APPLICATION NO:
F/2000/0852

LOCATION:
1 Ramsey Close, Lower Earley Reading.

APPLICANT:
Mr Querishi C/O Harrall Design Associates

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **09/04/2000**
Members 28 day exp: 13/04/2000
APPLICATION EXPIRY DATE: **01/05/2000**

CASE OFFICER: **Natalie Brown**

- P

- OMBUDSMAN COMPLAINT

- SUPERSEDED DRAWINGS

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Querishi
C/O Harrall Design Associates
14 Tomlinson Drive
WOKINGHAM
Berkshire
RG40 3NZ

Application Number: F/2000/0852

Parish: **EARLEY**

Location: **1 Ramsey Close, Lower Earley, Reading**

Proposal: **Proposed single storey rear extension to dwelling (Retrospective)**

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

Reason
1. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 02 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.

Received by Wokingham District Council

Application No: F/2000/0852

PROPOSAL:
Proposed single storey rear extension to dwelling

LOCATION:
1, Ramsey Close, Lower 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2000. 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

Start date: 06 MAR 2000	Map No. 59 Site 0.0R
Officer: WAB Application No. f/2000/0852	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: 1 RAMSEY CLOSE

Parish: EARLEY Ward: Little Hungerford 16.3.2000

Applicant: MR QUERISHI

Fee Received 95-00 Required ..... Additional ..... Refund .....
(1)

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			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

S/N + 9+10 STILTON CLOSE

11 HUNTINGTON CLOSE ✓

7 & 2 RAMSEY CLOSE

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0852

Applicant : Mr Querishi C/O Harrall Design Associates.

Location : 1, Ramsey Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		4/4

Date of Neighbour Notifications : .....

Date of Site Visit : 4/4

Date Registered : 06/03/2000

Earliest Date for Decision : 09/04/2000

Latest Consultation Date/Site Notice Expiry Date : 09/04/2000
Members 28 day exp: 13/04/2000
Application Expiry Date: 01/05/2000

Consultation Responses :
Earley PC: App should be refused on the grounds of over development.

Neighbours/EN: 11 Huntington Close - do not object to extra 1.5m extn.

Planning Issues : (DD set).
1) Impact upon neighbouring properties } WBE1
2) Impact upon the street scene. } LBE1 / LBE2

Application Number: F/2000/0852 (Retrospective app)

Appraisal :

1) Impact upon neighbouring properties:-
The development is a single storey rear extension forming a dining room.
It has a mono pitched roof, 2.4m to eaves & 3.6m to ridge
It is off main wall 4.25m & protrudes beyond the rear b'line by app 5.35m
The extn is set back from all boundaries - app 2m from
No 11 Huntingdon close & 4-5m from 9+10 Stilton close.
There are no windows in the side elevation facing 11 Huntingdon close.
It is not considered that the retrospective development is having any adverse impacts to neighbouring properties by overlooking, overshadowing nor overbearing i.e. no detrimental impact.
(NB: No 11 Huntingdon close objected to the original app & now have no objections to the increase in size).

2) Impact upon the streetscene.
Materials match those of the main dwelling.
The extension is single storey.
It is not considered that there any significant adverse impacts to the streetscene.

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

Application Number F/2000/0852
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC53	SR12	WORK

RECORD OF SITE VISIT

SITE ADDRESS: 1 Ramsey Close Lower Earley Reading. Retrospective APPLICATION NUMBER: F/2000/0852	OFFICER: Natalie Brown DATE OF SITE VISIT: 4/4

1 SITE/STATUTORY NOTICE DISPLAYED ? 4/4 on front door (door close to path)

2. DESCRIPTION OF SURROUNDINGS

Residential.
unc detached.
small f. gardens.

3. DESCRIPTION OF SITE/BUILDING

Brick side elev (no side windows) facing Nº 11 (Nº 11 set back from boundary)
small grassed area for garden.
on window in [illegible] elev.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Link detached.
set away from all boundaries
(extn does not overlook/overshadow - is not overbearing)

Existing extn ? one side window facing towards Nº 2.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT ← 1.8m fence & path (1m) width.
1.8m fence at rear.

OTHERS

→ 1.8m fence.

Fine length of extn visible if stand opp entrance to Ramsey close.
Can see roof but appears OK in relation to main dwelling. Single storey - mono pitched roof no windows facing, materials match.

1 Ramsey close f/2000/0852.
single storey rear extn - retrospective.

floor area dwelling (external - external wall)

Ground floor : $7.2 \times 6.9 = 49.68 m^2$
(garage : $5.7 \times 2.4 = 13.68 m^2$) } $99.36 m^2$
first floor : $7.2 \times 6.9 = 49.68 m^2$
113.04

Extn (previously approved) $= (4.7 \times 4.2) + (1.65 \times 2) = 23.04 m^2$

extn (retrospective) $= (5.35 \times 4.2) + (1.65 \times 2) = 25.77$

1) % increase over prev approved = 11.8%

2) Retro: % increase over orig floor area with garage = 22.8%
without garage = 25.9%

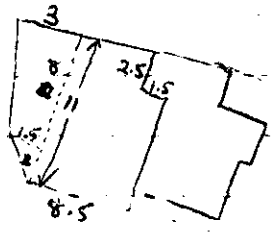
3) Retro: % increase over orig footprint with garage = 40.7%
without garage = 51.9%

4) Vol retro extn: $\left(\frac{3.6+2.7}{2} \times 5.35 \times 4.2\right) + \left(\frac{3.6+3.2}{2} \times 1.65 \times 2\right)$

$= 70.78 + 11.22$

$\Rightarrow 82 m^3$

5) Area garden from original rear b'line dwelling (ie, not path down side).



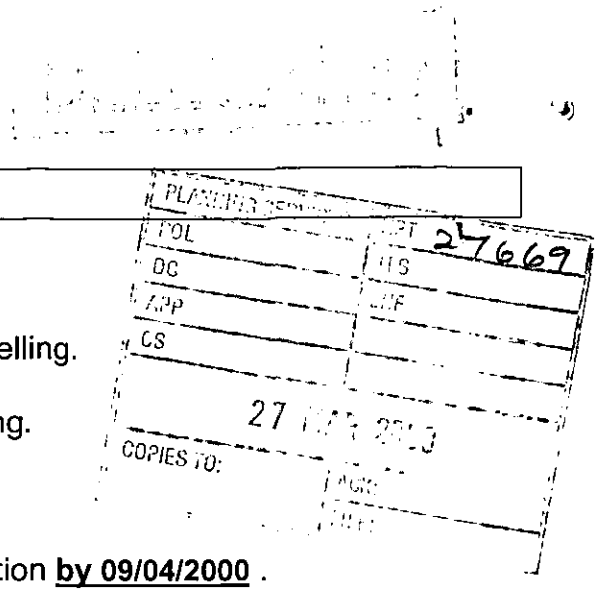
$[(11 \times 8.5) - (2.5 \times 1.5)] + \left(\frac{3+1.5}{2} \times 8\right) + \left(\frac{1.5 \times 3}{2}\right)$

$89.75 + 18 + 2.25 \Rightarrow 110 m^2$

Extn $= 25.77 m^2$ ∴ there is a 23.4% loss of garden space

FROM: Natalie Brown

DATE: 16 March 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0852

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 1, Ramsey Close, Lower Earley, Reading.

Applicant: Mr Querishi C/O Harrall Design Associates.

Your observations are required in respect of this application **by 09/04/2000** .

It was noted that this appeared to be a retrospective application.

Members of the Planning Committee felt that this application should be refused on the grounds of overdevelopment.

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

11 Huntingdon Close
Millers Green – Lower Earley
READING
Berkshire RG6 3AB
Tel: 0118 9617603

06.MAR2000* 0652

Thursday 2nd March 2000.

Planning Officer
Wokingham District Council

SINGLE STOREY EXTENSION TO NUMBER ONE RAMSEY CLOSE LOWER EARLEY

It is to my knowledge that the single storey extension built onto number one Ramsey Close, Lower Earley, has exceeded planning permission granted by half a metre in it's length.

I do not object to the extra half a metre in the length of the extension and consider this was an oversight on the part of the builders and beyond the control of the owner of the property.

Yours faithfully,

Kevin J Walker.

By hand 6/3/00.

1305A

Environmental Services

For office use only.
Application number: 06.MAR2000* 0652

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 Z. QUORISHI 1 RAMSEY CLOSE LOWER EARLEY BERKSHIRE
2	Agent's Name Address and postcode Phone number	HARRALL DESIGN ASSOCIATES 14 TOMLINSON DRIVE WOKINGHAM BERKSHIRE RG40 3NZ 01189 733069.
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.	1 RAMSEY CLOSE ~~WOKINGHAM~~ EARLEY BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION TO PROVIDE DINING ROOM.
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.	TILED ROOF, FACING BRICK WALLS ALL 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

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 Z. Qureshi

Date 4/3/2000

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

GARLEY 1.K.SE

ADDRESS 1 RAMSEY CLOSE PARISH ~~HOOKLEY~~

PLOT No. 62 AREA 'B' - LOWER GARLEY ORD. SHEET No. SU.7670 S9

BUILDER REFER TO MASTER CARD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10724	LAING	DETACHED HOUSE & GARAGE	2.8.79	N/A CIA
BR11268	"	"	9.7.79	APP. N/A
99/70425/F	MR QURESHI	SINGLE STOREY REAR EXTN		
		+ SINGLE STOREY FRONT EXTN	5.11.99	C/

DATE OF COMPLETION

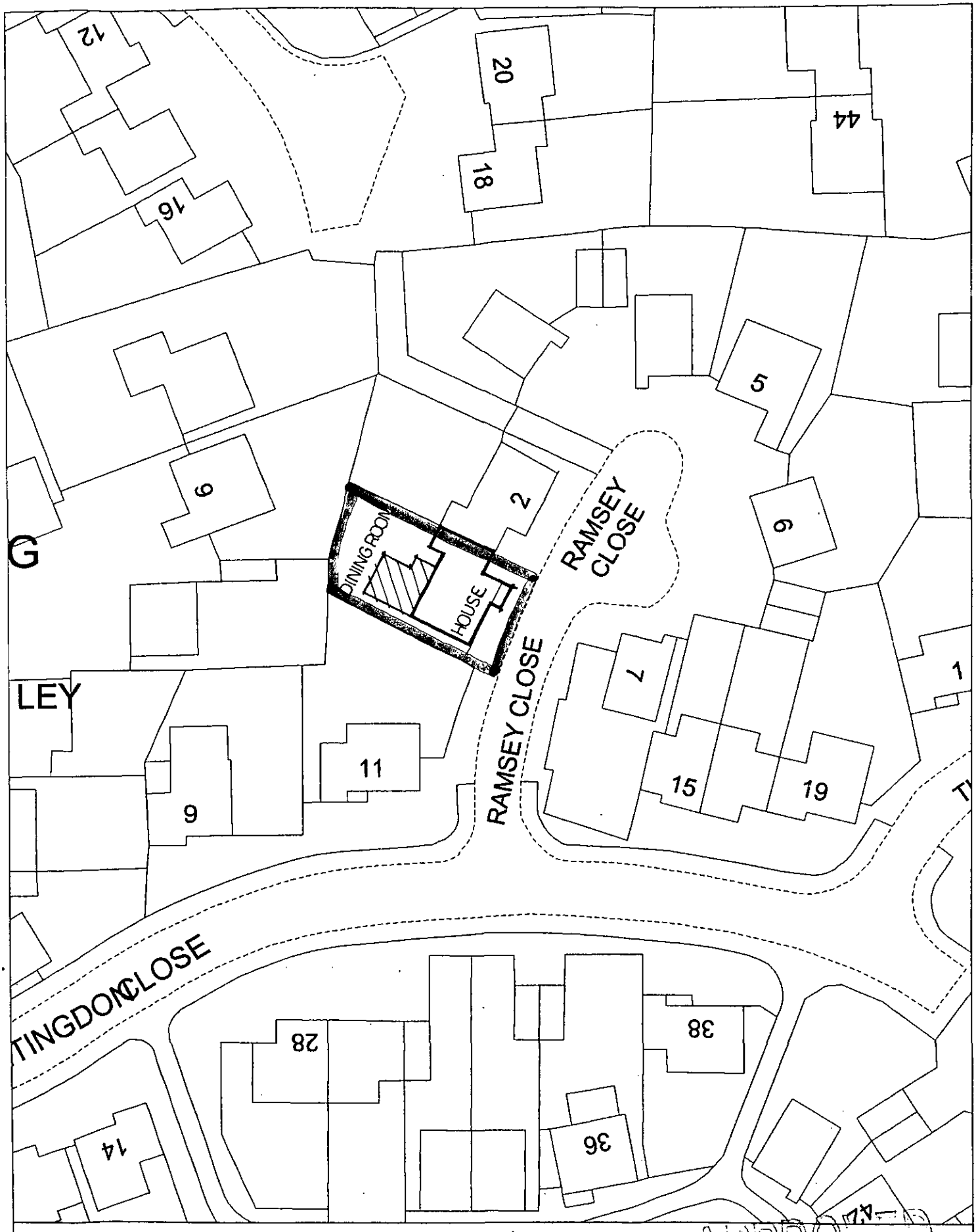
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

06.MAR2000* 0852



Site Plan, Scale: 1 to 500

APPROVED

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08 MARCH 0652

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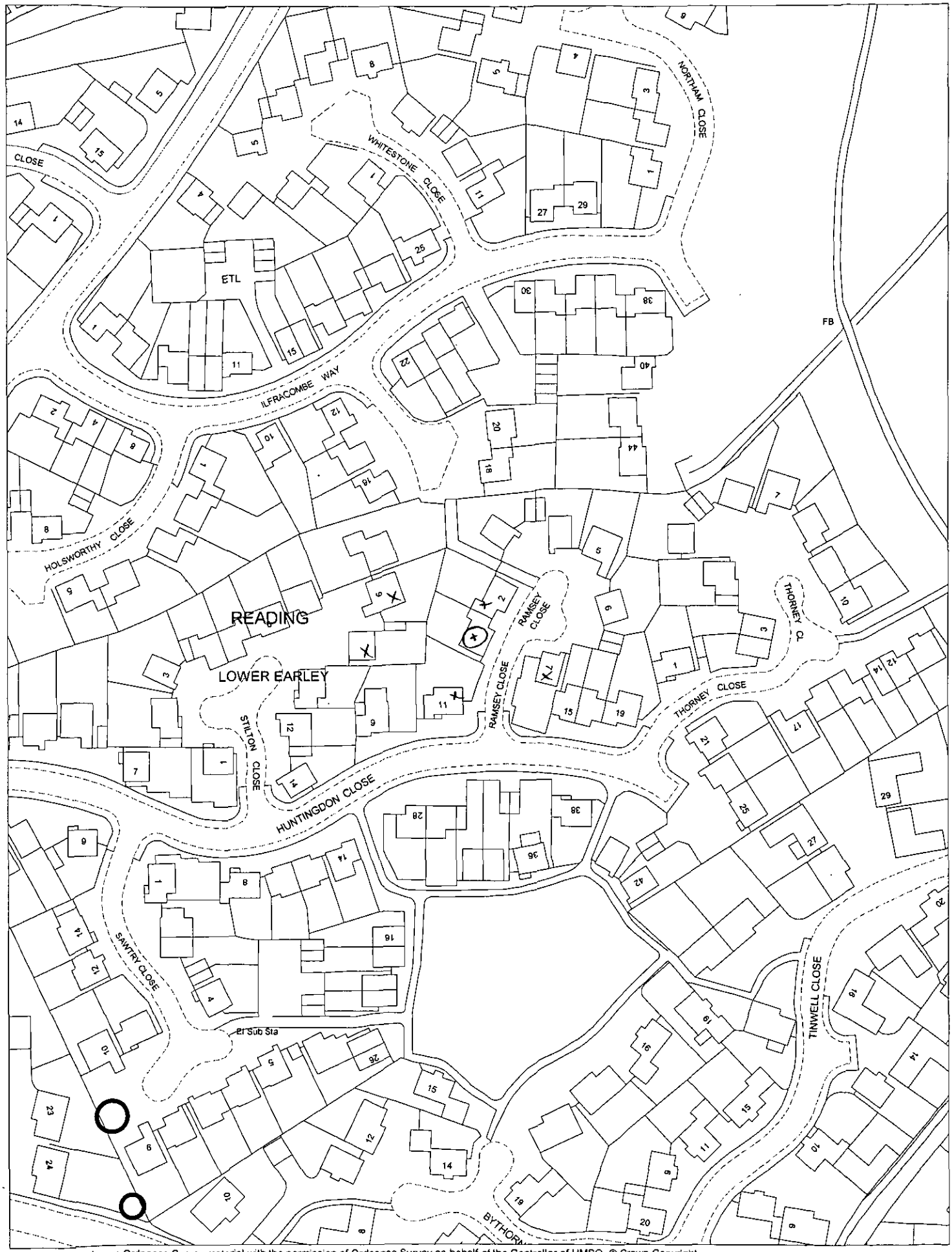
Date: 2 September 1999



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Development Control Section, Environmental Services, Wokingham District Council.
14 March 2000

Scale: 1 : 1250

N W E S

06 MAR 2000 C002