APPLICATION NO:
F/2002/6766

LOCATION:
7 Hengrave Close, Lower Earley Reading.

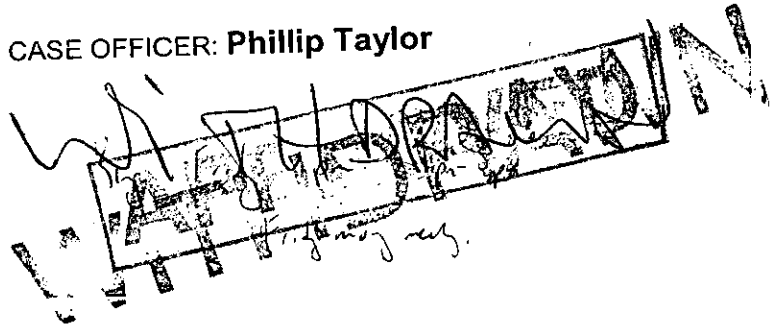
APPLICANT:
Mr/Mrs G Roden C/O Mr M Matthews

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **11/07/2002**

APPLICATION WILL HAVE EXPIRED ON:
31/07/2002

CASE OFFICER: **Phillip Taylor**



WITHDRAWN

707

DO

RAILEX
Marbleboard

11.15 am 25/7/02

7 Hengrave Close
Lower Earley
Reading
Berks
RG6 3AR

Tel: 0118 9667521

E-mail: chris@roden4.fsnet.co.uk

25 July 2002

Dear Mr Taylor,

Planning Application: F/2002/6766

I refer to the planning application in respect of the above property which you visited last week and subsequently discussed with my agent, Mike Matthews. On Mike's advice, I wish to withdraw the application *without prejudice* with a view to submitting a fresh one shortly. In these circumstances, I should be grateful if you would arrange for the application fee to be returned or credited.

I gather that you had two reservations about the application as affecting my neighbour in the Delph:

(a) infringement of light falling on the first floor bedroom window; and
(b) your feeling that the proposed extension would be overbearing.

Accordingly, the fresh application will take these issues substantially into account, including an overlap at the front of our property which would present no such problems for our neighbour in the Delph and help break up the ugliness of the blank brick gable end of their house which totally overlaps the front line of our house.

It would be helpful therefore if you would contact my agent with a clear indication from the Council of what amendments would be necessary to meet the above objections. (A copy of this letter goes to Mike Matthews).

Thank you for your help.

Yours sincerely,

Chris Roden

(Mr) Chris Roden

Telephone Number: (0118) 9746428

Date: 2 August, 2002

APPLICATION NUMBER: F/2002/6766

WOKINGHAM UNITARY
Aiming for Excellence

MISS CARLA MUMFORD
9 THE DELPH
LOWER EARLEY
RG6 3AN

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) 977 8909

Dear Sir/Madam

Application No: F/2002/6766

Location: 7, Hengrave Close, Lower Earley Reading

Proposal: Proposed two storey side extension to dwelling.

Thank you for your recent observations on the above planning application.

The applicants have decided to withdraw their application prior to a decision being made by the Council.

Should you wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

Trevor Watson

Development Control Manager

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6766

Applicant : Mr/Mrs G Roden C/O Mr M Matthews.

Location : 7, Hengrave Close, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		19/07

Date of Neighbour Notifications : .....

Date of Site Visit : 19/07

Date Registered : 05/06/2002

Earliest Date for Decision : 11/07/2002

Latest Consultation Date/Site Notice Expiry Date : 11/07/2002

This application will have expired on: 31/07/2002. 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 :

Planning Issues :

Application Number: F/2002/6766

Appraisal :

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

Application Number F/2002/6766
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 7 Hengrave Close
Lower Earley Reading.

APPLICATION NUMBER: F/2002/6766

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

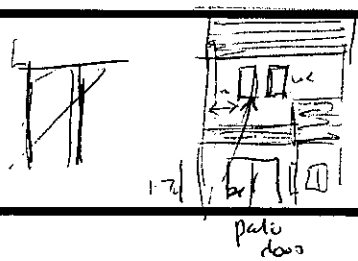
1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS id soft

3. DESCRIPTION OF SITE/BUILDING detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

9 The Delph - two first floor window fing near
set back 5 m
overbearing presence + overshadowing



5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/6766	Map No : 58
Case Officer : PT	Site Area : 0.04
Valid Date : 5.6.02	Received Date: 05/06/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 7, Hengrave Close, Lower Earley, Reading.

Parish : EA Ward : LIT

Applicant : Mr/Mrs G Roden C/O Mr M Matthews.

Fee Required: £110 Fee Received: £110 (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	red line		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Front elevation show increase in width to rear. Check position of front velux.	17.6	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Check no encroachment.	17.6.	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

....S/N.t....see.map.....

.....

.....

OTHERS

....No.pre-app.....

.....

.....

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		25HAWKEDON WAYREADING	RG6 3AP
		27HAWKEDON WAYREADING	RG6 3AP
		6HENGRAVE CLOSEREADING	RG6 3AR
		7HENGRAVE CLOSEREADING	RG6 3AR
		8HENGRAVE CLOSEREADING	RG6 3AR
		9THE DELPHREADING	RG6 3AN

7 Hengrave Clon

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6766. (Case Officer:Phillip Taylor)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
POL	TLS
DC	EDF
APP	
CS	
03 JUL 2002	
COPIED TO	ACK: ✓

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6766

YOUR NAME: MISS CARLA MUMFORD

YOUR ADDRESS: (if these details are incorrect please amend)
9 THE DELPH
LOWER EARLEY
READING
RG6 3AN

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: I strongly object to the above proposal as there are many things that would effect me: The houses were built approx 50% offset and the plans show that the extension will be built up to the boundary which would cause our side entrance which is approx 3' wide to be like a dark tunnel and would restrict natural daylight into our garden and cause excessive shadowing. The extension shows that it would have velox style windows to the first floor which

Continue over the page if more room required

P. TO

POSITIVE ABOUT DISABLED PEOPLE

would reduce my privacy by being overlooked.
If this was to be built I would feel that it would reduce the value of my property and make it difficult to sell as to the overdevelopment of next door. It could make it look more like a centre town house rather than an end. The reason I bought it because it was at the end and had a great deal of seclusion and feel this would be lost if this was to go ahead.
I invite you to come and see the possible effect it would have and would not look like the builders had intended

Please send all replies to:

Church Farm House
Church Lane
Shinfield
Reading
RG2 9BY

Yours faithfully

G.M. Mumford



Rear garden of 9 The Delph

Mike Matthews Architect

M G Matthews MSc BArch(Hons) MBCS RIBA
Chartered Architect
Chartered Information Systems Practitioner
17 Celyn Avenue Connahs Quay Flintshire CH5 4SZ
01244 812969

Mobile: 077536 14334
Email: mmarch01@hotmail.com

PLANNING 57761
POL
DC PT
APP
CP
21 JUN 2002
COPIES TO
ACK:
FILE:

Planning Services
Wokingham District Council
Environmental Services Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

20th June 2002

Att Phillip Taylor

Dear Sirs

re: Application Number: F/2002/6766
Proposed Alterations & Extensions to 7 Hengrave Close, Lower Earley

Further to your letter dated 17th June 2002, I am pleased to confirm that no part of this development encroaches on to the adjoining property: the external wall has been set back 100mm from the boundary so that the verge will not overhang the adjoining property.

I also enclose 6 copies of amended front elevation, which now shows the slight widening to the rear, as you noted on your compliment slip. I have also checked the position of the Velux to the front of the extension.

I have also forwarded the notice to the applicant for display on site.

Yours faithfully

M G Matthews

M G Matthews

Enc.

CC Mr & Mrs Roden

FROM: Phillip Taylor

DATE: 17 June 2002

DELEGATED

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
APP	
CS	
23 JUL 2002	
COPIES TO	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6766

Proposal: Proposed two storey side extension to dwelling..

Site Address: 7, Hengrave Close, Lower Earley, Reading.

Applicant: Mr/Mrs G Roden C/O Mr M Matthews.

Your observations are required in respect of this application **by 11/07/2002** .

Councillors considered that this proposal represented an overdevelopment, was unneighbourly and would cause a loss of light. It is therefore requested that this application is refused.

SIGNED: _____ DATE: 19 JUL 2002

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 17 June 2002

My ref: F/2002/6766

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Edmunds
13 Moor Copse Close
Earley
Reading
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/2002/6766
7, Hengrave Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6766**
7, Hengrave Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Edmunds

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

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

Tel: (0118) 974 6442

Date: 17 June 2002

My ref: F/2002/6766

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2002/6766
7, Hengrave Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6766**
7, Hengrave Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Swindells

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

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

Tel: (0118) 974 6442

Date: 17 June 2002

My ref: F/2002/6766

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Buckley-Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2002/6766
7, Hengrave Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6766**
7, Hengrave Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Buckley-Carpenter
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6766

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
7, Hengrave 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 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/2002/6766 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/07/2002. 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.

Trevor Watson
Development Control Manager
17 June 2002

6766

Mike Matthews Architect 05.JUN.2002 6766

M G Matthews MSc BArch(Hons) MBCS RIBA
Chartered Architect
Chartered Information Systems Practitioner
17 Celyn Avenue Connahs Quay Flintshire CH5 4SZ
01244 812969

Mobile: 077536 14334
Email: mmarch01@hotmail.com

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

28th May 2002

Dear Sirs

re: Proposed Alterations & Extensions to 7 Hengrave Close

I enclose 6 sets of drawings for planning application for the above, together with 6 copies of the forms, and one 1 copy of the certificate, together with cheque for £110 made out to Wokingham District Council.

Yours faithfully

M G Matthews

Enc.

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK + RANTILES TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

FROM SHARED DRIVE
FROM SHARED DRIVE } NO CHANGE

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF ~~DWELLINGS~~/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	12 *	16 *	1 *
BUNGALOW	1 *	1 *	1 *
FLAT/MAISONETTE	1 *	1 *	1 *
OTHER	1 *	1 *	1 *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£110.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED M/M Matthews ON BEHALF OF C+A. RODEN DATE 27/5/02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

6766

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

05.JUN.2002 6766

1.	APPLICANT'S NAME	C.+ A. RODEN
	ADDRESS	7, HENGRAVE CLOSE
		LOWER EARLEY
	POST CODE	RG6 3AR PHONE 01189 667521
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MIKE MATTHEWS ARCHITECT
	ADDRESS	17, CELYN AVENUE
		CONNAH'S QUAY
	POST CODE	CH5 4SZ PHONE 07753614334
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	7, HENGRAVE CLOSE
		LOWER EARLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO HOUSE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0417 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	HG/01 to HG/15 INCLUSIVE

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☑		
EXTERNAL APPEARANCE	☑	DESIGN	☑
MEANS OF ACCESS	☑	LANDSCAPING	☐

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

03.Jan.2002 6706

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below:

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert *name of local newspaper circulating in the area where the land is* situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . M G Matthews . . . .

On behalf of . . . C + A Roden . . . .

Date . . . 27/5/02 . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1.4.86

ADDRESS 7 HENGRAVE CLOSE PARISH Woodley Earley

PLOT No. 13 E/K LOWER EARLEY ORD. SHEET No. SU. 7670 55

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13237	McLEAN HOMES	DET HOUSE & GARAGE	2.5.80	N/A CUA
AR 13346	"	"	5.6.80	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

05.JUN.2002 67/66



REAR ELEVATION

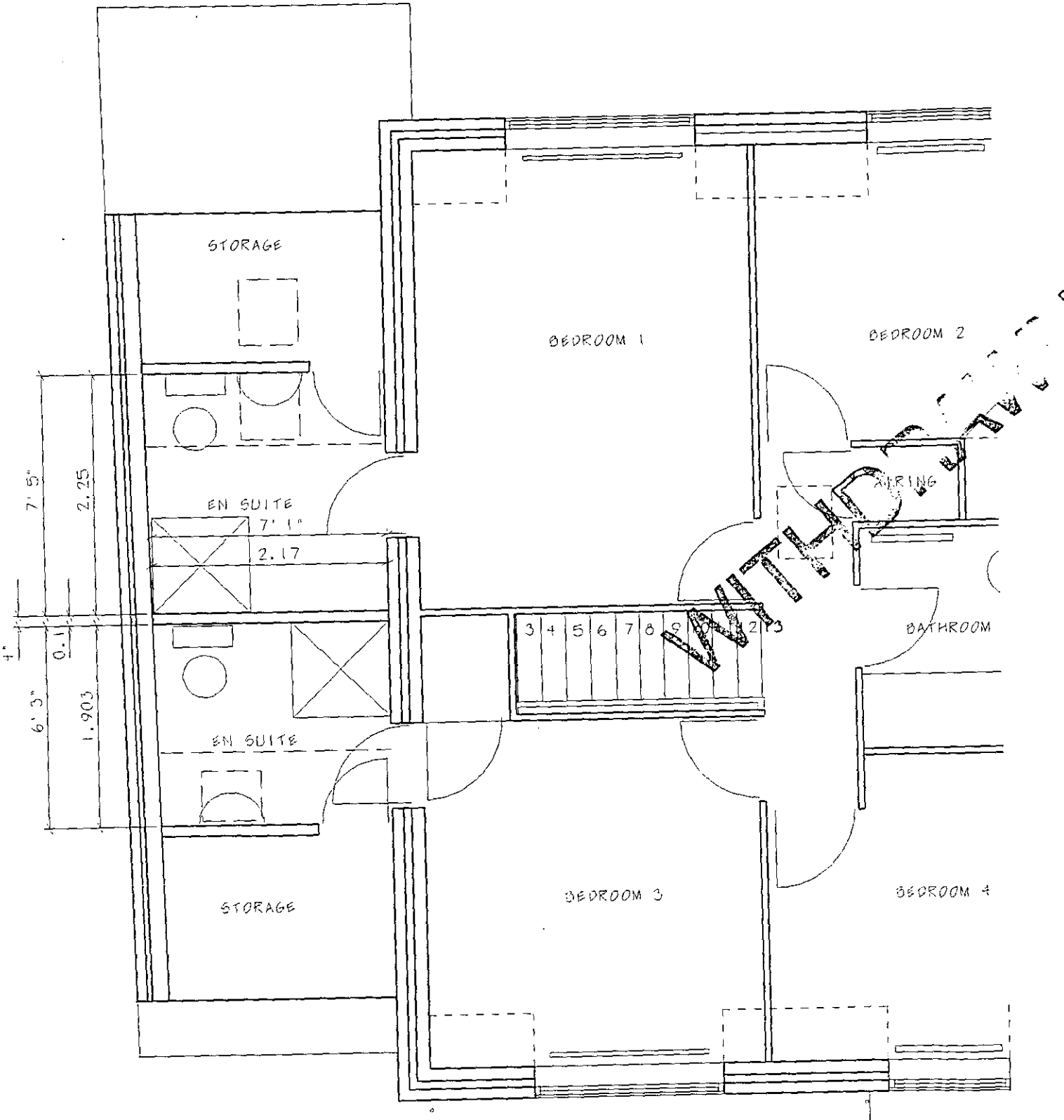
PROPOSED EXTENSION

MIKE MATTHEWS ARCHITECT
MAY 2002

7 HENGRAVE CLOSE
LOWER EARLEY

SCALE 1:50

DRG NO HG/07



FIRST FLOOR PLAN

PROPOSED EXTENSION

MIKE MATTHEWS ARCHITECT
MAY 2002

7 HENGRAVE CLOSE
LOWER EARLEY

SCALE 1:50

DRG NO HG/08

03 JUN 2002 6/66



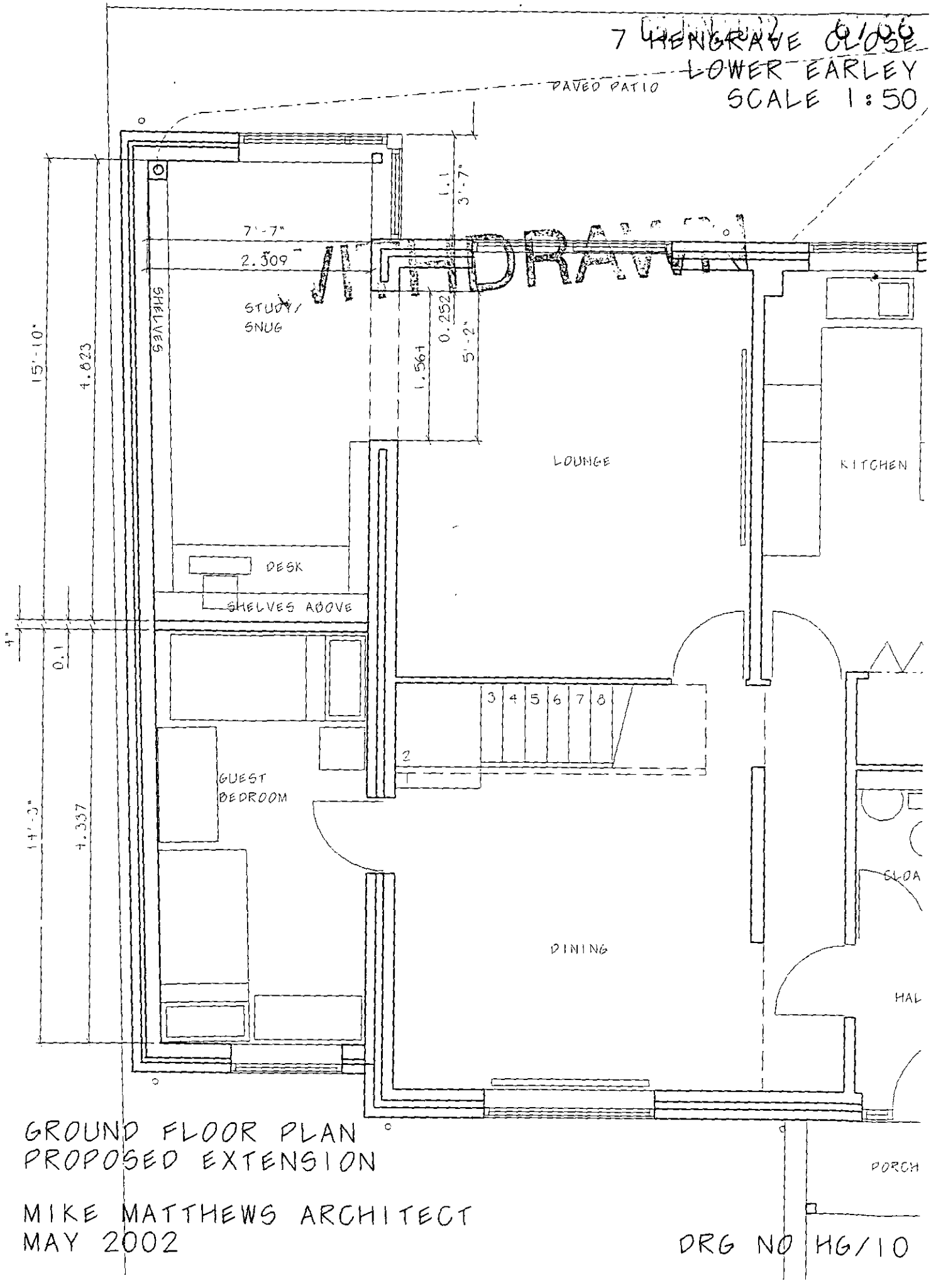
FRONT ELEVATION

PROPOSED EXTENSION

MIKE MATTHEWS ARCHITECT
MAY2002

7 HENGRAVE CLOSE
LOWER EARLEY
SCALE 1:50

DRG NO HG/09

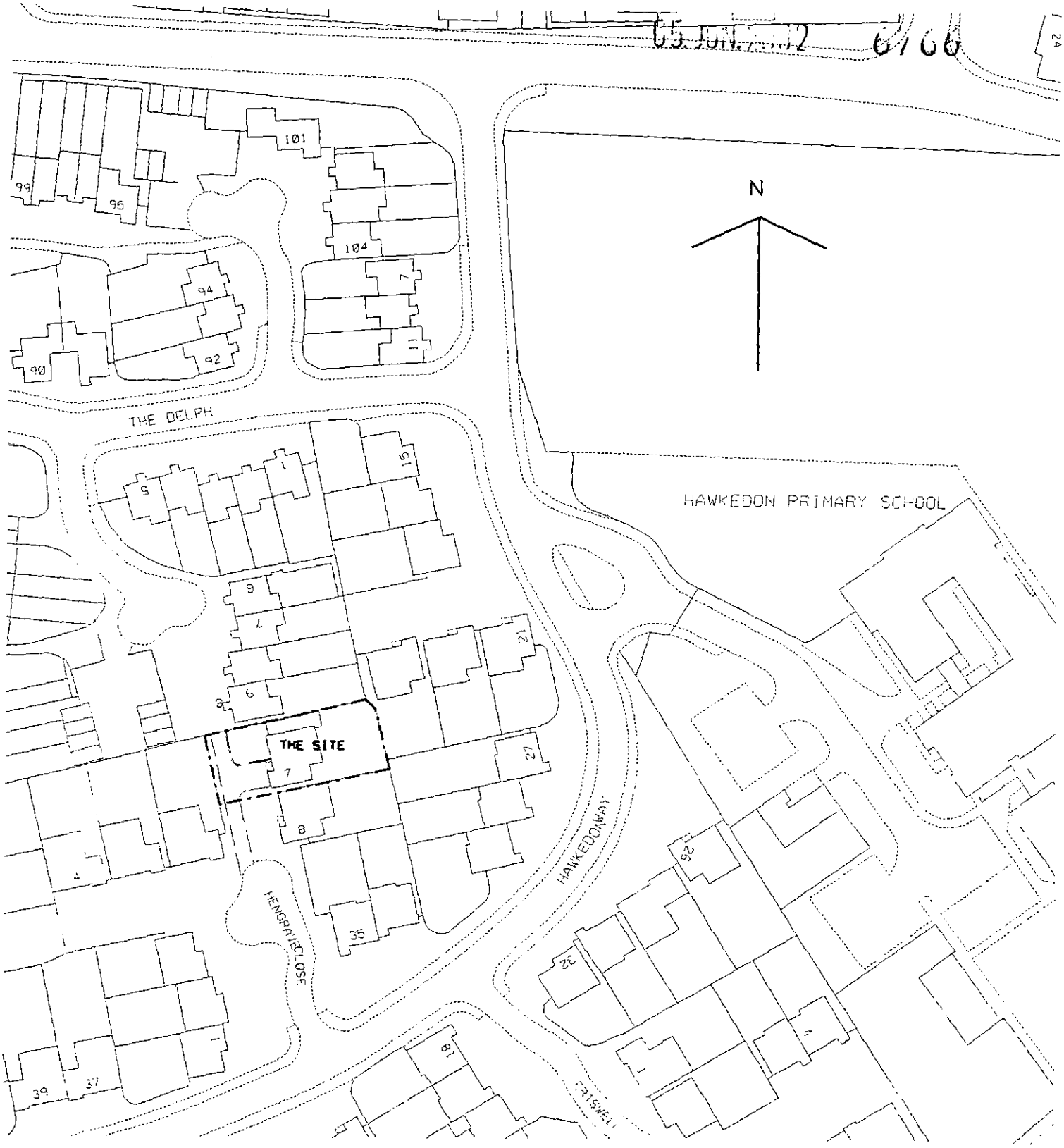


GROUND FLOOR PLAN
PROPOSED EXTENSION

MIKE MATTHEWS ARCHITECT
MAY 2002

DRG NO HG/10

05 JUN 02 6166



PROPOSED EXTENSIONS
7 HENGRAVE CLOSE
LOWER EARLEY

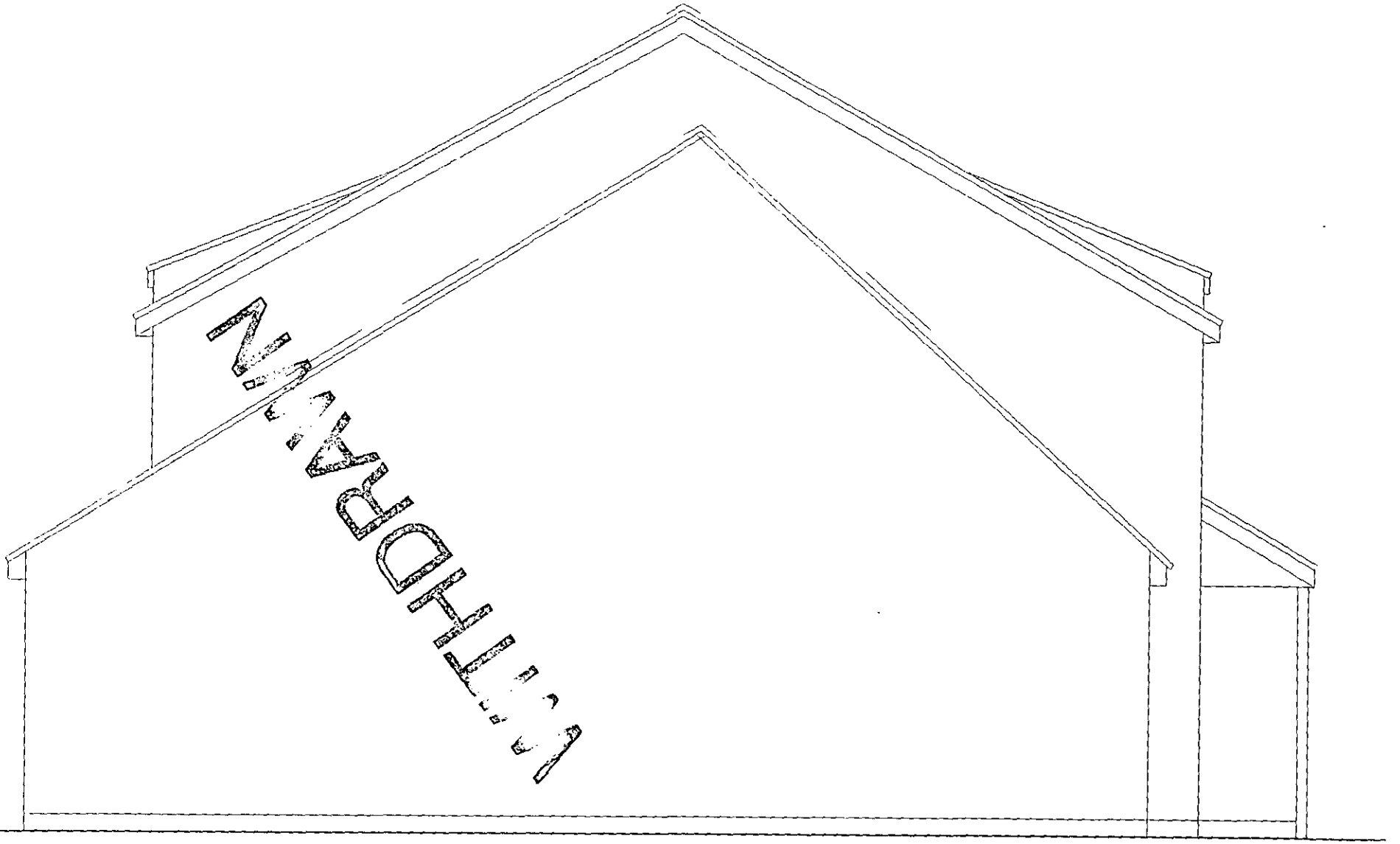
LOCATION PLAN

MIKE MATTHEWS ARCHITECT
MAY 2002

SCALE 1:1250

DRG NO HG/11

05 JUN 2002 6766



NORTH ELEVATION

PROPOSED EXTENSION

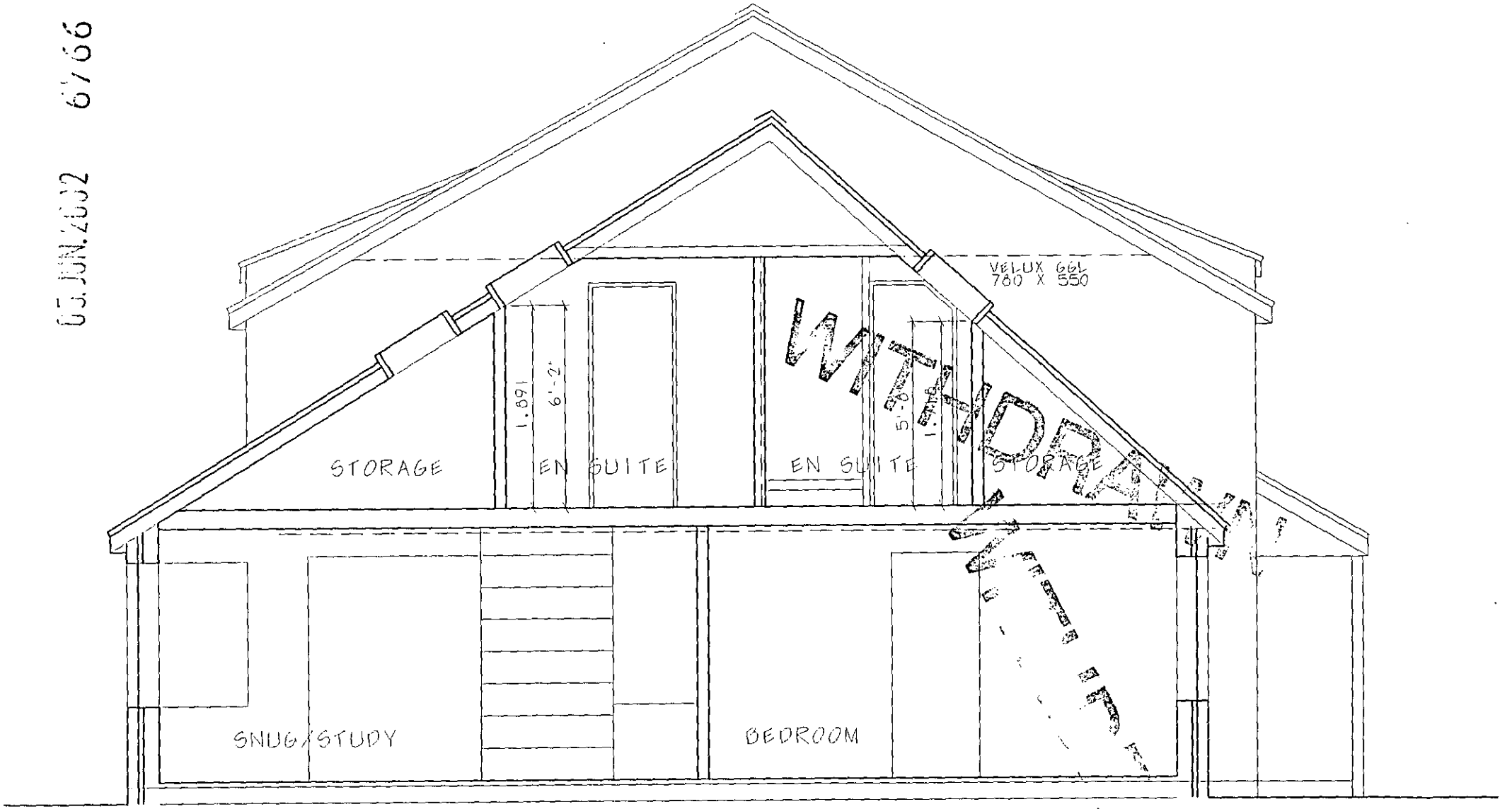
MIKE MATTHEWS ARCHITECT
MAY2002

7 HENGRAVE CLOSE
LOWER EARLEY

SCALE 1:50

DRG NO HG/12

05 JUN 2002 6766



SECTION

PROPOSED EXTENSION

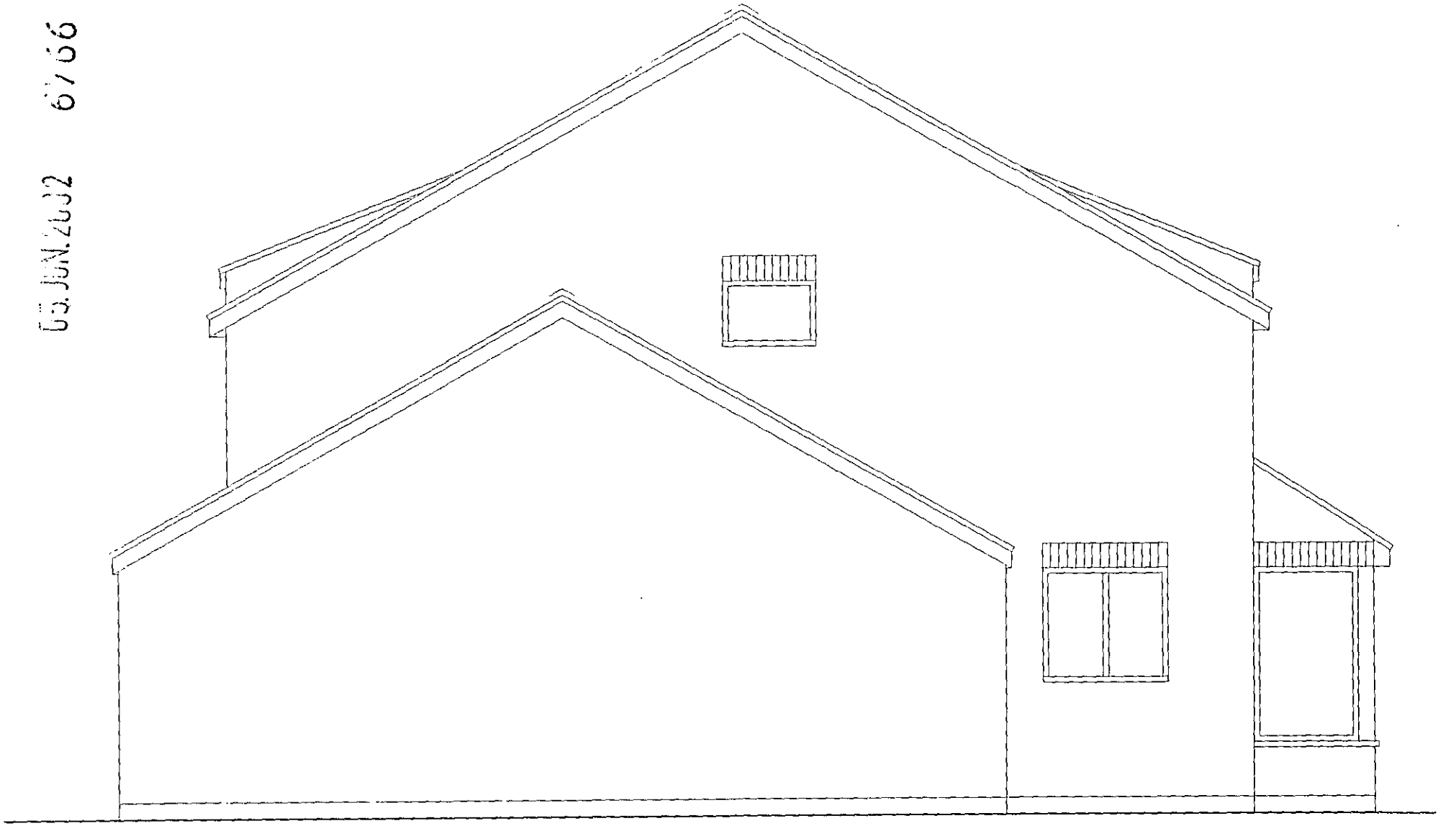
MIKE MATTHEWS ARCHITECT
MAY2002

7 HENGRAVE CLOSE
LOWER EARLEY

SCALE 1:50

DRG NO HG/13

03 JUN 2002 6166



SOUTH ELEVATION

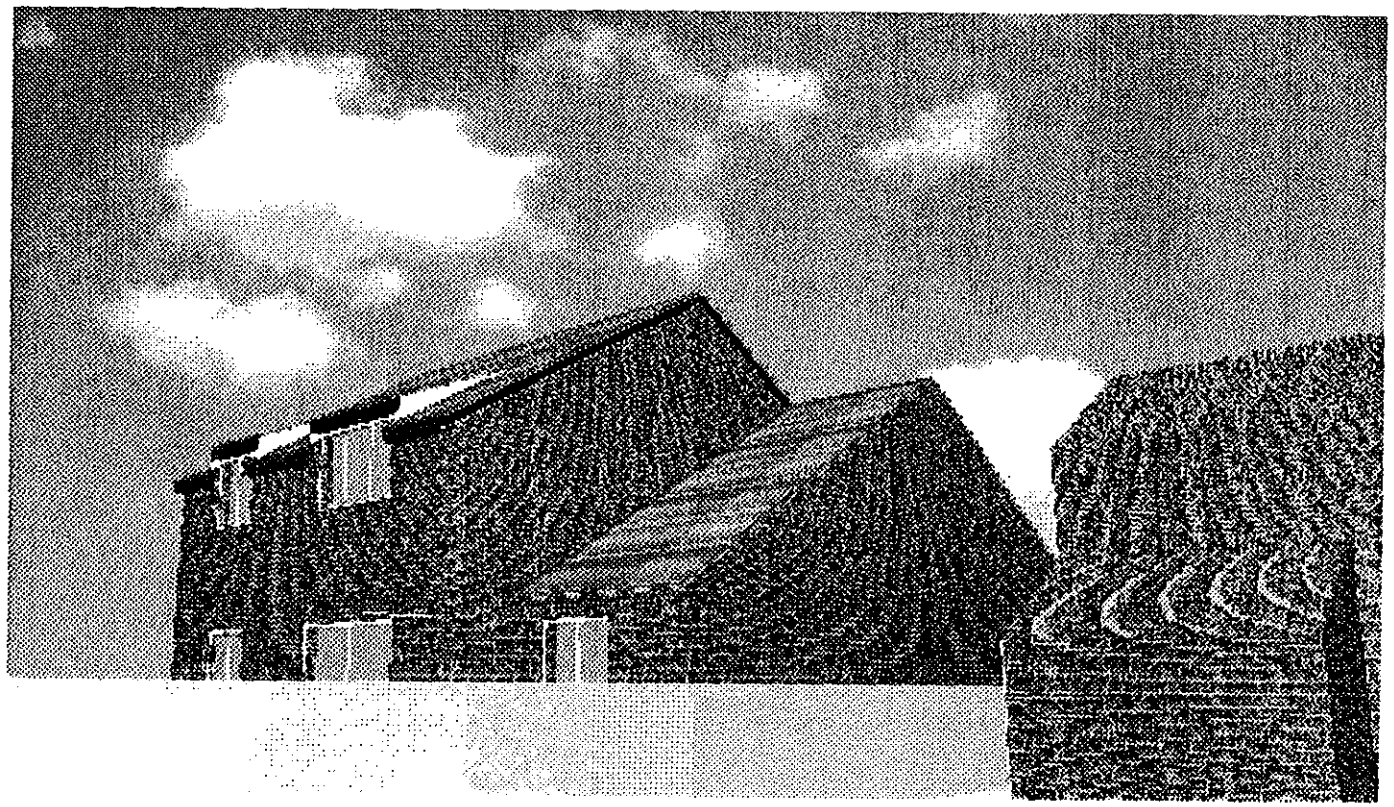
PROPOSED EXTENSION

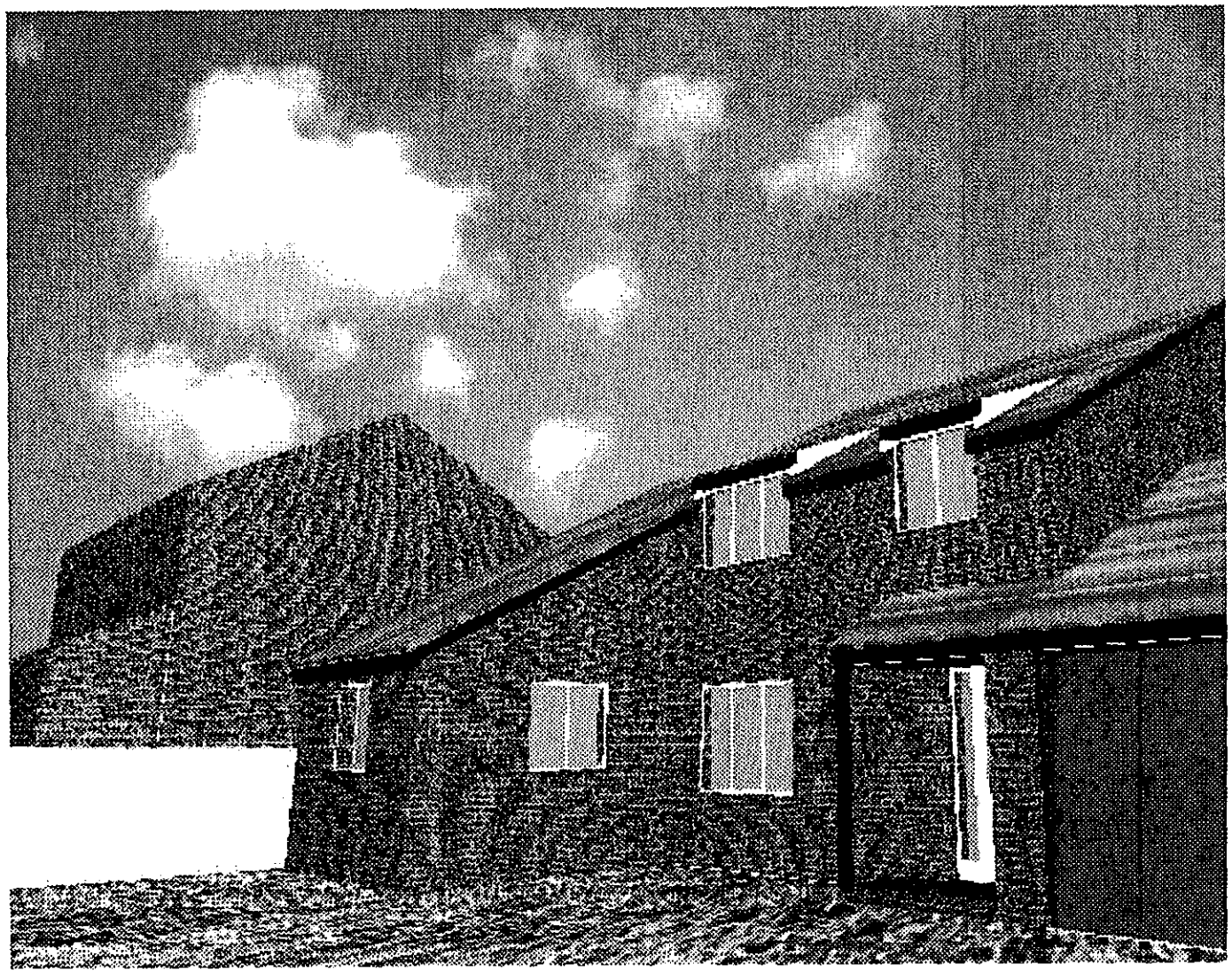
MIKE MATTHEWS ARCHITECT
MAY 2002

7 HENGRAVE CLOSE
LOWER EARLEY

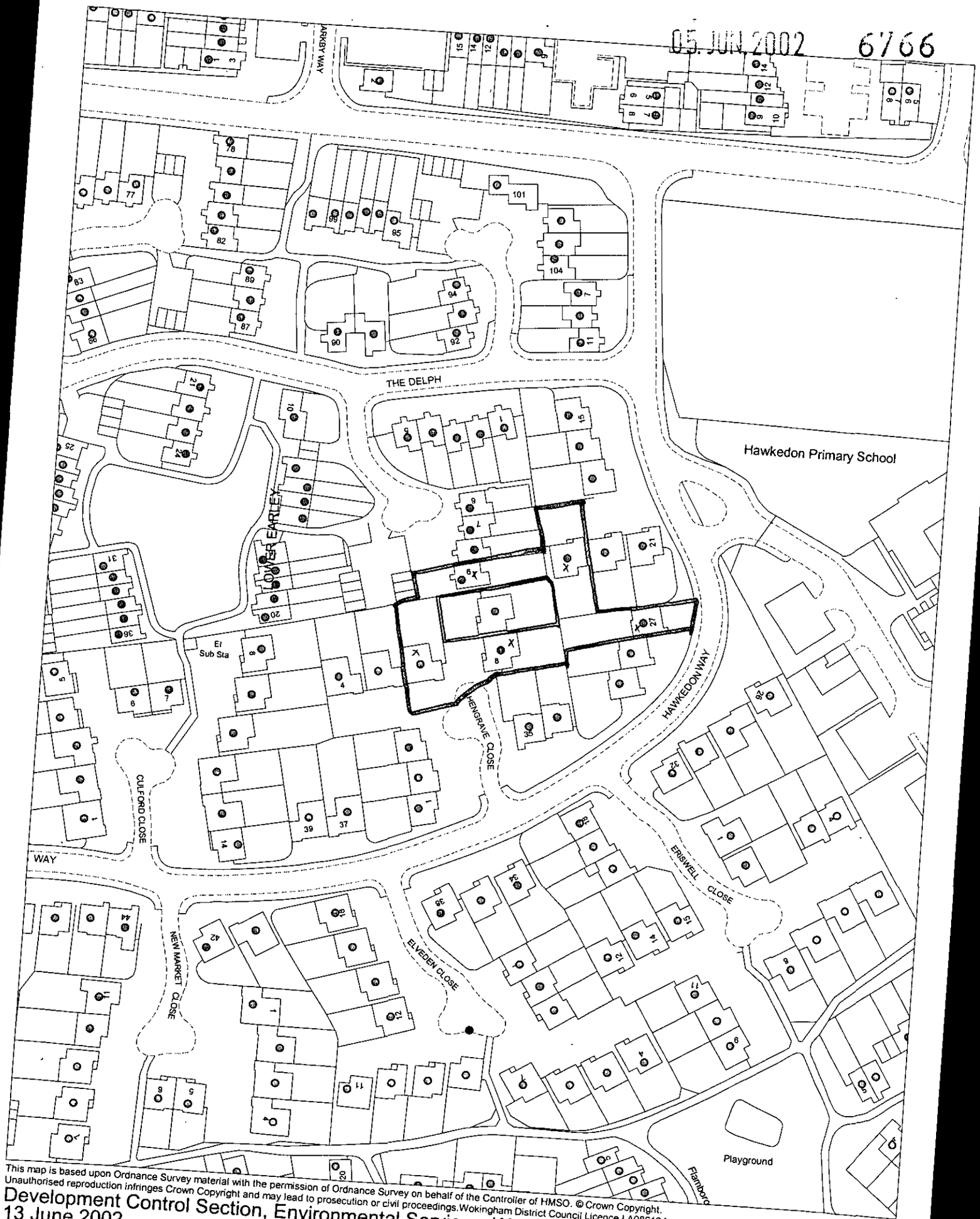
SCALE 1:50

DRG NO HG/14





05 JUN 2002 6766



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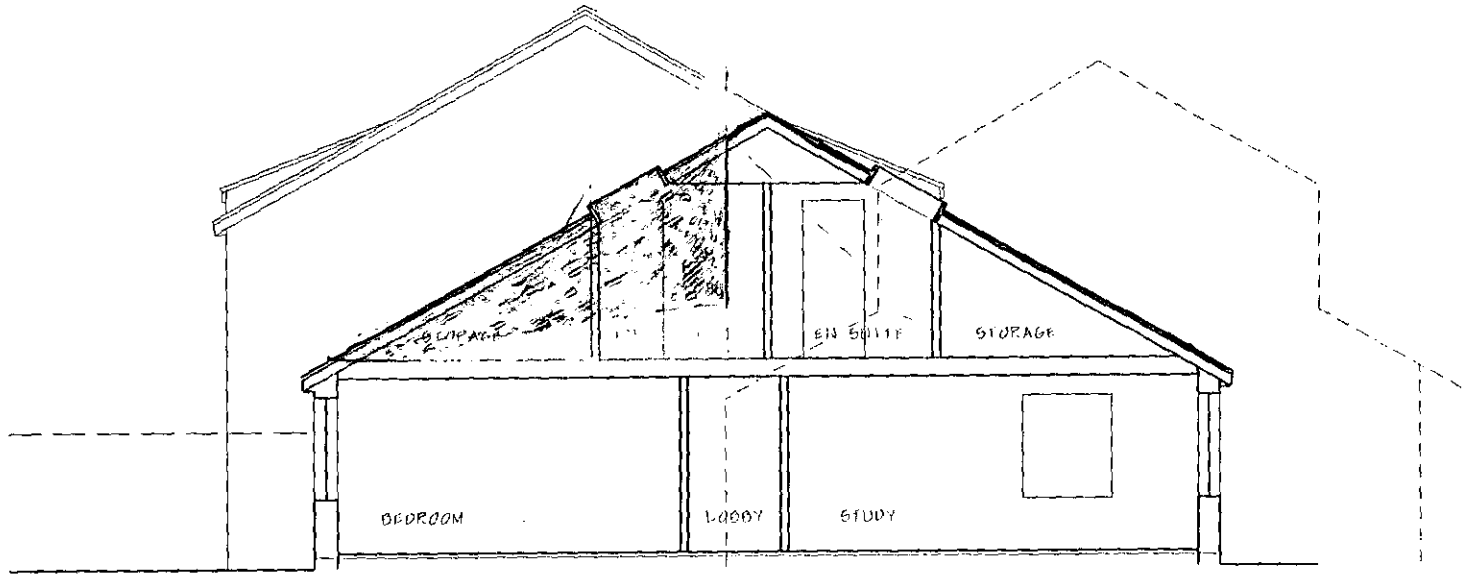
Development Control Section, Environmental Services, Wokingham District Council.
13 June 2002

Scale: 1 : 1250

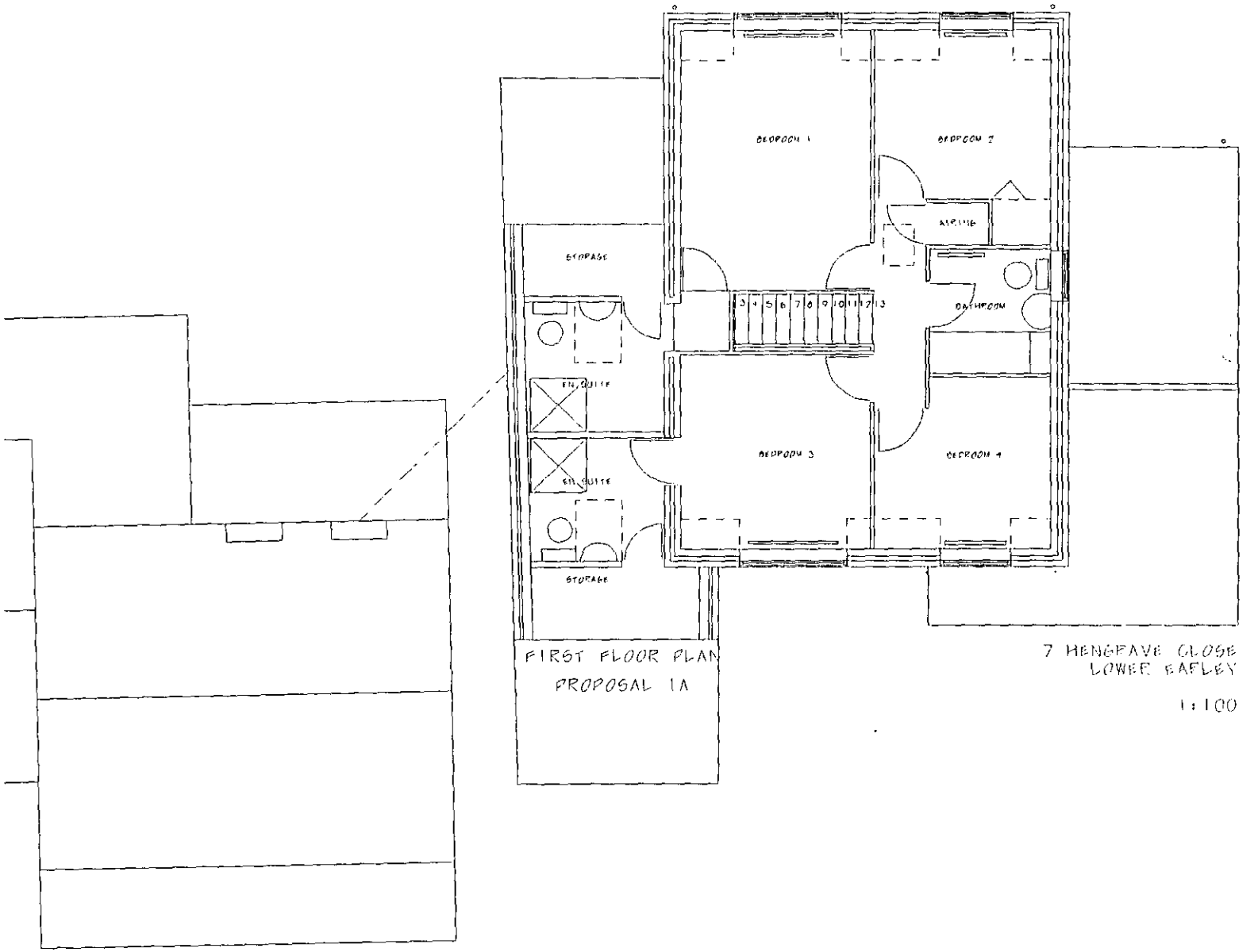
N W E S



SECTION
PROPOSAL 1A

7 HENGRAVE CLOSE
LOWER EARLEY

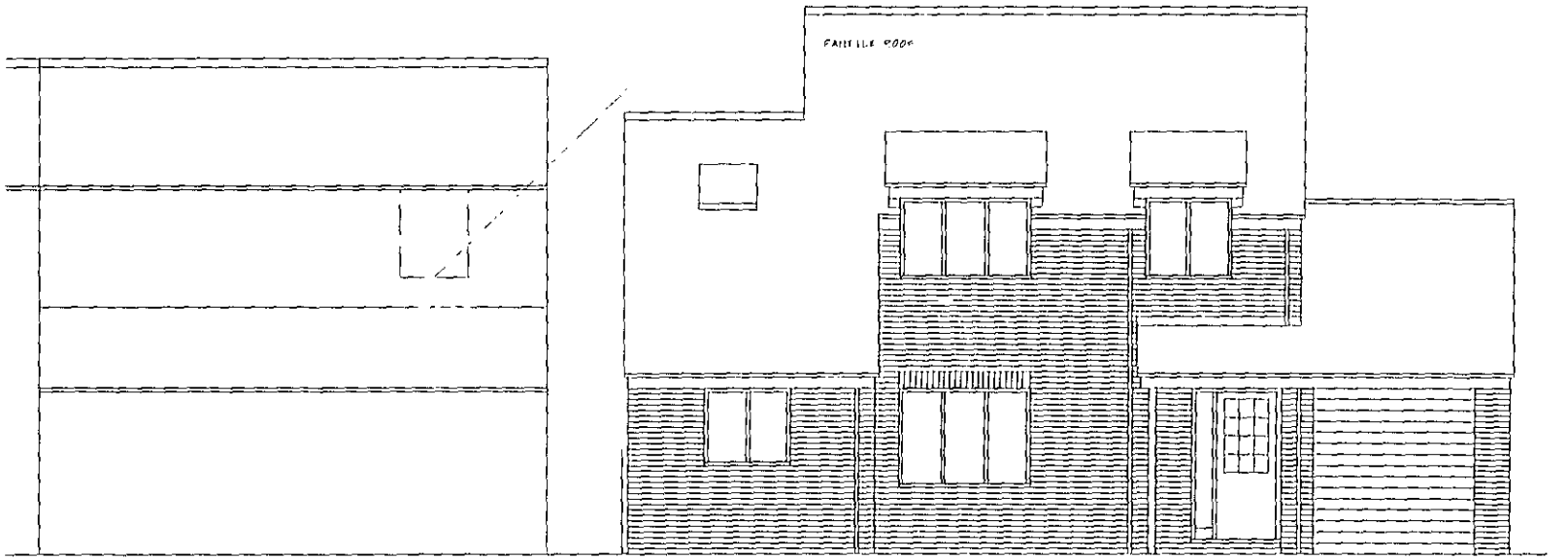
1:100



FIRST FLOOR PLAN
PROPOSAL 1A

7 HENGRAVE CLOSE
LOWER EARLEY

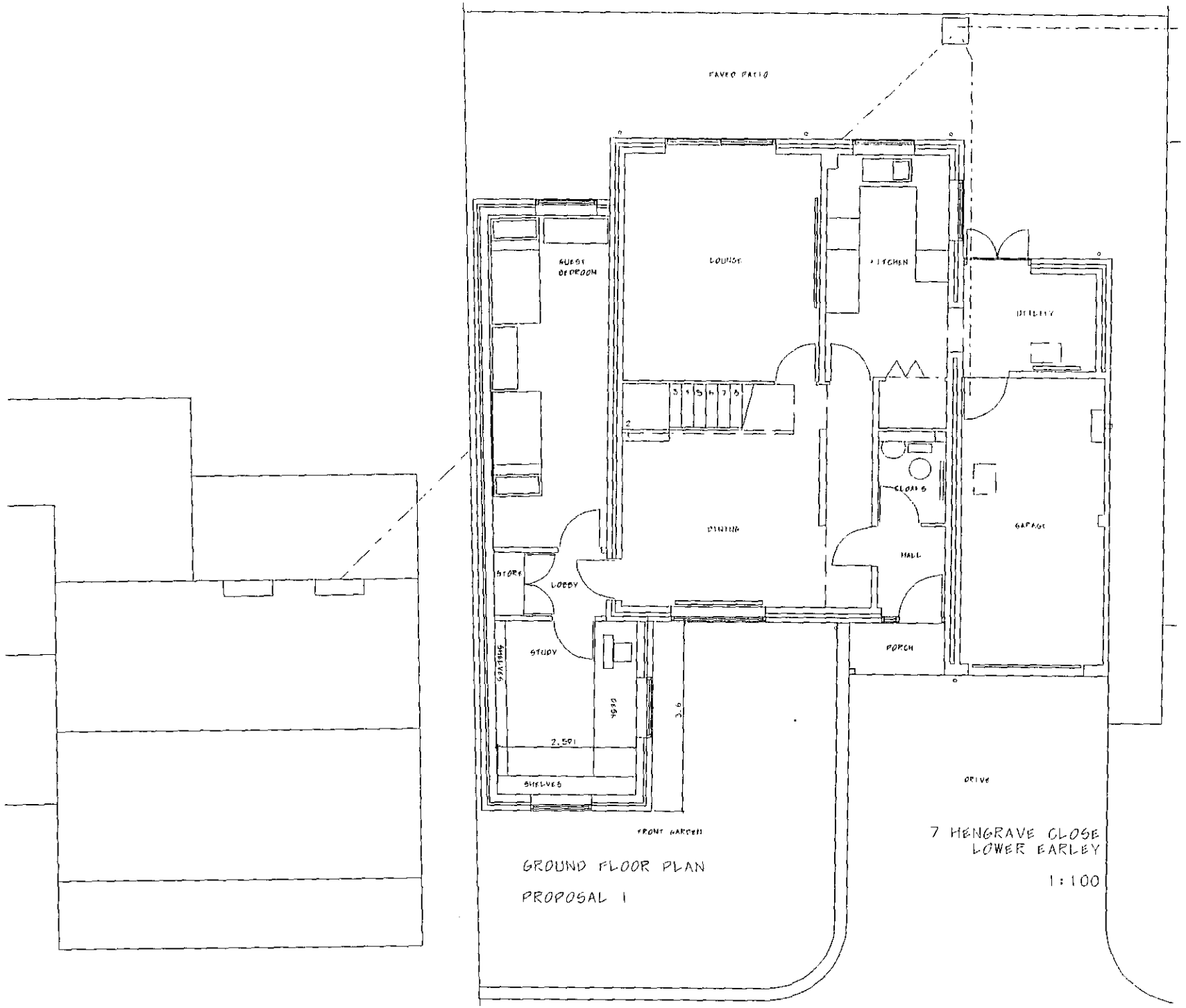
1:100



FRONT ELEVATION
PROPOSAL 1A

7 HENGRAVE CLOSE
LOWER EARLEY

1:100



GROUND FLOOR PLAN

PROPOSAL 1

7 HENGRAVE CLOSE
LOWER EARLEY

1:100