EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0444

LOCATION:
Sunrise Eversley Road, Arborfield Cross Reading.

APPLICANT:
Bluelane Developments Ltd C/O Derek Cann

PROPOSAL:
Proposed two storey extension to dwelling and replacement garage.

EARLIEST DATE FOR DECISION: **26/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bluelane Developments Ltd
C/O Derek Cann
13 Manor Road
WOKINGHAM
Berkshire
RG41 4AH

Application Number: F/2000/0444

Parish: **ARBORFIELD**

Location: **Sunrise, Eversley Road, Arborfield Cross, Reading**

Proposal: **Proposed two storey extension to dwelling and replacement garage**

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, garaging and turning 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. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a detailed scheme of landscaping which shall include at least 2-3 trees to be planted.

Condition
4. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
5. No building work shall be carried out until full joinery details including windows and doors have been submitted to and approved by the Local Planning Authority. Development shall be carried out in full accordance with these approved details and thereafter maintained.

Condition
6. No development shall take place until details of the boundary treatment along the road frontage has been submitted and approved in writing by the Local Planning Authority.

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. In the interests of the character and appearance of the Conservation Area.

Reason
4. To ensure a satisfactory external appearance.

Reason
5. In the interests of the character and appearance of the Conservation Area.

Reason
6. In the interests of visual amenity.

Head of Planning and Transportation
Date: 05 April 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.

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 16 May, 2001

My ref: F/2000/0444

Your ref:

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

Mr J Harbord
Bluelane Developments
38 The Verne
Church Crockham
Fleet
Hampshire
GU13 OLY

Dear Mr Harbord

RE: SUNRISE, EVERSLEY ROAD, ARBORFIELD
CONDITION NO. 03 OF PLANNING CONSENT F/2000/0444

I refer to the outstanding matter of condition no.3 of planning consent F/2000/0444 at Sunrise, Eversley Road, Arborfield Cross.

I note that condition no.3 states that 'no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a detailed scheme of landscaping which shall include at least three trees to be planted.' It is considered that as the garden of Sunrise is well established this condition does not apply and is thereby discharged.

I hope this information is of assistance to you.

Yours sincerely

JOHN MITCHELL

Development Control Manager

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0444 EC.
BUILDING CONTROL NUMBER.	FP 2000/0498 Martin
APPLICANT/AGENT	Derek Carne
ADDRESS OF SITE	Sunrise, Eversley Road ARBORFIELD
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + detached garage.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9916-04	9916-04
ELEVATIONS	— "	— "
FLOOR PLANS	— —	— —
	Site plan + garage 9916-05A	9916-05

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	17/4/00.	

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	

Tel: (0118) 974 6451

Date: 16.3.00

My ref: F/2000/0444

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2000/0444
Sunrise , Eversley Road, Arborfield Cross, Reading.
Proposed two storey extension to dwelling and replacement garage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Elaine Connor on (0118) 974 6451. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27.3.00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: Elaine Connor Application Number: F/2000/0444
Sunrise , Eversley Road, Arborfield Cross, Reading.
Proposed two storey extension to dwelling and replacement garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

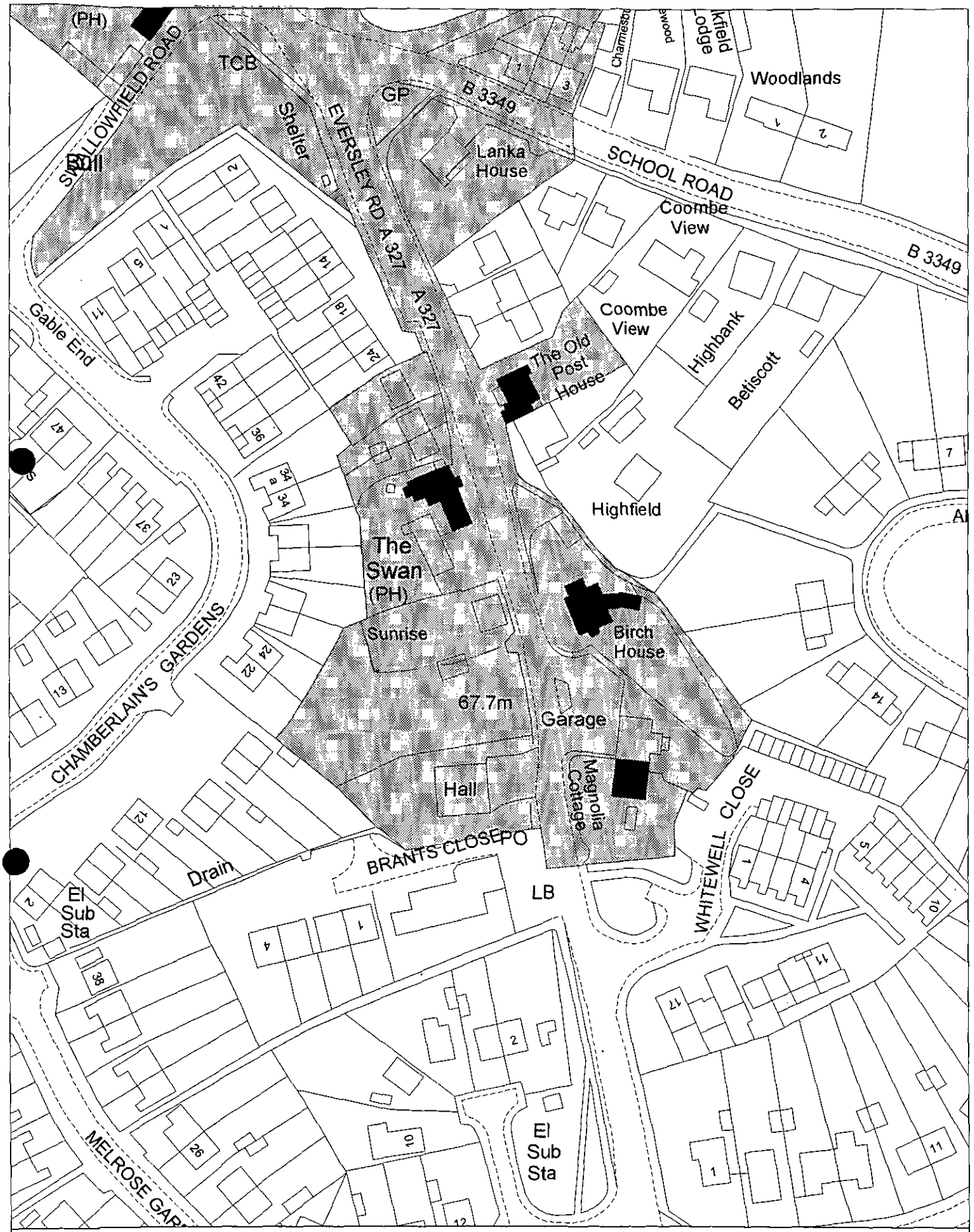
_____

_____

Signed: _____ Date: _____

Councillor G Cowan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.



Site Plan, Scale: 1 to 1250

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Date: 27 January 2000

N
W E
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Received by Wokingham District Council

Application No: F/2000/0444

Proposal:
Proposed two storey extension to dwelling and replacement garage.

Location:
Sunrise , Eversley Road, Arborfield Cross, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

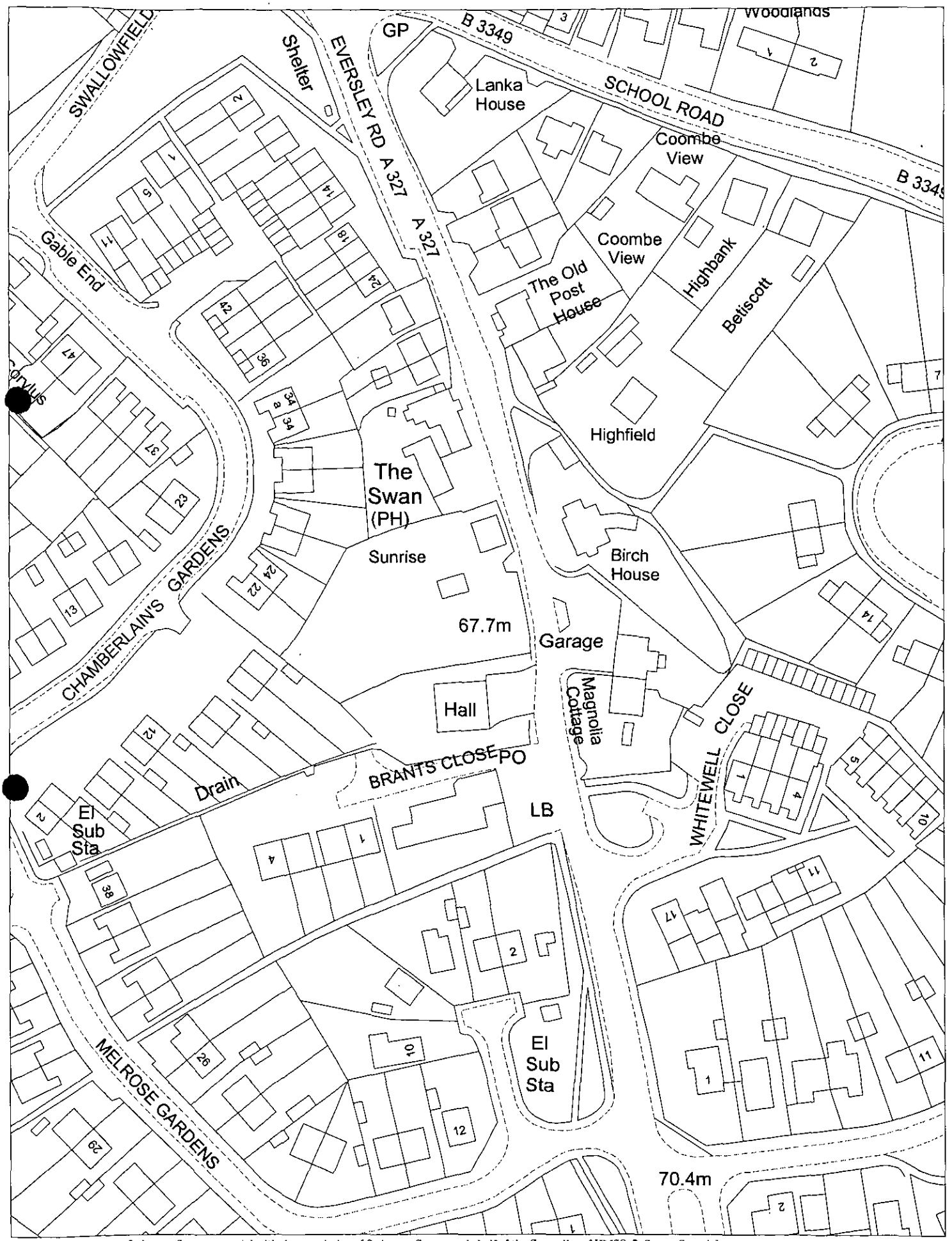
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/02/2000. 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 Planning and Transportation



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Landscape Section, Environmental Services, Wokingham District Council.

9 February 2000

Scale: 1 : 1250

N W E S

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0444

Applicant : Bluelane Developments Ltd C/O Derek Cann.

Location : Sunrise , Eversley Road, Arborfield Cross, Reading.

Proposal : Proposed two storey extension to dwelling and replacement garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		18.3

Date of Neighbour Notifications : .....

Date of Site Visit : 18.3.

Date Registered : 24/01/2000

Earliest Date for Decision : 26/02/2000

Latest Consultation Date/Site Notice Expiry Date : 26/02/2000

Application Expiry Date: 20/03/2000

Consultation Responses :

CONSERVATION ARCH: See file.

ARBORFIELD P. COUNCIL: No objection.

LANDSCAPING: see file for comments.

HIGHWAYS: recommend cond. SC23 (SR06) 'Parking, garaging & turning'

Planning Issues :

* IMPACT UPON CHAR. of AREA - Conservation Area.
*

Application Number: F/2000/0444 .
PROP: 2 st. extension to dwelling & r'placement garage.
Appraisal :

IMPACT UPON CHARACTER OF AREA :

'Sunnse' the property which is the subject of this application is a 2st. detached dwelling with a detached garage. The property is located within the conservation area, along Eversley Road, in Arbafield, next door to the Swan public house.
In December last year a planning application for a 2st. rear extension & garage was refused due to the changes that would result to the building & therefore the negative impact that ~~wa~~ this would have upon the character of the conservation area.
This revised scheme proposes a reduced 2st. rear extension which will only cover half of the rear of the existing prop., & maintains the existing roof profile as viewed from the front & the side, when approaching the site from the south. The proposal also maintains the existing frontage ~~junctions~~ boundaries.
It is considered that the revised plans are now acceptable development and will not have an adverse negative impact upon the character of the area.

The proposed rear detached garage has also been reduced in overall size & is therefore considered to be more appropriate

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

Application Number F/2000/0444
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC23	SR06	'Parking, garaging & turning'
3		SR26	No development shall take place until there has been submitted to & approved in writing by the LPA a detailed scheme of landscaping which shall include at least 2-3 trees to be planted.
4	SC52	SR12	
~~5~~	~~SC65~~		
5	SC65	SR26	INS: FULL JOINERY DETAILS INCLUDING WINDOWS & DOORS . . . . .
		~~REASON~~	~~IN ORDER TO MORE PROTECT THE STRUCTURE & CHARACTER OF THE LISTED BUILDING~~
6		SR09.	No development shall take place until details of the boundary treatment along the road frontage has been submitted & approved in writing by the local P.A.

RECORD OF SITE VISIT

SITE ADDRESS: Sunrise Eversley Road Arborfield Cross Reading.

APPLICATION NUMBER: F/2000/0444

OFFICER: Elaine Connor

DATE OF SITE VISIT: 18/3

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
Arborfield - settlement
Conservation area.

3. DESCRIPTION OF SITE/BUILDING
2st. detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS FLAT

BOUNDARY TREATMENT

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 02 February 2000

Application Number: F/2000/0444

Proposal: Proposed two storey extension to dwelling and replacement garage..

Site Address:
Sunrise , Eversley Road, Arborfield Cross, Reading.

Applicant:
Bluelane Developments Ltd C/O Derek Cann.

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).

SC 23 - Parking - "Parking, garaging + turning"

SR 06

9.2.00

Signed: _____ **Print name:** _____

See trees for plans

To:
Conservation Officer

From: Elaine Connor

- 3 FEB 2000

Date: 02 February 2000

Application Number: F/2000/0444

Proposal: Proposed two storey extension to dwelling and replacement garage..

Site Address:
Sunrise , Eversley Road, Arborfield Cross, Reading.

Applicant:
Bluelane Developments Ltd C/O Derek Cann.

Your observations are required in respect of this application within **7 days** of the above date.

See enclosed comment sheet.

TO: DEVELOPMENT CONTROL FROM: **Harold Sanders**
DATE: 15/02/00

Location:

Sunrise Eversley Road Arborfield Cross Reading

Proposal:

Proposed two storied extension+ replacement garage

Application Number:

F/2000/0444

In response to your consultation for the above application, the conservation / design / listed building comments are as follows:

Sunrise is within the conservation area and an acknowledged visually important structure although not a Listed Building.

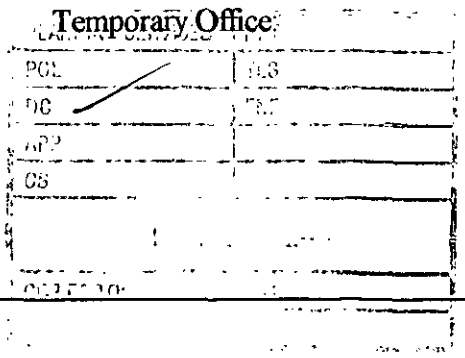
This revised scheme accepts the significance of the building, retains the front entrance and endeavours to enhance the street frontage. The extension is contained within the span of part of the existing roof; it may be possible to reduce the width of the bathroom windows to minimise their impact on the adjoining listed building.
If you are minded to approve the application then details of all windows, doors, + materials should be a condition of any approval

THE TREATMENT OF THE ROAD FRONTAGE — WALL OR TIMBER FENCE ALSO TO BE AGREED

Harold Sanders

Harold Sanders
Conservation Architect

Arborfield & Newland Parish Council



Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

8 February 2000

Ms Elaine Connor
Planning Case Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Connor

F/2000/0444 Sunrise Eversley Road
Two storey extension and replacement garage

Arborfield Parish Council has no objection to the above planning application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

TO: **DEVELOPMENT CONTROL**
Elaine Conner

FROM: Environmental Design

DATE: 14/02/00

Location: Sunrise, Eversley Road, Arborfield Cross.

Proposal: TWO STOREY EXTENSION AND REPLACEMENT GARAGE

Application Number: F/2000/0444

In response to your consultation dated 3rd February 2000 for the above application, the arboricultural comments are as follows:

The proposed rear extension will result in the loss of one young Yew tree. Whilst this is a reasonable tree I do not consider its loss so significant as to warrant refusing planning permission.

If planning permission were granted I would recommend that a landscape scheme be submitted. I am particularly keen to see at least 2-3 trees planted along the north boundary to enhance the setting of the property in the Conservation Area.

Neil Etherington

Neil Etherington
Senior Arboriculturist

To:
Trees

3 FEB 2000

From: Elaine Connor

Date: 02 February 2000

Application Number: F/2000/0444

Proposal: Proposed two storey extension to dwelling and replacement garage..

Site Address:
Sunrise , Eversley Road, Arborfield Cross, Reading.

Applicant:
Bluelane Developments Ltd C/O Derek Cann.

Your observations are required in respect of this application within **7 days** of the above date.

Arborfield Cross CA.

loss of 1 Yew. Effect setting of PVB -

Discuss with Harold

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	24 JAN 2000
Officer: EC	Application No. F/2000/0444

Map No. ..... Site ..0..06....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY EXTENSION TO DWELLING AND REPLACEMENT GARAGE

Location: SUNRISE EVERSLEY ROAD

Parish: ARBORFIELD Ward: Arborfield ✓ 2/2/00

Applicant: BLUELANE DEVELOPMENTS
revision to 99/70800/F

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Rooms not named on plans. Is extra room (upstairs) a new bedroom?	✓ 2/2/00	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area: Arborfield

Listed Building: 1 2 2*

Advertisement Required: Non-listed bdg in Cons. Area

Date Site Notice Sent: 2/02/00

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF:
Landscape	NK:
Trees	NK: ✓ 2/02/00
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: ✓ 2/02/00

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 relevant pre-apps.

NEIGHBOURS:

S/N + 26 & 28 Chamberlain's Gardens. ✓ 2/02/00

ADDRESS SUNRISE EVERSLEY RD PARISH ARB

PLOT No. ORD. SHEET No.

BUILDER ✓ R/39/60 Miss Druitt. New garage. 10/5/60 C/

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/60/72	Miss D. Druett	Ext W.C. + coal store	17.2.72	App IN/
98/68026/O	Trustees to Miss Druett Deceased	O/A - 1 Dwelling + renewal access	30.9.98	C/
98/68064/O	"	6 Dwellings + Parking + access	5.10.98	RE
98/68590/CA	"	Detached Dwelling	31.12.98	RE
98/68614/F				
99/70800/F	Bluehaze Developments Ltd	2st/rear extn, alt. to roof + extn. of replacement garage	04.01.00	Re

DATE OF COMPLETION 98/68614/F & 98/68590/CA &

MINISTRY DECISION 98/68064/O - APPEALS DISMISSED - 22/4/99

SPECIAL ORDERS

DRAINAGE

Rec'd 21.1.00 pm.

DEREK CANN ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

24 JAN 2000 0444

ref 9916
21 st January 2000

Dear Sir/Madam.

Proposed Alteration and Extension.
'Sunrise' Eversley Road. Aborfield

Following discussions with your Conservation Architect Mr Sanders and Mrs Odell the Planning Officer, I now enclose the following in support of a revised application for approval under the Town and Country Planning Acts.

Six copies of Householder Planning Application form.
Six copies of drawings 95916 / 04./ 05.
No fee is enclosed as this is a revised application of 99/70800/F.

Should there be any further queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

1959/a

HOUSEHOLDER PLANNING APPLICATION

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.

24 JAN 2003 C444

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	Bluelane Developments Ltd.
	ADDRESS	2 Lismoyne Close
		Fleet.
	POST CODE	GU13. 8NF. Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	DEREK CANN.
	ADDRESS	13. MANOR ROAD
		WOKINGHAM.
	POST CODE	RG41 4AH. Tel. No. 978·6895.
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	Sunrise
		Eversley Road
		Arborfield.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Two storey extension and
		replacement garage.

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
Brick + render. plain tiles to match existing

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

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? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

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

Revised application. 99/70800/F.

(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 [signature] ON BEHALF OF BLUELANE DEVELOPMENTS LTD

DATE 21st. January 2000.