APPLICATION NO:
F/2001/5263

LOCATION:
21 Shepherds Hill, Earley Reading.

APPLICANT:
Mr & Mrs M Cook

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **14/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2002

Listing Expiry 18/12/01

CASE OFFICER: **Helen Pollock**

Louise Smith

APPROVED

No obs 24/12/02 SV

374

DO

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Cook
21, Shepherds Hill
Earley
Reading
RG6 1BB

Application Number: F/2001/5263

Parish: **EARLEY**

Location: **21, Shepherds Hill, 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.

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 ground floor level of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The extension hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. Any independent office use would be likely to cause an unacceptable loss of residential amenity to neighbouring properties.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LTV1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 27/12/2001

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

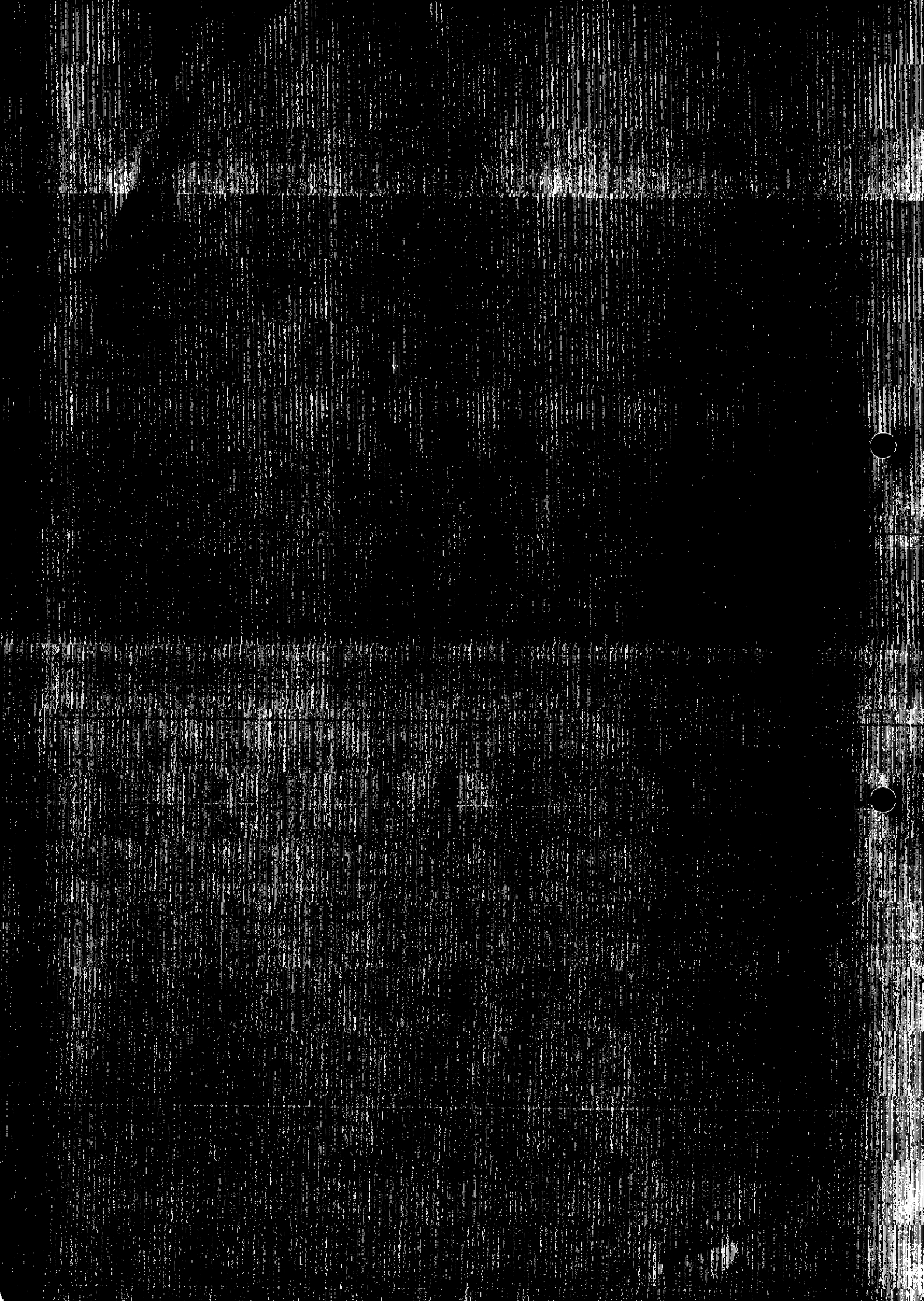
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5263	HP
BUILDING CONTROL NUMBER	HP2001/2419	North
APPLICANT/~~AGENT~~	Mr & Mrs M. Cook	
ADDRESS OF SITE	21 Shepherds Hill EALING	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	003/03	003/03
FLOOR PLANS	003/02	003/02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/1/02	

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	



Date: 21 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5263

Location: 21, Shepherds Hill, Earley, Reading.

Proposal: Proposed single storey rear extension to dwelling.

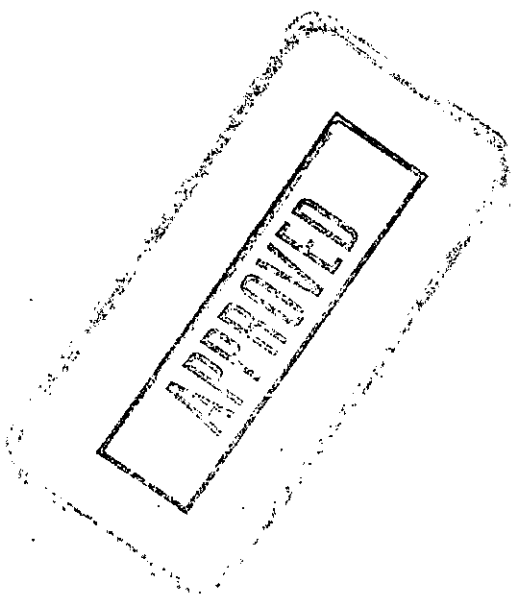
Applicant: Mr & Mrs M Cook .

Case Officer: Louise Smith

The new plans show the following: Front elevation. Drawing no 003/05.

For information only.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118)974 6444.



(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2001 (Planaps) / 5263 (Ludhouse) Date Rec. 20/12/01

Location: 21 Shepherds Hill

Parish Earley.

Applicant: Mrs + Miss M Cook.

Description of attached plans Front Elevation (mirroring from originals)

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~ N From

New Site Notice ~~Y~~ N

New Description

CASE OFFICER Louise Smith.

Consultations Sent by Admin. on 21.12.01

Yellow - Part One Copy
Green - Officer's Copy

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5263

Applicant : Mr & Mrs M Cook .

Location : 21, Shepherds Hill, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 12/12/01

Date Registered : 06/11/2001

Earliest Date for Decision : 14/12/2001

Latest Consultation Date/Site Notice Expiry Date : 14/12/2001

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

Highways - Conditional Approval C122, R122

Earley Town Council - no objections

Planning Issues :

Identified Settlement - WOS2, LTV1

Impact on Street
Impact on Neighbours } WBE1, WOS3, LBE1 LBE2

Parking - WT6, LT6.

Application Number: F/2001/5263 – 21 Shepherds Hill, Earley

Appraisal:

Development
The site is a semi-detached dwelling located within the identified settlement of Earley. A 1.8m fence marks the boundary with No19 and No23, and concrete posts and nylon mesh delimits the rear boundary.

a) The proposed development is for a single storey rear extension to the dwelling to provide office facility for private study, replacing the existing garage. It would be 6.8m in length (extending 5.2m from the rear of existing dwelling) and 3.3m in width, overlapping the existing garage boundary but adjoining the conservatory for access. It would have a pitched roof with a gable rear elevation, 4.2m to the ridge and 3.1m to the eaves (3.7m below the ridge height of the existing dwelling). There would be two windows in the side elevation facing No23, and a door on the rear elevation.

b) A storeroom is proposed within the alcove created by the conservatory and the new office extension, with access through the office. The proposed measurements are 2m in length, 1.6m in width and 3m in height with a flat roof finish.

1. Impact upon neighbouring properties
   The proposed development would be 0.4m from the boundary fence with No19 (the same as the existing garage). Overshadowing is not an issue due to the relationship between the location of development and it its aspect. The existing dwelling of No21 would overshadow the proposed development. No19 has a single storey extension to the rear of the dwelling and a detached shed located adjacent to the proposed development on the other side of the boundary. It is considered that the development will not cause overlooking or be overbearing.

   No adverse affects are considered for No23 in terms of overshadowing, overlooking and being overbearing, as it is sufficiently set away from the boundary fence.

2. Impact upon the character of the area
   The proposed development is to the rear of the property and therefore is screened from the street scene. No adverse effects are considered, as materials used would match the existing.

3. Impact upon highway safety (parking provision)
   Although the garage would be lost through the proposed development, the 2 parking spaces required for this 3-bedroom property is sufficiently met by the existing driveway. The proposed office is for domestic use and therefore

visitors to the property and concerns for additional parking is not an issue. Providing that parking and turning space is maintained, the Highway Department have no objections to the proposed development.

Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5263
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C014	R014	
3.	C044	R044	INSERT : Ground floor level
~~,~~	~~C120~~	~~R120~~	
4.	C122	R122	
5	C062	~~R062~~	INSERT "extension"
			Reason : Any independant office use would be likely to cause an unacceptable loss of residential amenity to neighbouring properties.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1 LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3 WOS2 WT6.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

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

Date: 27.12.01

Check in app that says pers / use

Need front elevation — call Architects

RECORD OF SITE VISIT

SITE ADDRESS: 21 Shepherds Hill Earley Reading. APPLICATION NUMBER: F/2001/5263	OFFICER: Helen Pollock DATE OF SITE VISIT: 12/12/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? Y on telegraph pole

2. DESCRIPTION OF SURROUNDINGS Roundabout, 2 storey semis busy rd.
render + bricks, red tile roofing.

3. DESCRIPTION OF SITE/BUILDING rendered, red tile
Next door 1 storey extension / patio doors — lounge through lounge
door facing next door
2 light sources
little shade in morning

Heigh proposed 2.9 to eves.
4. ~~B~~ overall heigh.
No windows.

4. RELATIONSHIP TO ADJOINING PROPERTIES no windows.
fence 1.7m back left side of gge.
fence 1.8m other side.
rear boundary concrete post nylon mesh — concrete bund beyond
existing windows on gge no overlooking

5. SITE CONSTRAINTS

TREES X

ACCESS/PARKING OK

LEVELS

BOUNDARY TREATMENT

OTHERS

pking - adequate 2. shared driveway.

Impact on street scene, neighbour.
(screened back set)

2.8.

LS.

FROM: ~~Helen Pollock~~

DATE: 20 November 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5263

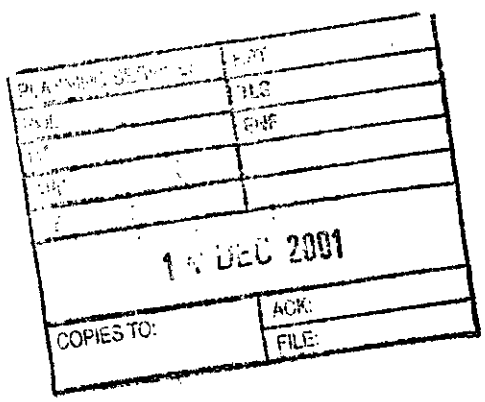
Proposal: Proposed single storey rear extension to dwelling..

Site Address: 21, Shepherds Hill, Earley, Reading.

Applicant: Mr & Mrs M Cook .

Your observations are required in respect of this application **by 14/12/2001** .

NO OBJECTION



SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 20 November 2001

Application Number: F/2001/5263

Proposal: Proposed single storey rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
21, Shepherds Hill, Earley, Reading.

Applicant:
Mr & Mrs M Cook .

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).

Comment.

What is the nature of the proposed use for the office and would this result in visitors to the site? and if so how many?

Signed: _____ **Print name:** AC 21/11/01

Additional info received – office for personal use only and therefore no visitors to the site.

Conditional Approval.

C12, R12.

13/12/01

FILE COPY

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 14th December 2001
My ref: LS/MLT/2001/5263

Mr Cook
21 Shepherds Hill
Earley
Reading
Berkshire

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

Dear Mr Cook

RE: PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Further to my site visit to the property, I need to obtain front elevation drawings from your architects before a decision can be made.

I have been unable to contact you by phone. Please can you arrange for the drawings to be sent for my attention, to the above address, as soon as possible.

Thank you for your co-operation in this matter, should you have any queries please do not hesitate to contact me on my direct line.

Yours sincerely

Louise Smith

Development Control Officer

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 14th December 2001
My ref: LS/MLT/2001/5263

Mr Cook
21 Shepherds Hill
Earley
Reading
Berkshire

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Thank you for your co-operation in this matter, should you have any queries please do not hesitate to contact me on my direct line.

Yours sincerely

Louise Smith

Development Control Officer

Received by Wokingham District Council

Application No: F/2001/5263

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
21, Shepherds Hill, 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/2001/5263 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2001. 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

20 November 2001

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

Tel: 0118 974 6480

Date: **20 November 2001**

My ref: F/2001/5263

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2001/5263
21, Shepherds Hill, 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5263**
21, Shepherds Hill, 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 Lissaman

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

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

Tel: 0118 974 6480

Date: **20 November 2001**

My ref: F/2001/5263

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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

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Development Control Officer

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Case officer: **Helen Pollock** Application Number: **F/2001/5263**
21, Shepherds Hill, 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 Storry

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 NOV 2001
Officer: HP	Application No. F/2001/5263

Map No. 41 Site 0.03
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: 21 SHEPHERDS HILL

Parish: EARLEY Ward: WHITEGATES

Applicant: MR | MRS COOK

Fee (10) Received 95-00 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			
3	Forms unsigned	Is this office for domestic use only or business?		
4	Correct S 66 certificate	(if business - full forms	phoned	16/11
5	Elevation plans		Domestic use only	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20/11 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 Woodley ✓ : .....
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:

S/N ✓ + see map .....
.....
.....
.....
.....
.....
.....
.....
.....

06 NOV 2001 5_03

SPECIFICATION NOTES FOR WORK TO
21, SHEPHERDS HILL, EARLEY, READING, BERKSHIRE. RG6 1BB
FOR MR. & MRS. M. COOK

1.00 Demolitions

1.01 Dismantle and remove from site existing concrete panel garage
1.02 Dig up and remove from site existing concrete garage floor slab

2.00 Foundations

2.01 Excavate foundation trenches 600mm wide with bottom 1000mm below ground level The Building Control Officer should be asked to approve before contractor proceeds.
2.02 Pour concrete strip 600x300mm below walls in position shown on drawings..

3.00 New Walls

3.01 Walls: 20mm sand/cement render to match existing on 100mm Thermalite Turbo blockwork, 75mm cavity with 50mm WALLMATE CW insulation fixed to the outer face of the inner leaf of 100mm Thermalite Turbo blockwork.
3.02 Wall finishes : 12mm plaster and 3mm skim internally

3.04 Partitions : 75x50mm sawn softwood studwork @ 600mm max. vertical centres with 75x50mm horizontal noggins, 12mm plasterboard and 3mm skim.

4.00 Floors
4.01 Suspended Ground Floor: 18mm flooring grade t&g chipboard on 125x50mm s.w. treated joists @ 400mm centres (SS grade timber),on galv. m.s. joist hangers. Note: Floor to have herring bone strutting at mid-span of joists.

5.00 Roof
5.01 Roof tiles to be Redland 50 Double Roman to match existing on 50x25mm s.w. battens on 50x38mm s.w. counter battens on Tyvek SD2 vapour barrier on 50mm Styrofoam Roofmate RL insulation on roof trusses by specialist @ 600mm centres, 12mm plasterboard and 3mm skim ceiling
5.02 Flat roof area to be 3 layers built up felt, top layer to be mineral surfaced on 18mm t&g chipboard on 75mm Styrofoam Roofmate SL on Tyvek SD2 vapour barrier on tapering firrings on 100x50mm s.w. joists @ 600mm centres. 12mm plasterboard and 3mm skim ceiling

6.00 Drainage
6.01 RWP's in 75mm plastic round from 100mm half round plastic gutteres
6.02 New underground drainage from trapped gullies to be 110mm dia upvc connected to a new soakaway located in garden.
6.03 Soakaway to be formed by excavating a 1m. cube and backfilling with graded stone in 150mm layers, 60-80mm dia in bottom to pea gravel at top with 100mm topsoil over

7.00 GENERAL

7.01 New lintels over openings in cavity walls are to be I. G. Type L5/75, insulated

7.02 All structural timbers,including wallplates, are to be double pressure impregnated against all rot and insect attack.

7.03 New windows are to be in white upvc, double glazed

7.04 DPC,s to be bituminous reinforced felt type except around formed openings where they should be in Thermabate, Damcor, or equal approved.

7.05 All lead flashings should be in Code 4 or better.

7.06 Provide air bricks @ 1800mm max centres horizontally in both long elevations to ventilate below suspended timber floor

Environmental Services

For office use only.
Application number: 06.NOV.2001 * 5_63

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 & MRS M. COOK
	Address and postcode	21, SHEPHERDS HILL, EARLEY, READING RG6 1BB.
	Phone number	01189266370
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.	21, SHEPHERDS HILL, EARLEY, READING. RG6 1BB.
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY REAR EXTENSION TO PROVIDE OFFICE/STUDY (DOMESTIC USE ONLY)
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	WALLS - RENDERED TO MATCH EXISTING ROOF TILES - REDLAND 50 DOUBLE ROMAN TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
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: M. H.

on behalf of

Date 5/11/01

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

ADDRESS 21 SHEPHERD'S HILL PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7473(A

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR/10618	MR. I. HASLAM-HEWITT	REPLACE EXISTING GARAGE	5.6.79	APP. N/A
97/66716/F	Mr+Mrs M. Cook	S/ST REAR EXT	12.1.98	C/A

DATE OF COMPLETION

MINISTRY DECISION

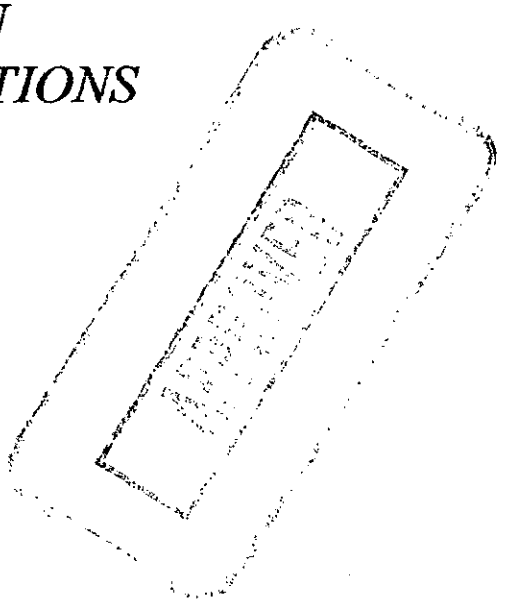
SPECIAL ORDERS

DRAINAGE

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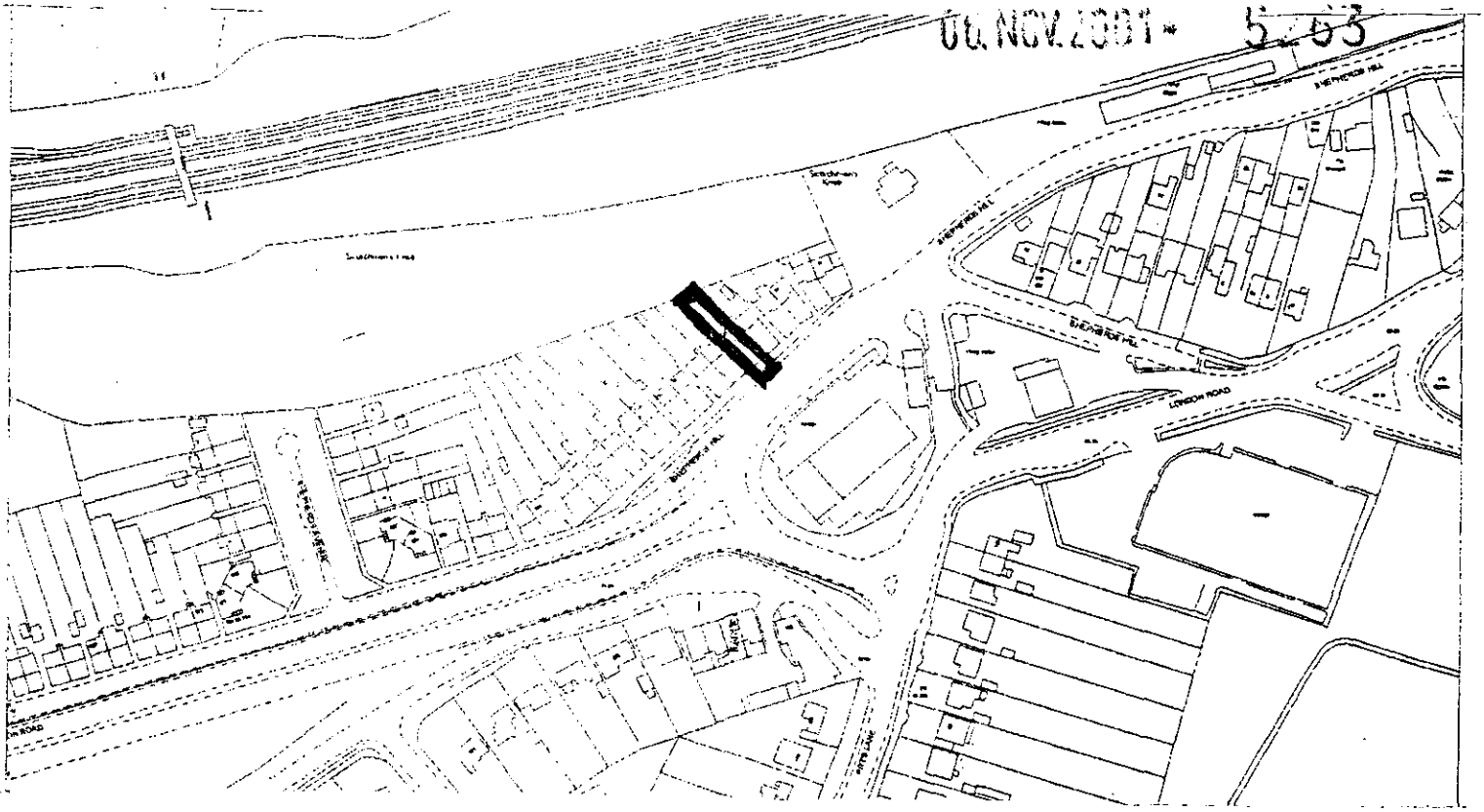
PROPOSED EXTENSION TO 21,SHEPHERDS HILL, EARLEY READING, BERKSHIRE.RG6 1BB FOR MR. & MRS. M. COOK

EXISTING AND PROPOSED PLANS, ELEVATIONS AND SECTION
LOCATION & BLOCK PLANS
SPECIFICATION
THERMAL CALCULATIONS

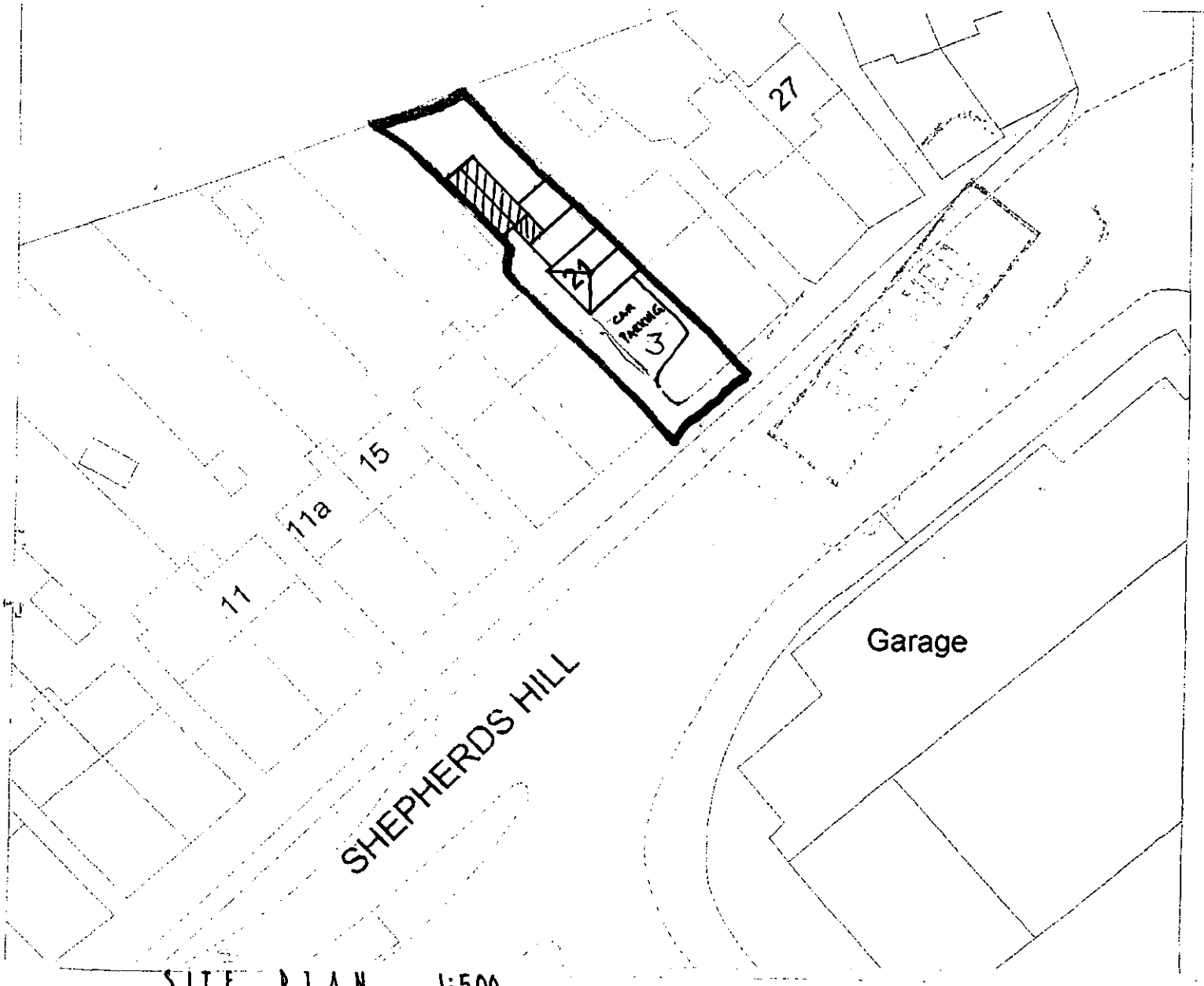


NOVEMBER, 2001

06 NOV 2001 5.03



LOCATION PLAN 1:2500 21, SHEPHERDS HILL, EARLEY, READING. RG6 1BB



SITE PLAN 1:500

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KITCHEN

LOUNGE

DRIVEWAY

STUDY

CONSERVATORY

GARAGE

GARDEN



EXISTING GROUND FLOOR PLAN. 1:50



EXISTING REAR ELEVATION 1:50

APPROVED

PROPOSED EXTENTION TO 21,SHEPHERDS HILL, EARLEY, READING, BERKSHIRE. RG6 1BB FOR MR. & MRS. M. COOK

DRG. TITLE

EXISTING GROUND FLOOR PLAN AND EXISTING REAR ELEVATION

SCALE	DATE	DRG.NO.
1:50	NOV, 2001	003/01

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KITCHEN

LOUNGE

Remove french doors & side windows, walls below windows to floor level & make good floor - install new I.G. lintel over as high as possible. (minimally reuse opening 2500mm)

BREAKFAST AREA

STORE

CONSERVATORY

3.3m

275

2800

275

6.8m

OFFICE

GARDEN

6350

0 10 20 30 40 50 60 70 80 90 100

PROPOSED GROUND FLOOR PLAN 1:50

Existing tiled roof.

Existing tiled roof.

Existing polycarbonate roof

New flat roof.

PROPOSED ROOF PLAN 1:50

New tiled roof to match existing on Mansard roof
- Redland 50 Double Roman
+ Antique Red
or other approved.

PROPOSED EXTENTION TO 21,SHEPHERDS HILL, EARLEY, READING, BERKSHIRE. RG6 1BB FOR
MR. & MRS. M. COOK

DRG. TITLE
PROPOSED GROUND FLOOR PLAN AND
PROPOSED ROOF PLAN

SCALE	DATE	DRG.NO.
1:50	NOV, 2001	003/02

10/1/02

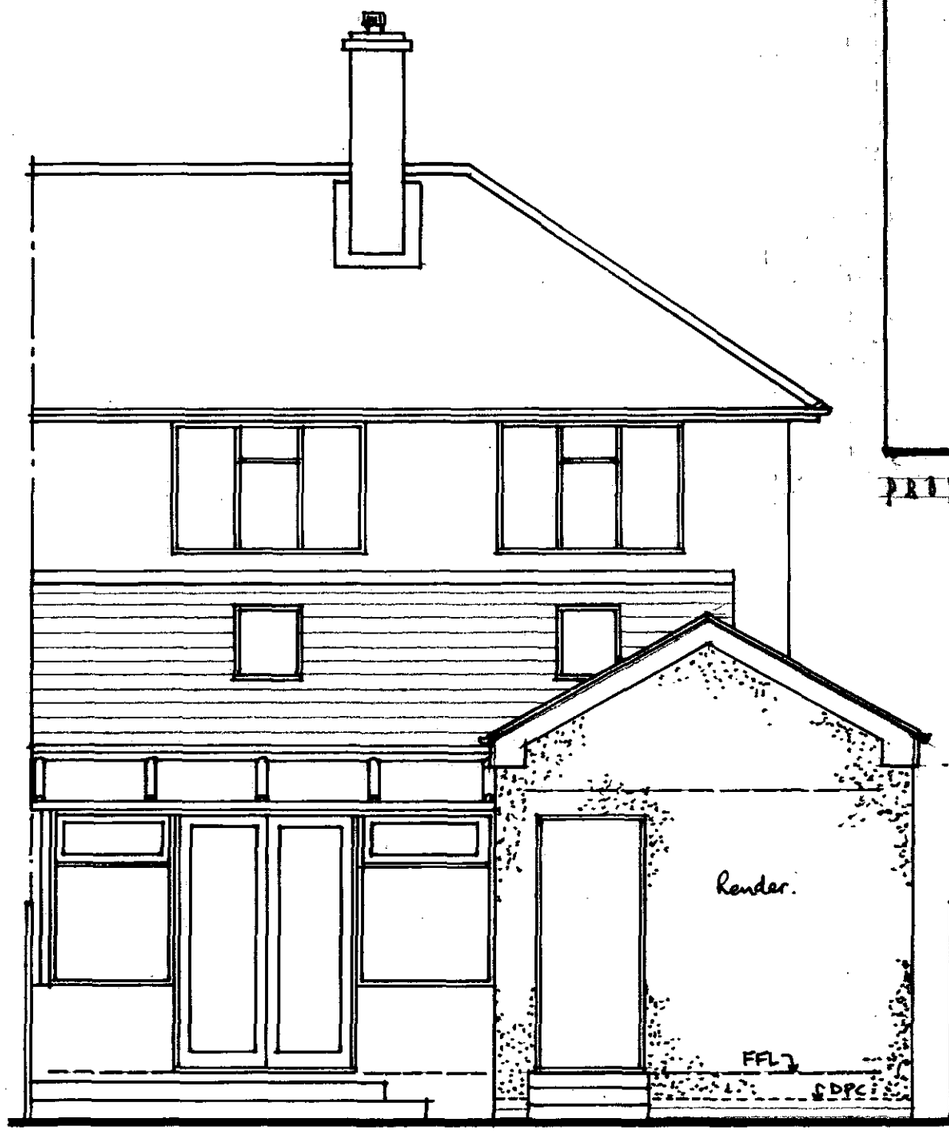
PROPOSED EXTENTION TO 21,SHEPHERDS HILL, EARLEY, READING, BERKSHIRE. RG6 1BB FOR MR. & MRS. M. COOK

DRG. TITLE

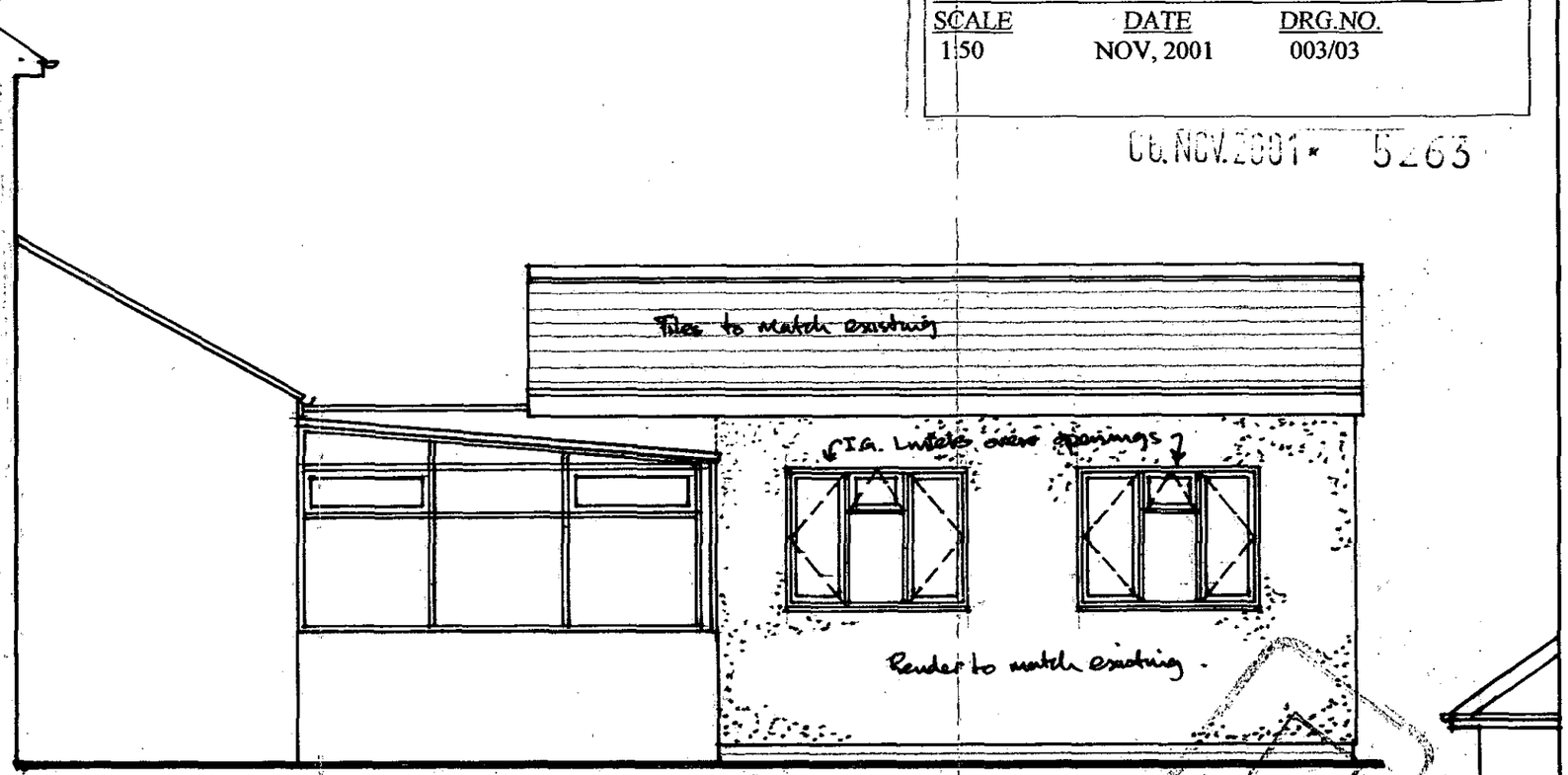
PROPOSED REAR & SIDE ELEVATIONS

SCALE	DATE	DRG.NO.
1:50	NOV, 2001	003/03

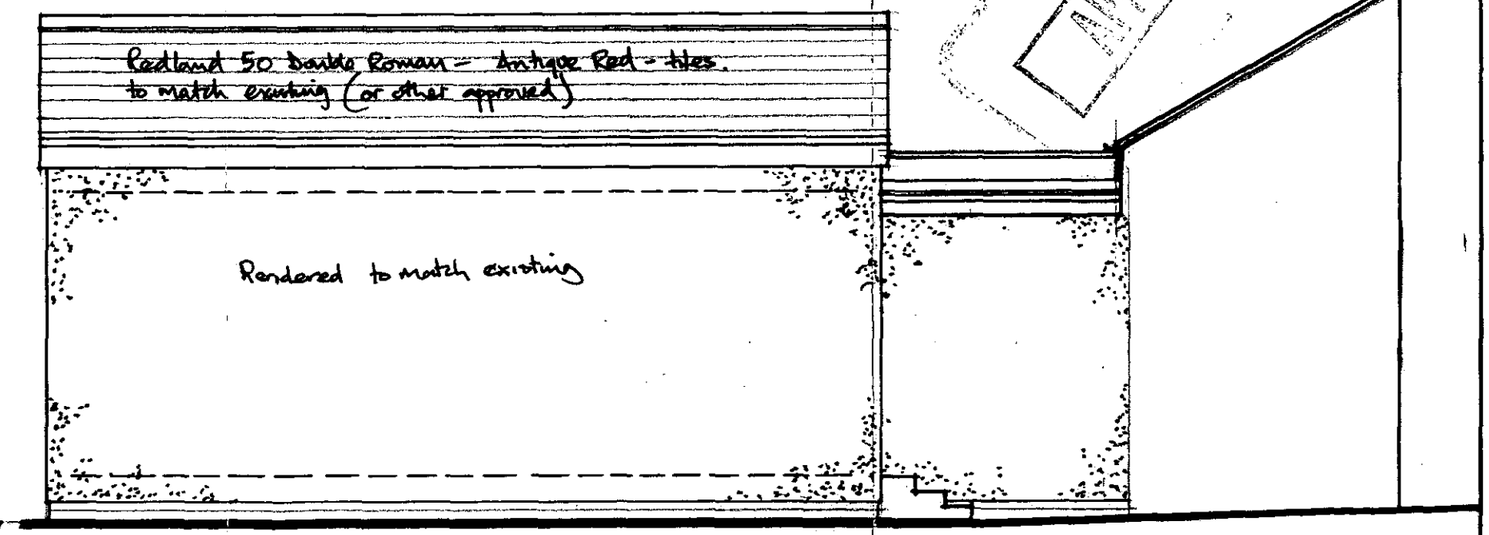
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PROPOSED REAR ELEVATION 1:50



PROPOSED SIDE ELEVATION 1:50

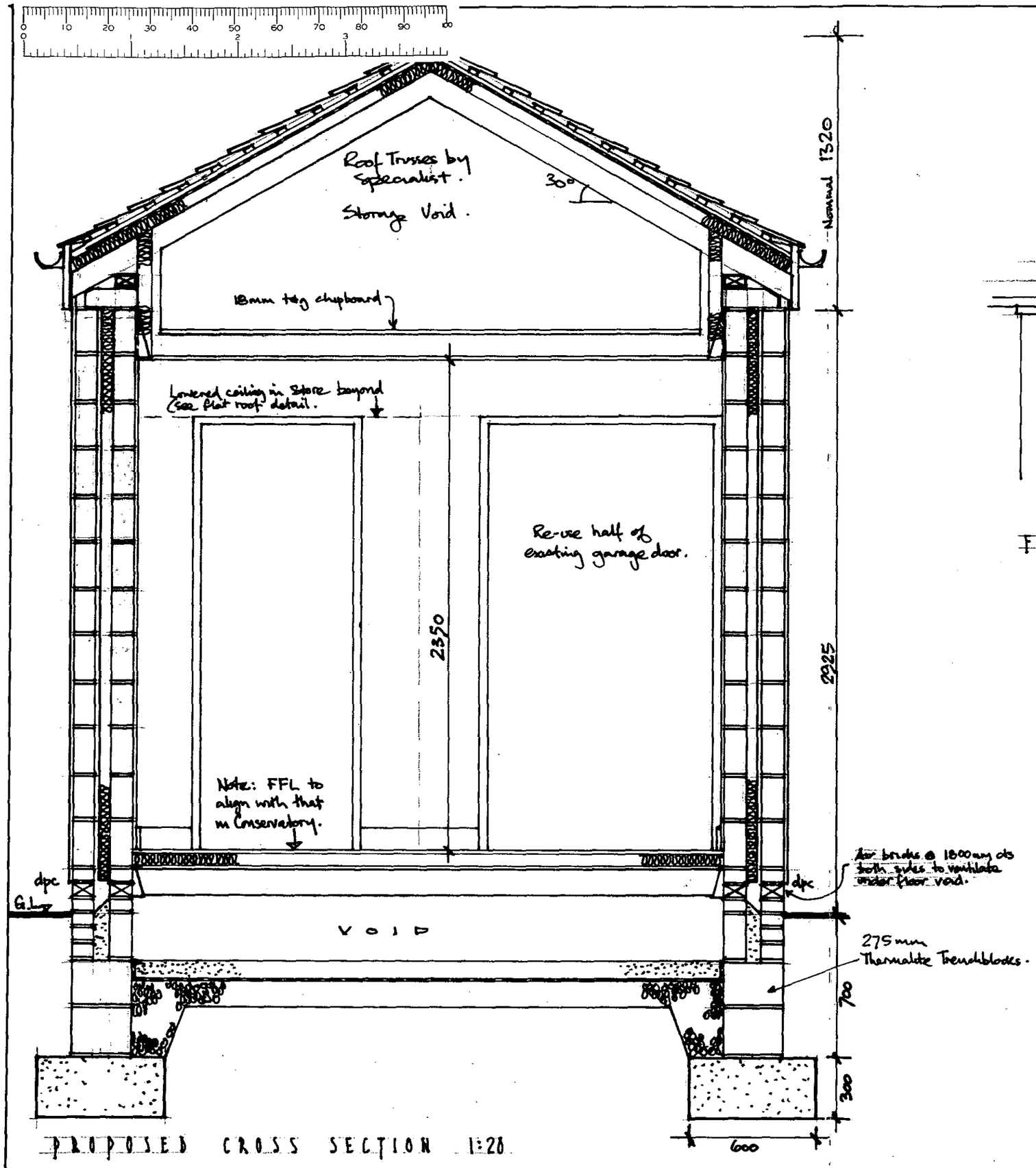


PROPOSED SIDE ELEVATION 1:50

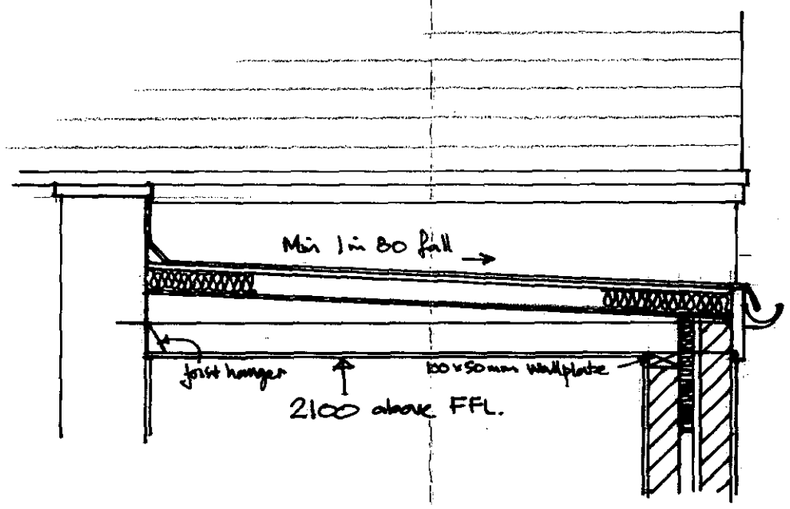
APPROVED

9/10/02

06.NOV.2001* 5263



PROPOSED CROSS SECTION 1:20



FLAT ROOF DETAIL 1:20

APPROVED

PROPOSED EXTENTION TO 21,SHEPHERDS HILL, EARLEY, READING, BERKSHIRE. RG6 1BB FOR MR. & MRS. M. COOK

DRG. TITLE
PROPOSED SECTION & DETAIL

SCALE	DATE	DRG.NO.
1:20	NOV, 2001	003/04

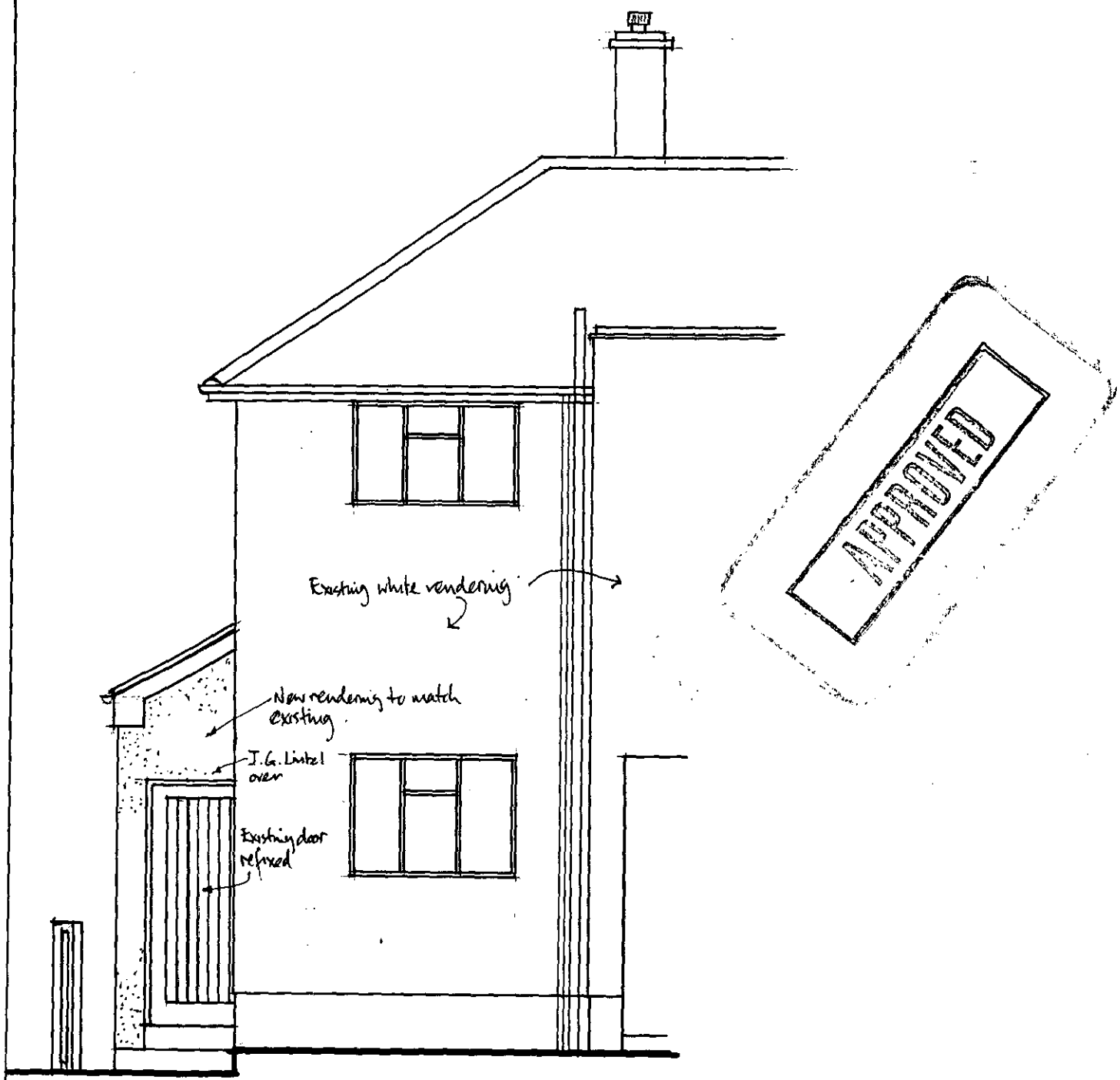
ADDITIONAL PLAN

5263

PROPOSED EXTENTION TO 21,SHEPHERDS HILL, EARLEY,READING, BERKSHIRE. RG6 1BB FOR MR.& MRS M. COOK

DRG. TITLE
PROPOSED PART FRONT ELEVATION

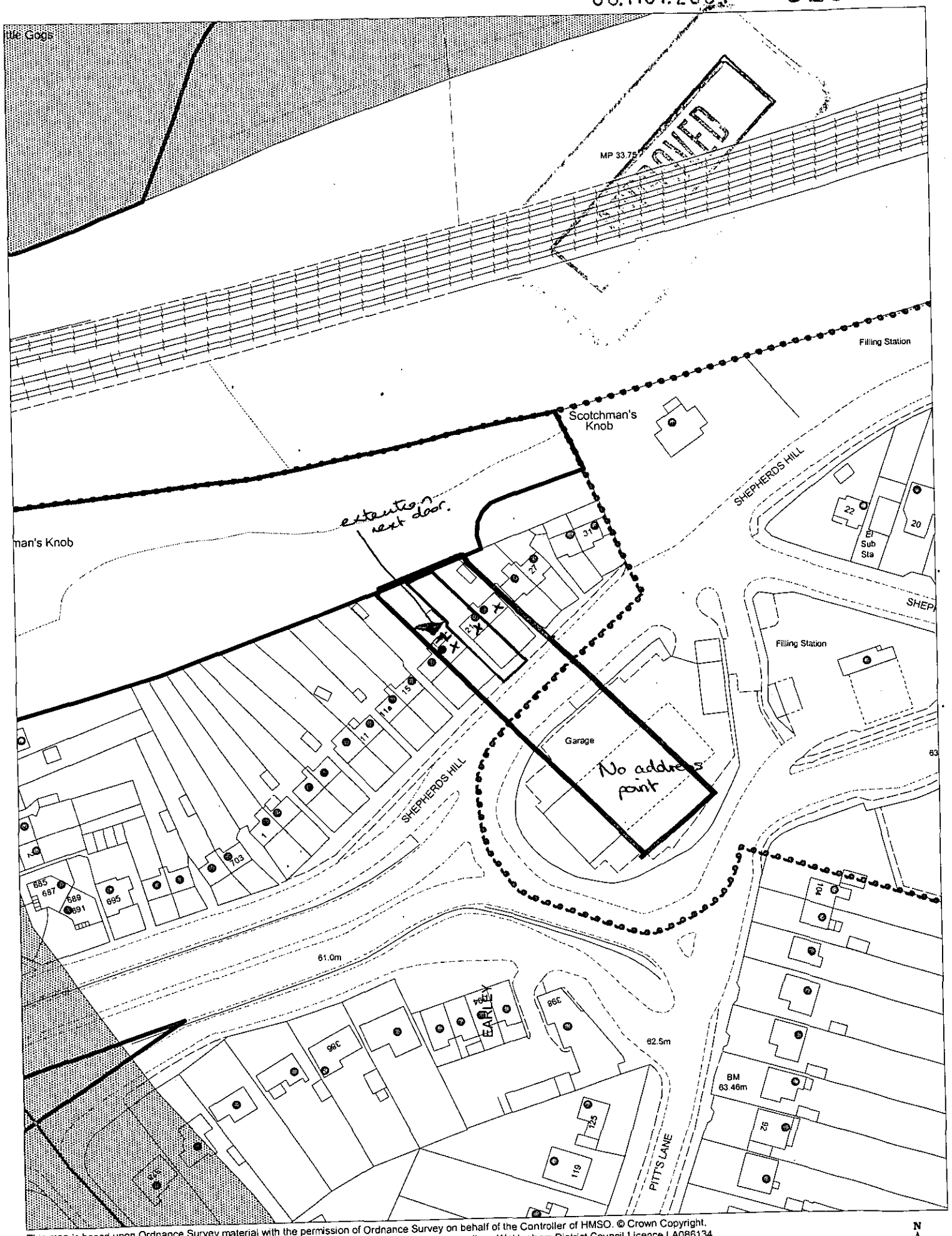
SCALE	DATE	DRG.NO.
1:50	DEC 2001	003/05



APPROVED

PROPOSED PART FRONT ELEVATION 1:50

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Development Control Section, Environmental Services, Wokingham District Council.
14 November 2001

Scale: 1 : 1250

N W E S