11/12/02

APPLICATION NO:
F/2002/7967

LOCATION:
157 Church Road, Earley Reading.

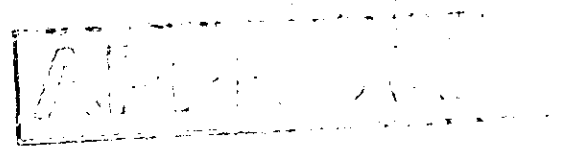
APPLICANT:
Mr/Mrs Giacomet C/O Mr G Boyce

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **08/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
03/01/2003

CASE OFFICER: **Daniel Gigg**



RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Giacomet
C/O Mr G Boyce
14 Fairview Avenue
Earley
Berks
RG6 1HE

Application Number: F/2002/7967

Parish: **EARLEY**

Location: **157, Church Road, Earley, Reading.**

Proposal: **Proposed single storey side 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. A tree shall be planted on the Church Road frontage of the property within the first planting season following completion of the extension. Details to be submitted prior to the commencement of development for approval by the Local Planning Authority.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The extension shall not be occupied until the access has been constructed in accordance with the approved plans.

Condition
6. The side extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
7. Notwithstanding the plans submitted the development shall not commence until details of boundary treatment including the entrance gates fronting Church Road have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To mitigate the loss of the trees that will be removed and to help ensure long-term tree cover in the area.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of highway safety and convenience.

Reason
6. In the interests of highway safety and convenience.

Reason
7. To safeguard the visual amenities of the neighbouring properties and the locality.

Informative
1. This permission relates to the application as amended with revised plans number CRD-03 B submitted to the Local Planning Authority on 23 December 2002, showing a parking layout and amendment to the boundary treatment fronting Church Road and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

4. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LBE8.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WBE10, WBE11, WT6 and WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/01/2003

Notice checked by: _____

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.

PLANNING SERVICES	HPT 64533
POL	TLS
DC Ref	ENF
APP	
CS	
23 DEC 2002	
COPIES TO	ACK:
	FILE:

Highways Department
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Mr G Boyce
14 Fairview Avenue
Earley
Reading
Berkshire
RG6 1HE

23 December 2002

For the attention of Mr A Coggins

Dear Mr Coggins

Reference: Proposed Single Storey Side Extension, 157 Church Road, Earley, Reading RG6 1HG. (Application Number F/2002/7967).

With reference to the above, and our telephone conversations on 20 December and 23 December 2002, I enclose the following information as discussed:

1. 6 number copies of the proposed parking arrangement, drawing number CRD-03.Revision B.

I can re-confirm the following points for clarification:

- The current parking arrangement for the two cars belonging to the owners is off-site in Eastcourt Avenue.
- No extra bedrooms are to be created by the proposals.
- Having discussed the options with the owners, following our telephone conversation on 20 December 2002, to reduce the width of the extension is not possible as the sole purpose of the extension is to provide a larger and more usable kitchen and bathroom area.
- To open up the whole of the front of the property by removing the existing fence line is not a possible option as the owners are very concerned with security of the property.
- What they are prepared to do is to have a much wider access, with almost the whole of the front boundary fence line devoted to concertina type gates, which will fold back 180 degrees to the existing fence line at either side. Full details can be provided to the council as part of a condition attached top the planning approval.

Should you require further information or wish to discuss the enclosed, please do not hesitate to contact me.

Yours faithfully

Graham Boyce

Telephone: 0118 926 1512 [home]

Copy to: Mr D Giggs
Mr & Mrs Giacomet

Planning Department, Wokingham District Council
157 Church Road, Earley

01189323461

64153

DPG

Fax

10 DEC 2002

To: Daniel Gigg **Company:** Wokingham District Council

Fax N°: 0118 974 6484 **Date:** 10 December 2002

Project: 157 Church Road, Earley. Application Number F/2002/7967 **Job/File N°:**

Pages: 2

From: Graham Boyce

Notes:

Daniel

Following our telephone conversation yesterday regarding the proposed car parking arrangement for 157 Church Road, and further to my fax dated 22 November 2002, I attach a revised proposal, drawing number CRD-03.Revision A, for your consideration.

As discussed, I have added a turning circle to the proposed car parking arrangement. Two cars can be parked, plus there is room then to manouvre either car so that they leave the property frontwards onto Church Road as required.

I trust this proposal is acceptable.

For your information also, I can confirm that the existing gates are to be replaced with new gates with a bottom runner to suit a wider access.

Should you wish to discuss the attached please do not hesitate to contact me.

I will send a hard copy of the drawing in tonight's post.

Yours sincerely

Graham Boyce

(Direct telephone work: 0118 930 7613)
Copy to: Mr & Mrs Giacomet 157 Church Road, Earley.

Copied to:	Name	Company	Fax N°

PLANNING SERVICES | HPT 63610
POL | TLS
DC DPG | ENF
APP |
CS |
2 3 NOV 2002
COPIES TO |

Fax

To: Daniel Gigg

Company: Wokingham District Council

Fax N°: 0118 974 6484

Date: 22 November 2002

Project: 157 Church Road, Earley.
Application Number F/2002/7967

Job/File N°:

Pages: 2

From: Graham Boyce

Notes:

Daniel

Following your telephone call yesterday regarding the proposed car parking arrangement for 157 Church Road, I attach a proposal for your consideration.

The proposal makes use of using the existing gates and drop kerbs on Church Road and with the space available in front of the property, two cars can be parked. There is room then to manouvre either car so that they leave the property frontwards onto Church Road as required.

I trust this proposal is acceptable. The land to the rear of the property is the main garden which is immaculately maintained with mainly lawn / soft landscaping with mature shrubs, grape vines and trees.

Should you wish to discuss the attached please do not hesitate to contact me.

I will send a hard copy of the drawing in tonight's post.

Yours sincerely

Following phone Fax
Regards

Graham Boyce

(Direct telephone work: 0118 930 7613)

Copy to: Mr & Mrs Giacomet 157 Church Road, Earley.

Copied to:	Name	Company	Fax N°

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/7967

Applicant : Mr/Mrs Giacomet C/O Mr G Boyce.

Location : 157, Church Road, Earley, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/11/2002

Earliest Date for Decision : 08/12/2002

Latest Consultation Date/Site Notice Expiry Date : 08/12/2002

This application will have expired on: 03/01/2003. 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 :

Town Council - No objection

Highways - Recommend approval with conditions

Landscape Team - No objection to removal of trees subject to a replacement tree being planted on Church Road frontage

Planning Issues :

Impact on Character of area
" " neighbouring properties
" " trees.
" " parking and highway safety.

Application Number: F/2002/7967 – 157 Church Road, Earley.

Appraisal:

Proposed Development

The proposed development is a single storey side extension. The proposed will be 2.65m in width, it will be 6m in length and at its highest point will be 4.1m.

The application site lies in the identified settlement. The proposed falls to be assessed against policies in the Loddon Area Local Plan (adopted) and Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Overbearing
The main property to consider is no. 157a Church Road. There will not be any overbearing impact even though the proposed will project beyond the front building line of the property by 4m (as measured from the front wall of the property where there are habitable rooms so excluding the garage attached to the south facing elevation of the property). This is because it is a single storey building that is 4.1m at its highest point and there is a distance of 8m between the proposed and the front building line (excluding the garage) of no. 157a.

Overbearing
Given the orientation of the sun there will not be any detrimental impacts to no. 157a Church Road, Earley.

Overlooking
Although windows are proposed in the north facing elevation there will not be any overlooking given that the garage of no. 157a and a 1.m high close boarded fence marking the boundary will screen the windows.

2. Impact upon the character of the area

The proposed is of an appropriate scale in relation to the host building. In addition, the materials are proposed to match the existing. Accordingly, there will not be any detrimental impacts on the character of the area.

3. Impact upon trees

The Arboriculturist does not object to the removal of the trees as they are small, poor quality specimens. However, the Officer recommends a condition be attached to any planning permission requiring a new tree to be planted on the Church Road frontage.

4. Parking

Following submission of a third revision to the parking layout, the Highways Officer recommends approval subject to conditions for 2 car parking spaces within the curtilage of the property. Access to the spaces will be from Church Road. Accordingly, this complies with the parking standards and road safety policies as specified in the adopted Local Plan and emerging Local Plan.

As a result of the proposed parking, the access from Church Road has had to be widened. No details have been provided of the entrance gates and boundary treatment on the east facing boundary. Accordingly, a condition will be attached requesting that details are submitted of the proposed boundary treatment.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	within the first planting season following completion of the extn.
3			**A tree shall be planted on the Church Road frontage of the property.** Details to be submitted prior to the commencement of development for approval by the Local Planning Authority **Reason: To mitigate the loss of the trees that will be removed and to help ensure long-term tree cover in the area.**
4	C122	R122	
5	C132	R132	extn.
6	C137	R137	**"side extension"**
7		R132	**Notwithstanding the plans submitted the development shall not commence until details of boundary treatment including the entrance gates fronting Church Road have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.** **Reason: To safeguard the visual amenities of neighbouring properties and the locality.**

Informatives for approvals	
N02	**"CRD-03 B" "23 December 2002" "a parking layout and amendment to the boundary treatment fronting Church Road"**
N04	
N07	
N16	

Loddon Area Local Plan	**LBE1, LBE2, LT5, LT6, LBE8**
South East Area Local Plan	
Wokingham District Local Plan	**WOS3, WBE1, WBE10, WBE11, WT6, WT7**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Recommendation and conditions/reasons agreed: pp J.S. Andrews

Date: 23/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 157 Church Road
Earley Reading.

APPLICATION NUMBER: F/2002/7967

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 5/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. Gate facing Eastcourt Avenue

2. DESCRIPTION OF SURROUNDINGS

Mix of properties

3. DESCRIPTION OF SITE/BUILDING

detached property

4. RELATIONSHIP TO ADJOINING PROPERTIES

- No 157a - side extn is a single storey garage of approx 3m to ridge
- Trees near to the boundary with no. 157a
- N 1.8m high close boarded fence

E boundary is marked by gates then a 1.5m high fence with 25cm of trellis.

Tree in the front garden

5. SITE CONSTRAINTS

TREES Removal of trees - Consult Arboriculturist.

ACCESS/PARKING Check with Highways

LEVELS N/A

BOUNDARY TREATMENT Change the entrance gates

OTHERS N/A

HIGHWAYS CONSULTATION SHEET

From: Daniel Gigg

Application Number: F/2002/7967

Re: Parking
Proposal: Proposed single storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
157, Church Road, Earley, Reading.

Applicant:
Mr/Mrs Giacomet C/O Mr G Boyce.

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).

1. C122, R122 ✓
2. C132, R132 ✓
3. C137 (INSERT : extension), R137 ✓
4. Gates shall be erected in accordance with Drg. No. CRD-03-B and shall be permanently maintained thereafter.

R07.

Condition instead. Need R:IHS&C. to see details of proposed. Daniel Gigg 13/1/03

Signed: _____ **Print name:** AR 6/1/03

HIGHWAYS CONSULTATION SHEET

From: Daniel Gigg **Date:** 14 November 2002

Application Number: F/2002/7967

Re: Parking
Proposal: Proposed single storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
157, Church Road, Earley, Reading.

Applicant:
Mr/Mrs Giacomet C/O Mr G Boyce.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

COMMENT.

The proposal blocks access to the garage and results in the loss of parking and turning area.
As the access is in close proximity to the junction Church Road/Eastcourt Avenue turning area should be provided so that vehicles can enter/leave the site in forward gear.
The above point needs addressing whilst maintaining adequate car parking for 2 no. vehicles.

Signed: _____ **Print name:** AC 18/11/02

Comments on 1st proposed Car parking layout. DPG

MEMO

DEVELOPMENT CONTROL

Date: 17 December 2002

From: Daniel Gigg

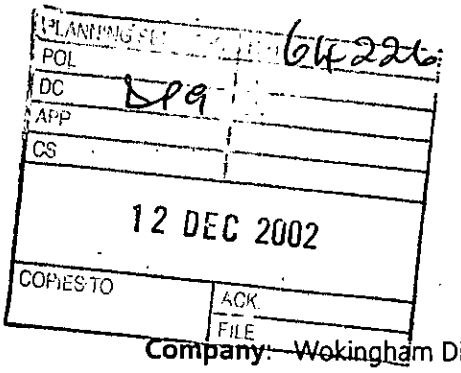
To: Adam Coggins

Subject: F/2002/7967
157 Church Road, Earley
Proposed single storey side extension to dwelling

Comments:

Further to your memo re. the above-mentioned subject I requested a car parking layout. Please see the attached car parking layout. Please let me know whether it complies with the parking standards.

I would appreciate comments ASAP given the application expires on 3/1/03



Fax

To: Daniel Gigg

Company: Wokingham District Council

Fax N°: 0118 974 6484

Date: 22 November 2002

Project: 157 Church Road, Earley.
Application Number F/2002/7967

Job/File N°:

Pages: 2

From: Graham Boyce

Notes:

Daniel

Following your telephone call yesterday regarding the proposed car parking arrangement for 157 Church Road, I attach a proposal for your consideration.

The proposal makes use of using the existing gates and drop kerbs on Church Road and with the space available in front of the property, two cars can be parked. There is room then to manouvre either car so that they leave the property frontwards onto Church Road as required.

I trust this proposal is acceptable. The land to the rear of the property is the main garden which is immaculately maintained with mainly lawn / soft landscaping with mature shrubs, grape vines and trees.

Should you wish to discuss the attached please do not hesitate to contact me.

I will send a hard copy of the drawing in tonight's post.

Yours sincerely

Graham Boyce

(Direct telephone work: 0118 930 7613)

Copy to: Mr & Mrs Giacomet 157 Church Road, Earley.

Copied to:	Name	Company	Fax N°

MEMO

DEVELOPMENT CONTROL

Date: 17 December 2002

From: Daniel Gigg

To: Adam Coggins

Subject: F/2002/7967
157 Church Road, Earley
Proposed single storey side extension to dwelling

Comments:

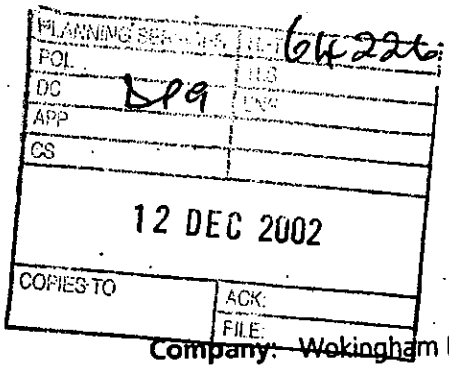
Further to your memo re. the above-mentioned subject I requested a car parking layout. Please see the attached car parking layout. Please let me know whether it complies with the parking standards.

I Would appreciate comments ASAP given the application expires on 3/1/03

The submitted plans do not comply with our standards in respect of turning, particularly for both vehicle parking spaces.

- To accommodate turning space of adequate size the extension should be reduced in size (set back/narrower)
- An alternative to this would be to close the access onto Church Road and access the property via Estcourt Avenue.

17/12/02



Fax

To: Daniel Gigg

Company: Wokingham District Council

Fax N°: 0118 974 6484

Date: 22 November 2002

Project: 157 Church Road, Earley.
Application Number F/2002/7967

Job/File N°:

Pages: 2

From: Graham Boyce

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Should you wish to discuss the attached please do not hesitate to contact me.

I will send a hard copy of the drawing in tonight's post.

Yours sincerely

Graham Boyce

(Direct telephone work: 0118 930 7613)

Copy to: Mr & Mrs Giacomet 157 Church Road, Earley.

Copied to:	Name	Company	Fax N°

MEMO

DEVELOPMENT CONTROL

Date: 10/12/02

From: Daniel Gigg

To: Neil Etherington

Subject: F/2002/7967
157 Church Road, Earley

Comments:

Please could you assess the above-mentioned application?

I would be grateful for comments ASAP given that the application expires on 3/1/02.

The trees which will need to be removed are small, poor quality specimens. I have no objection to their being removed, or to planning permission being granted.

If planning permission is granted I would recommend imposing a condition requiring that 1 new tree is planted on the Church Road frontage of the property. Suitable species include Silver Birch, Cherry or Hawthorn. This will mitigate the loss of the trees being removed and help ensure long-term tree cover in the area.

Neil Etherington
17/12/02

FROM: Daniel Gigg

DATE: 14 November 2002

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
13 DEC 2002
COPIES TO | CK:
FILE

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7967

Proposal: Proposed single storey side extension to dwelling.

Site Address: 157, Church Road, Earley, Reading.

Applicant: Mr/Mrs Giacomet C/O Mr G Boyce.

Your observations are required in respect of this application **by 08/12/2002** .

NO OBJECTION

SIGNED: _____ DATE: 12 DEC 2002

Clerk To Earley Parish/Town Council.

Application Number : F/2002/7967	Map No : 46
Case Officer : DPG.	Site Area : 0.03
Valid Date : 8/11/02	Received Date: 08/11/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling.

Location : 157, Church Road, Earley, Reading.

Parish : EA Ward : WHI

Applicant : Mr/Mrs Giacomet C/O Mr G Boyce.

Fee Required: £110 Fee Received: £110 (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Show parking on plan – this extn seems to block access to garage	14/11	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "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 - re parking

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

H/w consultation not necessary if they can show a minimum of 2 parking spaces on block plan.

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2 x S/N - Church Rd + Eastcourt Avenue

.....

+ see map.

No pre-apps

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

Tel: (0118) 974 6296

Date: 14 November 2002

My ref: F/2002/7967

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2002/7967
157, Church Road, Earley, Reading.
Proposed single 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 **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7967**
157, Church Road, Earley, Reading.
Proposed single 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 J Lissaman

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

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

Tel: (0118) 974 6296

Date: 14 November 2002

My ref: F/2002/7967

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Storry
50 Church Road
Earley
RG6 1HT

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/2002/7967
157, Church Road, Earley, Reading.
Proposed single 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.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7967**
157, Church Road, Earley, Reading.
Proposed single 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 G Storry

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

Received by Wokingham District Council

Application No: F/2002/7967

PROPOSAL:
Proposed single storey side extension to dwelling.

LOCATION:
157, Church 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 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/2002/7967 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 Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2002. 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
14 November 2002

Organisation_Name	Building_Name	address1	Postcode
		137CHURCH ROADREADING	RG6 1HG
		91EASTCOURT AVENUEREADING	RG6 1HJ
		157CHURCH ROADREADING	RG6 1HQ
		48CHURCH ROADREADING	RG6 1HS
		50CHURCH ROADREADING	RG6 1HT
		52CHURCH ROADREADING	RG6 1HT
	157A	157ACHURCH ROADREADING	RG6 1HQ

Neighbour list F/2002/7967

08.NOV.2002 7967

7967

08 NOV 2002

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Mr G Boyce
14 Fairview Avenue
Earley
Reading
Berkshire
RG6 1HE

7 November 2002

Dear Sirs

Reference: Proposed Single Storey Side Extension, 157 Church Road, Earley, Reading RG6 1HG.

With reference to the above, I enclose the following information as required, submitted as a formal planning application:

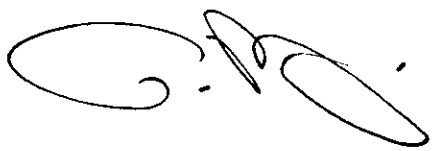
1. 6 number copies of the plans and elevations as existing, together with a site block plan and site location plan, with the application site outlined in red, drawing number CRD-01;
2. 6 number copies of the plans and elevations, as proposed, drawing number CRD-02;
3. 6 number copies of the completed planning application forms;
4. A cheque for £110.00 as the prescribed planning application fee.

I can confirm the following points for clarification:

- The single storey side extension consists of faced brickwork to the external walls to match the existing;
- The proposed roof pitch is to match the existing, with roof tiles to match the main roof;
- The footprint of the extension is a minimum 1.0 metre from the boundary fence line at the front and a minimum 3.6 metres at the rear to the neighbouring property at number 157A Church Road;
- Brickwork arches to the side and rear of the extension are to match the brickwork arches to the front and side of the existing property.

Should the appointed case officer wish to discuss the enclosed proposals I would be happy to meet at your offices. In the meantime should you require further information or wish to discuss the enclosed, please do not hesitate to contact me.

Yours faithfully



Graham Boyce

Telephone: 0118 930 7613 [work]

Copy to: Mr & Mrs Giacomet

Environmental Services

For office use only. Application number: 08.NOV.2002 7967

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.

WOKINGHAM DISTRICT COUNCIL
08 NOV 2002

1	Your name	MR & MRS GIACOMET
	Address and postcode	157 CHURCH ROAD EARLEY READING RG6 1HQ
	Phone number	0118 961 7268
2	Agent's Name	MR G. BOYCE
	Address and postcode	14 FAIRVIEW AVENUE EARLEY READING RG6 1HE
	Phone number	0118 930 7613
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.	AS 1. ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION

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.	FACED BRICKWORK TO MATCH EXISTING ROOF TILES TO MATCH EXISTING PVC-U CASEMENT WINDOWS 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: ✓
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.

N/A

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs Gardner

Date 7/11/08

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

"THE LODGE"

PC 03 210 157

ADDRESS 157 CHURCH ROAD

PARISH EARLEY

PLOT No. Old Property

ORD. SHEET No. SU. 7472(46)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
168/51	Miss. Keene	Addition	10/4/51	~~App.~~ App.
493/53	Mrs. A. B. Keene	Vehicular Access	7/8/53	~~App.~~ App.
PD/3/61	Mr. C. Wilkinson	Garage	20/1/61	~~App~~ N/A.
F/2002/7967	Mr/Mrs Giacomet	S/st side ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PdEng - conservatory. 8/2/02 PPreq. Mr Giacomet

DRAINAGE