APPLICATION NO:
**F/2000/0826**

LOCATION:
**25 Redhatch Drive, Earley Reading.**

APPLICANT:
**Mr Mrs Jinks C/O John R Hall**

PROPOSAL:
**Proposed two storey side extension to dwelling**

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **28/04/2000**

CASE OFFICER: **Joss Miller**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr Mrs Jinks**
**C/O John R Hall**
**Setley Cottage**
**Basingstoke Road**
**Three Mile Cross**
**Reading**
**Berks**
**RG7 1AX**

**Application Number: F/2000/0826**

**Parish:** **EARLEY**

**Location:** **25, Redhatch Drive, Earley, Reading.**

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

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

**Condition**
4. The conservatory window in the north east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

**Condition**
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level and above in the east elevation.

**Condition**
6. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority showing parking plans.

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

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

**Reason**
3. To ensure a satisfactory external appearance.

**Reason**
4. To safeguard the amenities of neighbouring residents and the locality.

**Reason**
5. To safeguard the amenities of neighbouring residents and the locality.

**Reason**
6. For the avoidance of doubt.

John Mitchell

John Mitchell
Development Control Manager
Date: 22 May 2000

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

finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

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

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 0826 | JM |
| BUILDING CONTROL NUMBER | FP2000/0386 | Plan. |
| APPLICANT/AGENT | John R Hall | |
| ADDRESS OF SITE | 25 Redhatch Drive EARLEY. | |
| DESCRIPTION OF PROPOSED WORK | 2 storey side ext. | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | PBC/1599 | PBC/1599 |
| ELEVATIONS | " | " |
| FLOOR PLANS | " | " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 22/5/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 5/6/00. | |

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

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

**WORK SHEET FOR :** Joss Miller

**Application Number :** F/2000/0826

**Applicant :** Mr Mrs Jinks C/O John R Hall.

**Location :** 25, Redhatch Drive, Earley, Reading.
**Proposal :** Proposed two storey side extension to dwelling

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 12/4/00 |

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

**Date of Site Visit :** 12/4/00

**Date Registered : 03/03/2000**

**Earliest Date for Decision : 07/04/2000**

**Latest Consultation Date/Site Notice Expiry Date : 07/04/2000**

**Application Expiry Date: 28/04/2000**

**Consultation Responses :**

Earley TC - No objection
Highways - Revised parking plan.

**Planning Issues :**

Effect on street scene and neighbouring properties. DP&EI.
Identified settlement.

**Application Number: F/2000/0826**

**Appraisal :**

This application is for a 2 storey side extension and single storey rear extension.

Neighbours.
No 27 has a landing window and a ground floor window on the single storey rear extension on the side elevation. The neighbour is approximately 3m away from the extension and is situated to the east of it. The 2 storey element has a catslide roof with a dormer window on the front elevation. The rear of the 2 storey element is approx 3m in from the rear footprint of the applicant's house. No 27 is sited 5m back from the applicant's house. The roof of the extension is set down approx. 900mm down from the main ridge line and has a half hip. *All these issues serve to reduce the impact in terms of being overbearing and loss of sunlight and daylight on No. 27. There are no side windows so there will be no overlooking. All other neighbours are a sufficient distance for any impact to be reduced. The majority of the extension will be obscured from No 23 by the main footprint of the applicants house. in addition to the 1.8m fence and shrubbery. The conservatory is an acceptable size not to adversely affect No 27, however the siting of it may require the windows in the east elevation to be obscure glazed. Street Scene.
The extension is forward of the front building line by approx 1.7m and has a catslide roof to the 2 storey element with a dormer window in the front elevation. This is sufficient to reduce the impact on the street scene.

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

* Whilst it is noted that the neighbouring property at No 27 is set down by approx 600mm from the applicants property,

Highways
There is sufficient parking on the site to satisfy highway policies.

OK

**Application Number F/2000/0826**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1. | SC01 | SR02 | |
| | | | |
| 2 | SR23 | SR06 | Parking & garaging |
| | | | |
| 3 | SR53 | SR12 | Works |
| | | | |
| 4 | SC20 | SR05 | 'conservatory' 'north east elevation' |
| | | | |
| 5 | SC08 | SR05 | first floor level and above east elevation |
| | | | |
| 6 | SC04 | SR04 | Revised plans Parking plans. |

John Mercer
8/5/00

# RECORD OF SITE VISIT

**SITE ADDRESS:** 25 Redhatch Drive
Earley Reading.

**APPLICATION NUMBER:** F/2000/0826

**OFFICER:** Joss Miller

**DATE OF SITE VISIT:** 12/4/00

**1 SITE/STATUTORY NOTICE DISPLAYED ?** Yes on tree at front of property.

**2. DESCRIPTION OF SURROUNDINGS**
Semi-d & d. houses on both sides of road.

**3. DESCRIPTION OF SITE/BUILDING**
Detached house of brick & tile

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
27. One landing window & s/f window on s/s r extn Approx 600mm lower than applicant (1.2m fence)
23 Similar boundary treatment.

**5. SITE CONSTRAINTS**

**TREES** —

**ACCESS/PARKING** 4 spaces.

**LEVELS** — (See above).

**BOUNDARY TREATMENT** 1.8m fence & shrubery.

**OTHERS**

**LISTING FORM**

Case officer: **Joss Miller** Application Number: **F/2000/0826**

**25, Redhatch Drive, Earley, Reading.**

**Proposed two storey side extension to dwelling** — not nec

I wish this application to be listed should the officers recommendation be for refusal

and my reason(s) are dependent on your views Please contact me

Signed: R Rolls

Councillor Rolls

Date: 3.12.01

JM

FROM: Joss Miller

DELEGATED

DATE: 14 March 2000

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/0826

**Proposal:** Proposed two storey side extension to dwelling.

**Site Address:** 25, Redhatch Drive, Earley, Reading.

**Applicant:** Mr Mrs Jinks C/O John R Hall.

Your observations are required in respect of this application **by 07/04/2000**.

PLANNING SERVICES | HPT
DC | TLS
APP | CS
27 MAR 2000
COPIES TO:

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

**HIGHWAYS CONSULTATION SHEET**

**From:** Joss Miller

**Date:** 14 March 2000

**Application Number:** F/2000/0826

**Proposal:** Proposed two storey side extension to dwelling

**Site Address:**
25, Redhatch Drive, Earley, Reading.

**Applicant:**
Mr Mrs Jinks C/O John R Hall.

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

EXTENDING THE FRONT OF THE GARAGE FORWARD WILL RESULT IN THE LOSS OF A PARKING SPACE.
PLEASE SUBMIT A REVISED PARKING PLAN SHOWING TWO PARKING SPACES ON THE DRIVEWAY, SPACE IN FRONT OF GARAGE TO BE 2.4 x 5.5m (MIN), OTHER SPACE TO BE 2.4 x 4.8m (MIN). I WOULD SUGGEST WIDENING THE DRIVEWAY TO 4.8m AND EXTENDING THE DROPPED KERB ACCORDINGLY.

**Signed:** N.S. Trotter **Print name:** N TROTTER
27-3-00

**Received by Wokingham District Council**

# Application No: F/2000/0826

**PROPOSAL:**
Proposed two storey side extension to dwelling

**LOCATION:**
25, Redhatch Drive, Earley, Reading.

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

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.**
**(TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/04/2000. Written comments submitted will become available for public inspection.**

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

**Head of Planning and Transportation**

## WOKINGHAM D.C. DEVELOPMENT CONTROL

57

| | |
|---|---|
| Start date: 03 MAR 2000 | Map No. ~~58~~ Site 0.06 |
| Officer: JM \| Application No. F 2000 0826 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

0826

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

Location: 25 RED HATCH DRIVE

Parish: EARLEY Ward: Redhatch

Applicant: MR / MRS JINKS

Fee Received 95-00 (9) 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 | ? Parking – only room for 1 car on drive + single garage (4'6 l/r) | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 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 : .....  Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

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

### EXTERNAL CONSULTATIONS

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

### HERITAGE BODIES

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

**OTHERS:**

.....

.....

..... No pre-apps. .....

**NEIGHBOURS:**

..... 22, 24, 26, 23, 27 Redhatch Drive .....

..... 22 Wychwood Crescent. .....

ADDRESS 25 REDHATCH DRIVE PARISH EARLEY

PLOT No. 35, Part Plot 34 ORD. SHEET No. 57 SU.7370

BUILDER Messrs. J.T. Cook & Son Ltd

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 536/48 | Messrs. J.T. Cook & Son Ltd | Semi/Det. House | 11.1.49 | App. |
| 94/51 | " | Outline | 13.3.51 | N/A. |
| 204/53 | Mr. K. Fitch | Detached House | 14.4.53 | App. |
| 168/54 | " | Garage | 13.4.54 | App. |
| PD/623/64 | Mr. J.H. Merrick | Garage | 29.10.64 | App |
| PD/91/69 | " | Conservatory | 20.3.69 | App. |
| 43292 | | | 3.10.96 | |
| FP96/2866 | Mr. A. Jinks | 2/Sf. Ht. | 17.8.96 | App |
| 96/645579/7 | " | 5/Sf. Ht. | 12.11.96 | |
| FP96/597/7 | " | 5/Sf. | 11.11.96 | App |

DATE OF COMPLETION January 1954

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

60

1305A

# Environmental Services

For office use only.
Application number:

03.MARCH2000 0826

## 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 A. JINKS. |
| | Address and postcode | 25 REDHATCH DRIVE<br>EARLEY<br>READING |
| | Phone number | |
| 2 | Agent's Name | JOHN R. HALL |
| | Address and postcode | SETLEY COTTAGE, BASINGSTOKE RD.<br>THREE MILE CROSS<br>READING RG7 1AX |
| | Phone number | 0118 9882883. |
| 3 | Site<br>We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485. | 25 REDHATCH DRIVE<br>EARLEY<br>READING |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | TWO STOREY SIDE EXTENSION |

| | | | |
|---|---|---|---|
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☐ | No ☑ |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | BRICK & TILE AS EXISTING | |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>Please show details of the existing access and any proposed changes on the plans. | Yes ☐ | No ☑ |
| 8 | Will the car parking provision at the site be changed?<br>If Yes, please show details of any changes on the plans. | Yes ☐ | No ☑ |

Crystal Mark
Clarity approved by

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). 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 Mr & Mrs A. Jinks

Date 25/2/00

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




# Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

03.MAR2000* 0826

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Date: 10 March 2000

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