APPLICATION NO:
F/2000/1780

LOCATION:
41 Durand Road, Earley Reading.

APPLICANT:
Mr & Mrs May C/O D Tingle Building Design

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: 21.7.2000

APPLICATION WILL HAVE EXPIRED ON:
14/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs May
C/O D Tingle Building Design
17 Woodland Drive
Tilehurst
Reading
Berkshire
RG30 4RT

Application Number: F/2000/1780

Parish: **EARLEY**

Location: **41, Durand Road, 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 26/07/2000

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	1780	AT
BUILDING CONTROL NUMBER	Ff 2000/0768	Han
~~APPLICANT~~/AGENT	D Tuigle.	
ADDRESS OF SITE	41 Durand Road Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	41DR.01	41DR.01
ELEVATIONS	41DR.03	41DR.03
FLOOR PLANS	-	-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/8/00	

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	

Received by Wokingham District Council

Application No: F/2000/1780

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
41, Durand Road, Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before . 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

27 June 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1780

Applicant : Mr & Mrs May C/O D Tingle Building Design.

Location : 41, Durand Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		04/07/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 04/07/2000

Date Registered : 19/06/2000

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 14/08/2000. 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 :

Dist Councillor : See comments on file.
Earley Parish Council: No Objection
Neighbours : None received

Planning Issues : (Identified Settlement)

1) Impact on neighbours
2) Impact on street scene.

24/7/2000

Application Number: F/2000/1780

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey extension to the rear of a 2 storey detached house, forming a new utility area.

It will be 3.1 metres wide and protrude from the rear of the garage by 5.3 m. The proposed eaves height of the pitched roof will be 2.5 metres with a ridge height of 3.5 metres. There will be two new windows, one small window in the north east elevation and the other will be located in the north west elevation these will not cause any overlooking. The entire rear garden is bounded with 1.8m high enclosure.

No.39, to the southwest, 2 storey detached house, main windows in front elevation face No.41's rear garden, and will see a 2.7 m projection. Due to the distance away (over 20 m) the occupants of this property will not be affected - no adverse impact.

No. 43, to the north east, 2 storey detached house, main windows in front elevation, face No. 41's rear garden, and will see a 5.3 m projection. Due to it's position 10 m away behind a 1.8m high fence and conifer hedge the occupants of this property will not be affected - no adverse impact.

2) Impact on street scene /visual impact.

The proposed extension will not be visible from the public footpath and open space which is located behind the rear boundary of No. 41.

The extension may be visible from Durand Road, however as the materials proposed will match the existing house, there will be no impact upon visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Application Number F/2000/1780
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

John Mitchell
26/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 41 Durand Road
Earley Reading.

APPLICATION NUMBER: F/2000/1780

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 04/07/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front of house

2. DESCRIPTION OF SURROUNDINGS 1970's estate dev. Residential, 2 storey detached housing, quiet cul-de-sac, integral garages, open plan front gardens / low hedges. Similar designs.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, double garage at side, attached, large rear garden. Brown concrete roof tiles brickwork and white UPVC windows + doors white fascia boards + black guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Block Plan

5. SITE CONSTRAINTS

TREES — Lawson cypress trees at side are to be removed.

ACCESS/PARKING — As existing at front, double garage + driveway, 4 cars parking.

LEVELS — No change

BOUNDARY TREATMENT — No 43, North east, 1.8m cb fence and line of lawson cypress trees approx 4m high, windows face will see 5.3m projection.

OTHERS — No 39, South west, 1.8m cb fence + lawson cypress trees/hedge windows face No 41. will only see 2.7m projection

Rear boundary — from public footpath, rear b. 1.8m cbf has dense hawthorn hedge proposal will not be seen

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

Tel: 0118 974 6441

Date: **27 June 2000**

My ref: F/2000/1780

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2000/1780
41, Durand Road, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1780**
41, Durand Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6441

Date: **27 June 2000**

My ref: F/2000/1780

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1780**
41, Durand Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6441

Date: **27 June 2000**

My ref: F/2000/1780

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

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Application Number: F/2000/1780
41, Durand Road, Earley, Reading.
Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1780**
41, Durand Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1780**

41, Durand Road, Earley, Reading.

Proposed single storey rear extension to dwelling.

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

~~and my reason(s) are~~ please contact me

Signed: [signature]

Councillor Rolls

Date: 11/7/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 JUN 2000	
Officer: AT	Application No. F/2000/1780

Map No. 58 **Site** 02:04
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: 41 DURAND ROAD

Parish: EARLEY Ward: Redhatch. 27.6.2000

Applicant: MR/MRS MAY

Fee Received 95-00 (5) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.6.2000 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS: S/N + 37, 39, 43, 45 Durand Road ✓
48, 49, 44, 45, 40, 41 Sibley Park Road

FROM: Andrew Thorley

DATE: 27 June 2000

EARLEY TOWN CONSULTATION SHEET

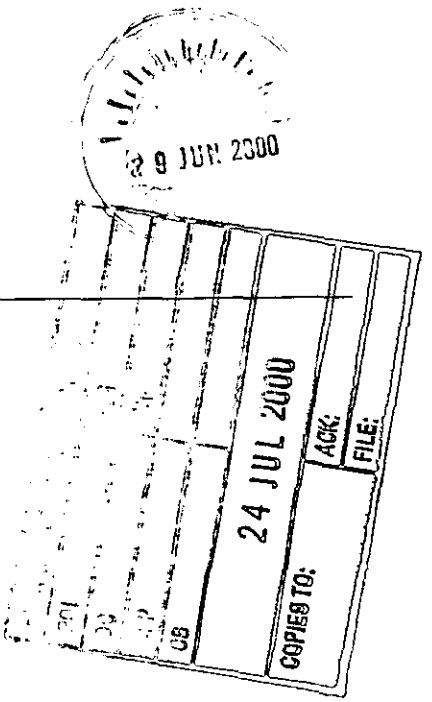
Application Number: F/2000/1780

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 41, Durand Road, Earley, Reading.

Applicant: Mr & Mrs May C/O D Tingle Building Design.

Your observations are required in respect of this application **by** .



NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

David Tingle
Licentiate of The Chartered Institute of Building
Building Design & Surveying Services
17 Woodland Drive, Tilehurst, Reading, RG30 4RT tel 0118. 9419311
mobile 0411 90 23 44

Wokingham District Council
Planning & Building Control
PO Box 155,
Shute End,
Wokingham,
Berkshire
RG40 1WR

19. JUN. 2000 1780

16th June 2000

Re: SINGLE STOREY REAR KITCHEN EXTENSION
at:- 41 DURAND ROAD, LOWER EARLEY.
On behalf Mr & Mrs I.May

Please find enclosed all forms and requisite application drawings in respect to above proposed.
PLANNING CONTROL'
Please find enclosed six(6) copies of all respective application drawings
412DR.01 BLOCK & LOCATION PLANS
41DR.02 EXISTING PLAN & ELEVATIONS
41DR.03 PROPOSED PLAN & ELEVATIONS

BUILDING CONTROL
Please find enclosed two (2) copies of respective application drawings:
41DR.01 BLOCK & LOCATION PLANS
41DR.02 EXISTING PLAN & ELEVATIONS
41DR.03 PROPOSED PLAN & ELEVATIONS
41DR.04 TYPICAL SECTION THROUGH EXTENSION
(Structural Engineers Calculations to follow)

Application fee amount
Cheques made payable to :- WOKINGHAM DISTRICT COUNCIL
Fee amount of :
PLANNING =£ 95.00
BUILDING REGS =£ 90.48 (272.60 once on site)

Yours sincerely

D. Tingle

ADDRESS 41 DURAND ROAD PARISH EARLEY

PLOT No. 10 AREA Y - LOWER EARLEY ORD. SHEET No. SU 7470 38

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	WEST NEW HOMES PROJECT	O/APP RES DEV	13.6.74	N/A REF
01945	PYE	LOWER EARLEY DEV.	APP ACCORDING TO MINUTES	
04537	BOVIS	O/APP RES & COMM DEV	10.6.76	N/A REF
07235	"	B.T.I.C.L.T.V - DISTR. BOARDS	24.11.77	N/A C/A
07295	"	70 ALL PHASES	15.12.77	N/A C/A
11301	"	~~LAYING OF~~ HOUSE & GARAGE	30.8.79	N/A C/A
BR12536	"	"	22.1.80	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

19 JUN 2000 1780

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS I. MAY
	ADDRESS	41 DURAND ROAD,
		LOWER EARLEY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	D. TINGLE BUILDING DESIGN
	ADDRESS	17 WOODLAND DRIVE.
		TILEHURST
		READING
	POST CODE	RG30 4RT Tel. No. 9419311
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	41 DURAND ROAD
		LOWER EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR
		KITCHEN EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. ~~YES~~/ NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
BROWN BRICKS AS EXISTING
BROWN CONCRETE ROOF TILES AS EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. ~~YES~~/ NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

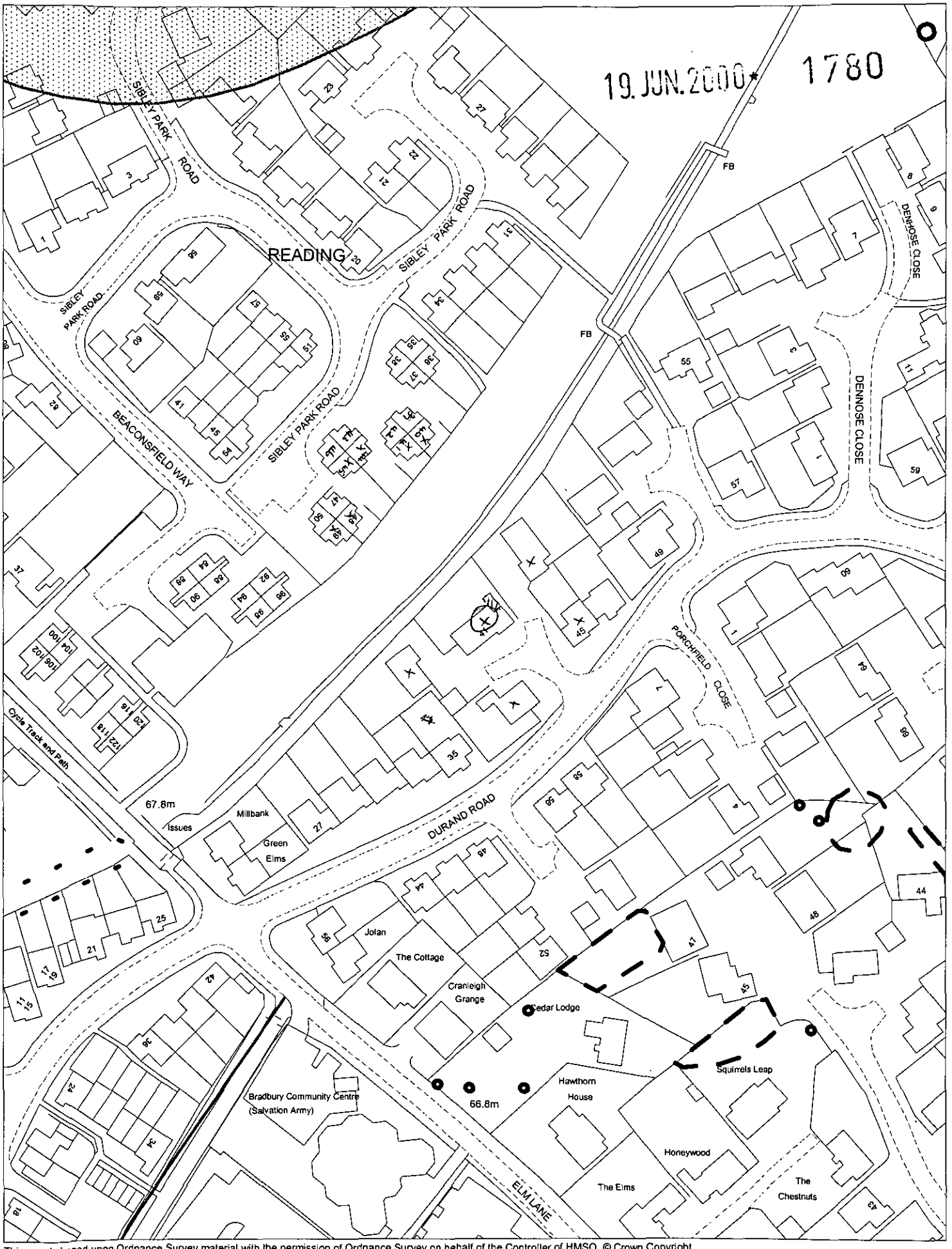
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below:

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

* None of the land forms part of an agricultural holding

SIGNED D. Tingle ON BEHALF OF MR & MRS I. MAY

DATE 16 JUNE 2000.



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Development Control Section, Environmental Services, Wokingham District Council.

21 June 2000

Scale: 1 : 1250

N
W E
S