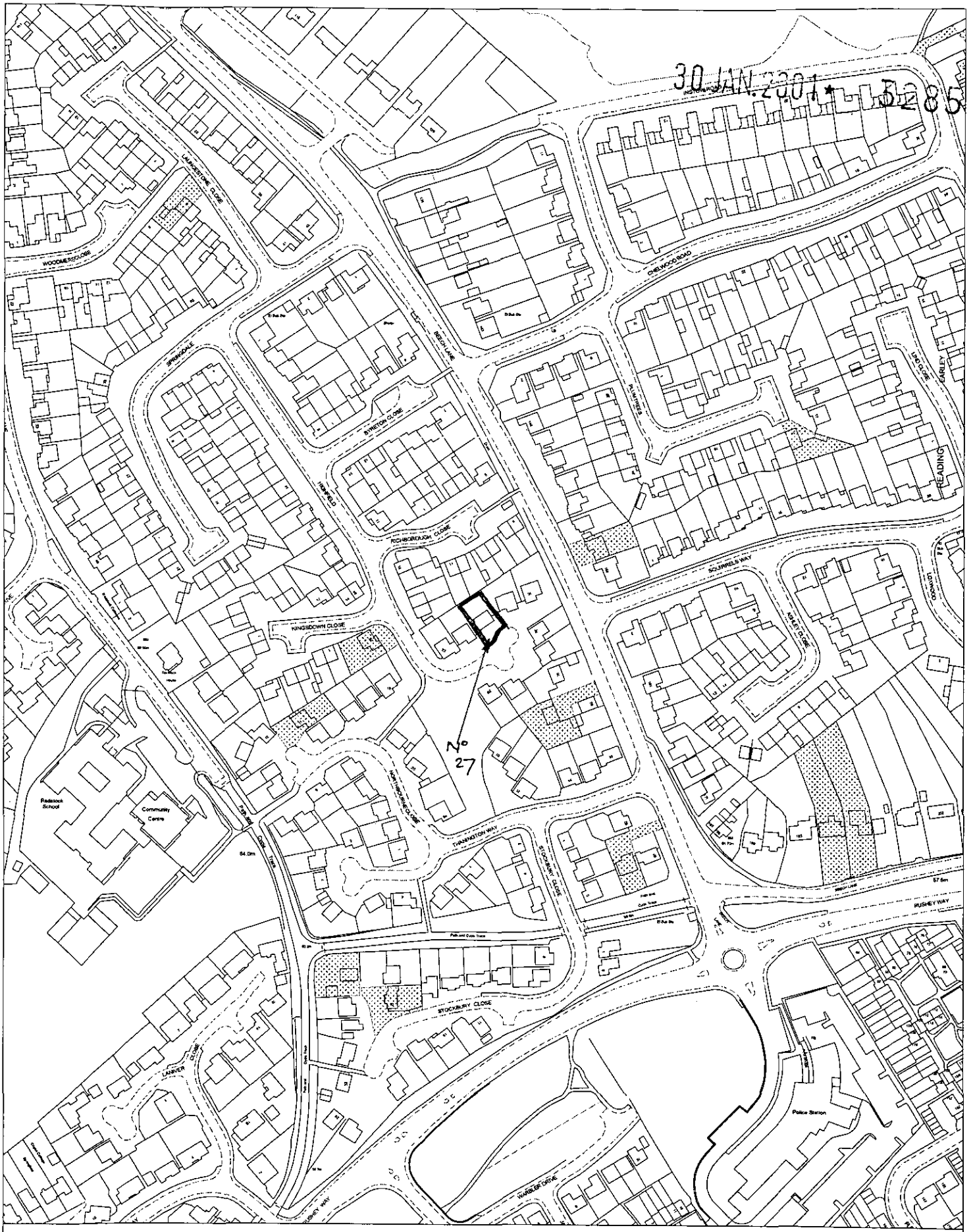
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] *on behalf of*

Date 29/1/01

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



Site Plan, Scale: 1 to 2500

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Date: 8 January 2001

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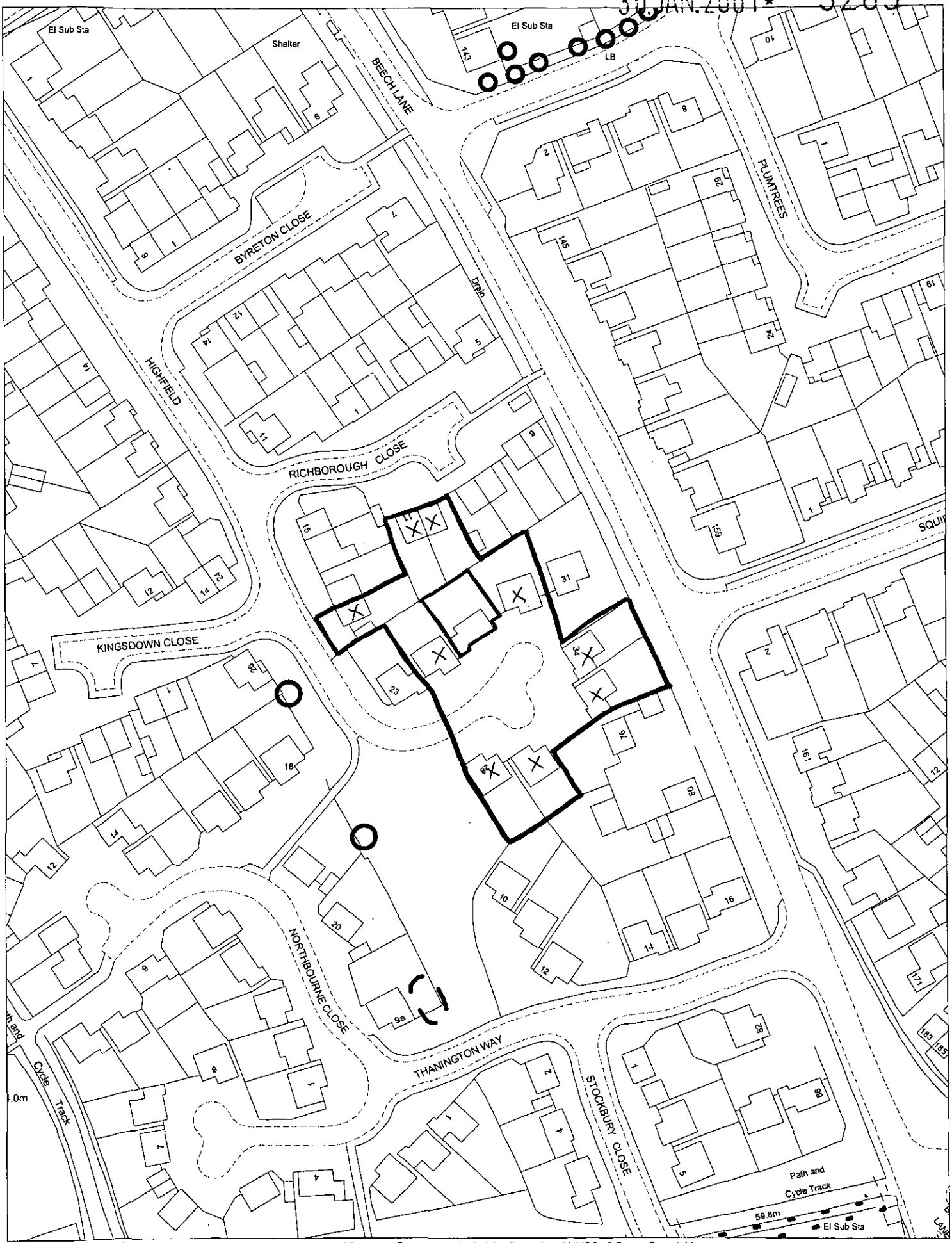
30 JAN 2001 ★ 3285



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Development Control Section, Environmental Services, Wokingham District Council.
2 February 2001 Scale: 1 : 1250

N
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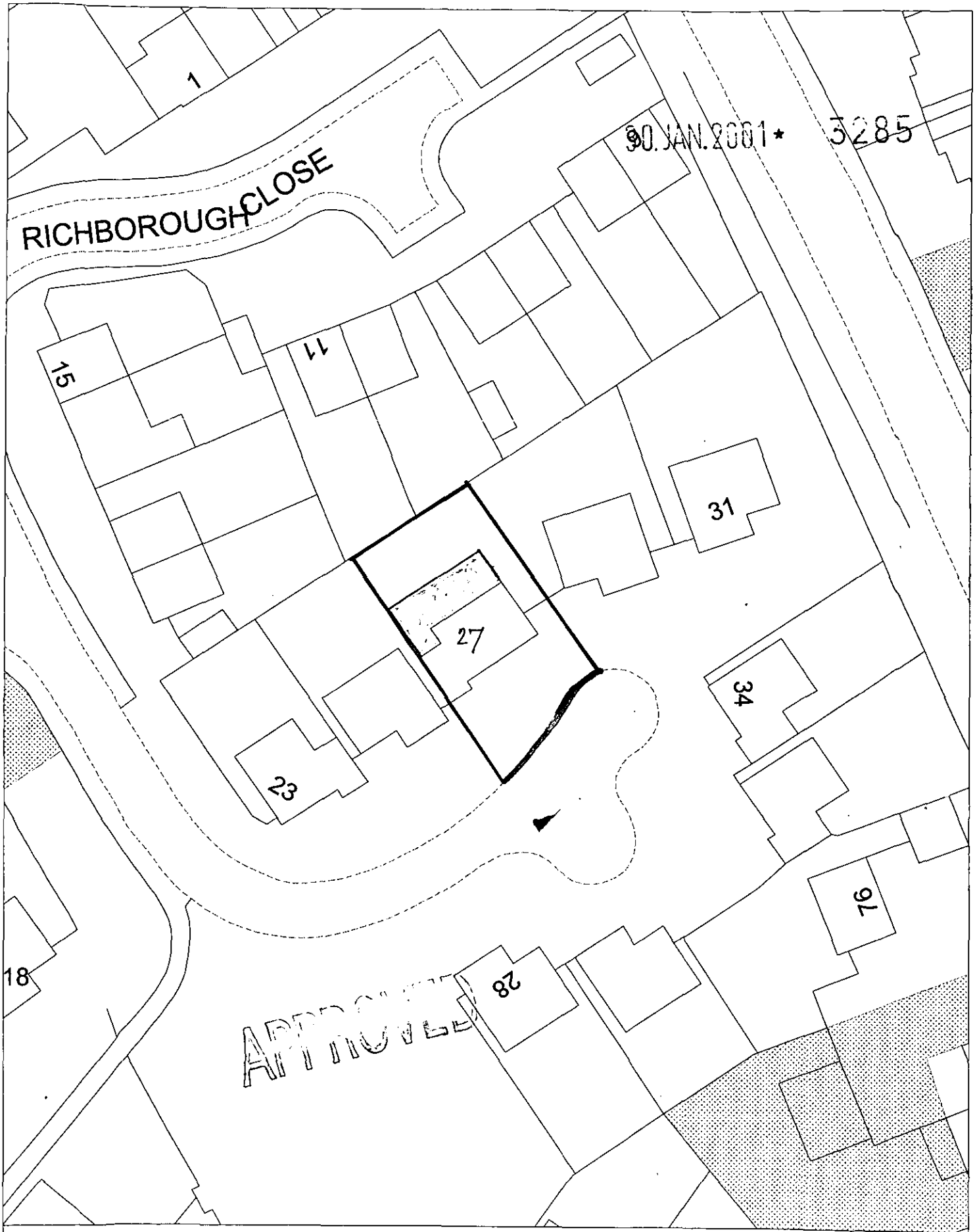

Site Plan, Scale: 1 to 500

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Date: 8 January 2001

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