SYSTEMS LTD

APPLICATION NO:
F/2000/0932

LOCATION:
339 Wokingham Road, Earley Reading.

APPLICANT:
Mr N Cooke C/O Nicholas Bundy Woolhampton Design Centre Ltd

PROPOSAL:
Proposed side dormer extensions to dwelling to form rooms in loft space.

EARLIEST DATE FOR DECISION: **16/04/2000**

APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr N Cooke
C/O Nicholas Bundy
Woolhampton Design Centre Ltd
Station Road
Woolhampton
Berkshire
RG7 5SE

Application Number: F/2000/0932

Parish: **EARLEY**

Location: **339, Wokingham Road, Earley, Reading.**

Proposal: **Proposed side dormer extensions to dwelling to form rooms in loft space.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason
1. This proposal, if permitted, would result in an overbearing impact detrimental to the neighbouring properties at No.337 and 341 due to the bulk and massing of the extension. Therefore, it would be contrary to Policies WBE1 of the Wokingham District Local Plan and LBE2 of the Loddon Area Local Plan.

Reason
2. This proposal, if pemitted, would result in the loss of privacy to the upstairs windows of No.337 & the ground floor habitable room of No.341 due to the positioning of the bedroom windows in the proposal, and, would therefore have a detrimental impact. The proposal would be contrary to Policies WBE1 of the Wokingham District Local Plan and LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 31/05/2000

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 6463 (Direct Line)

Date. 6 July, 2000

My ref. JM/LEB/F/2000/0932

Your ref.

Mr N Bundy
Woolhampton Design Centre
Station Road
Reading
RG7 5SE

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
DX: 33506 – Wokingham
E-mail:

Dear Mr Bundy,

RE: PRE-APPLICATION ADVICE FOR 339 WOKINGHAM ROAD, EARLEY

Thankyou for your letter which was received on 28 June 2000.

I can inform you that, although the design has overcome the problems regarding the loss of privacy to the neighbouring properties, these dormers would still have an overbearing effect on both the neighbours and the street scene as a result of their bulk and positioning.

During the course of our meeting on the 16 June 2000, I suggested that there may only be scope for two bedrooms in the loft. I also advised that the dormers may have to be replaced with velux windows in order to reduce any overbearing effects and any loss of privacy. Therefore, this design would not be encouraged as it stands at the moment.

I hope this information is of use to you, however, the advice given is without prejudice to the determination of any application received. If you have any further questions regarding this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

L E BAKER
Senior Planning Officer

0734 714077

29, 30, ~~32~~ 3 4 5 6 7 ~~8~~, 10, 11, 12.

FAX COVER SHEET

Woolhampton Design Centre Ltd
Woolhampton Design Centre
Station Road
Reading
RG7 5SE
0118 9713363
0118 9714077

SEND TO Company name: Wokingham DC. Environ. Services Dept.	From: Nicholas Bundy 31259
Attention: Planning Services	Date: 28/06/00
Office location:	Office location:
Fax number: 974 6484	Phone number: 0118 9713363

☐ Urgent ☐ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

Reply reqd

Total pages, including cover: 3

PLANNING SERVICES
POL
DC
APP JEM
CS
26 JUN 2000
COPIES TO: 0932 – re-submission proposed

COMMENTS

Application No. F/2000/0932

Our client, Mr N. Cooke, has been in contact with yourselves regarding advise as to an acceptable resubmission of the previous application with alterations.

We are forwarding by fax his latest proposal for your consideration

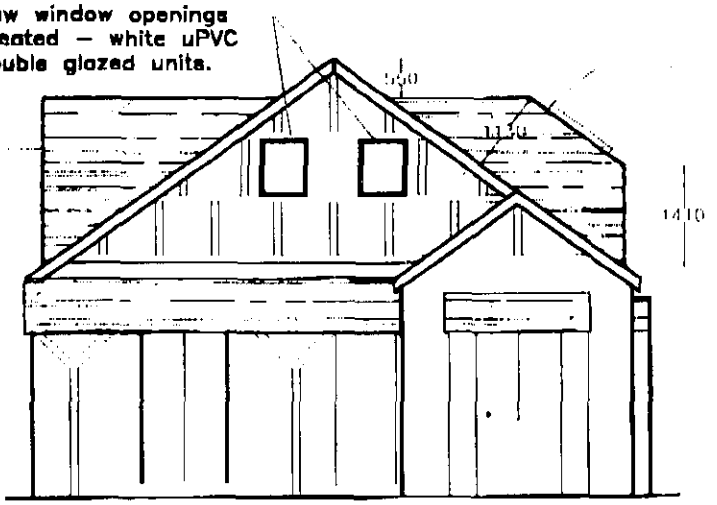
Mr Cooke informs us that he will be in contact with yourselves by the end of the week and has asked us to forward the following elevation drawings.

0734 714077

New window openings created – white uPVC double glazed units.

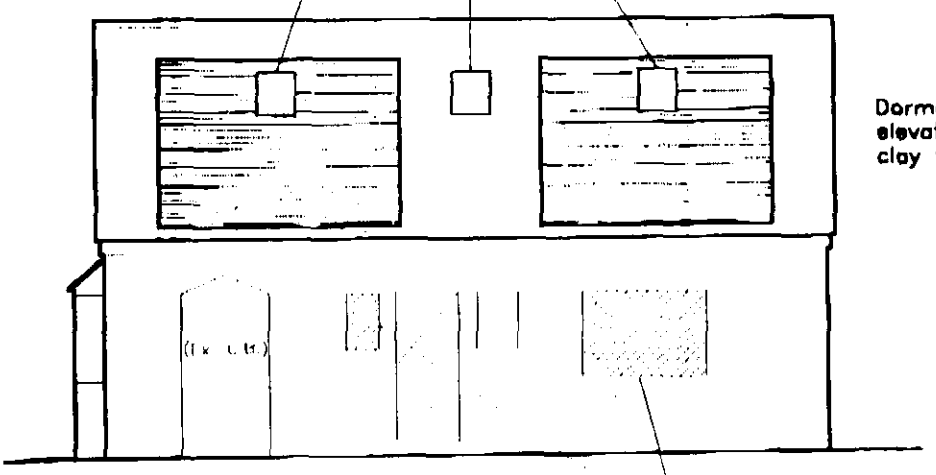
Dormer additions to this side elevation: tile hung in clay tiles to match existing roof.

Hipped dormer addition to this side elevation: tile hung in clay tiles to match existing roof, incorporating velux roof windows.



FRONT ELEVATION

Velux type roof light to en-suite and within pitched area of dormers.



Dormer additions to this side elevation: hipped, tile hung in clay tiles to match existing roof.

Existing windows opening bricked up.

R.H. ELEVATION

Revision	Description	Date

339 WOKINGHAM ROAD, EARLEY.

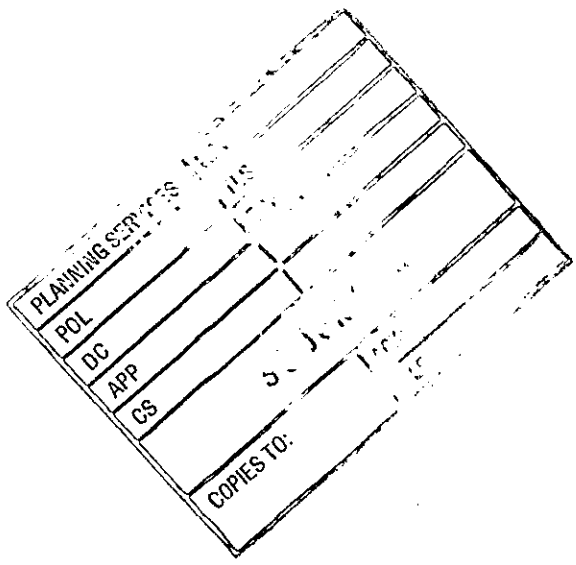
PROPOSED ELEVATIONS

THE WOOLHAMPTON DESIGN CENTRE

STATION ROAD, WOOLHAMPTON, READING, BERKSHIRE, RG7 5SB

TEL: 01734 713363

SCALES 1:100		DRAWING No. 99/63/02	REVISION
DATE FEB.' 00	DRAWN NJB		


PLANNING
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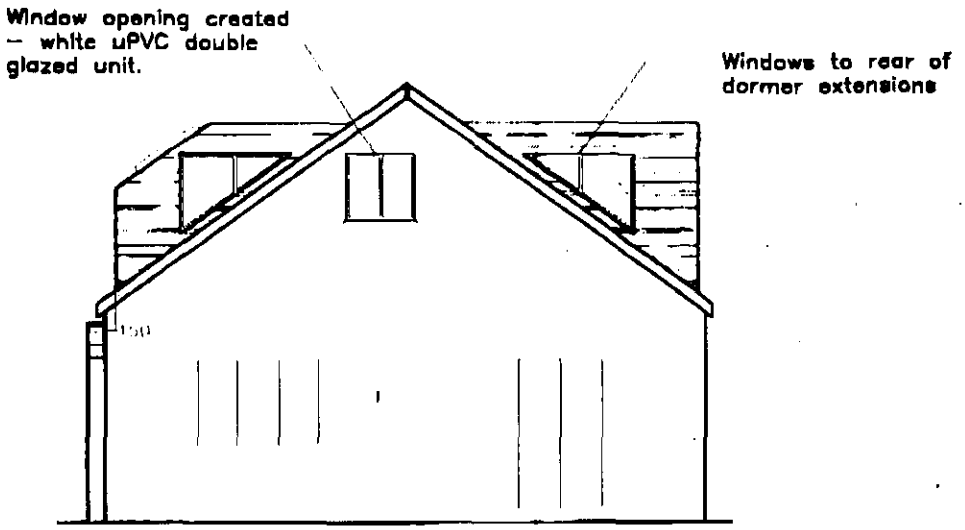
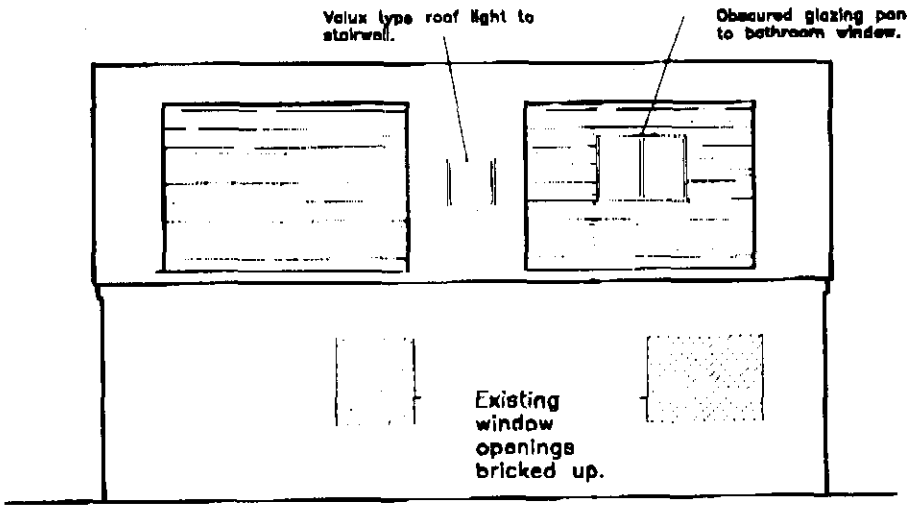
DC
APP
CS
COPIES TO:

0734 714077



REAR ELEVATION



L.H. ELEVATION

Revision	Description	Date

339 WOKINGHAM ROAD, EARLEY.

PROPOSED ELEVATIONS

THE WOOLHAMPTON DESIGN CENTRE

STATION ROAD, WOOLHAMPTON, READING, BERKSHIRE, RG7 5SS

TEL: 01734 713363

SCALES 1:100		DRAWING No. 99/83/03	REVISION
DATE JUNE'00	DRAWN NJB		


PLANNING
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DC
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CS
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FILE:



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Development Control Section, Environmental Services, Wokingham District Council.

3 July 2000

Scale: 1 : 500

N
W E
S

Application Number F/2000/0932
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			This proposal, if permitted, would result in an overbearing impact detrimental to the neighbouring properties at No 337 & No 341 due to the bulk and massing of the extension. Therefore it would be contrary to policies DBE1 of the LDLP and LBE2 of the LALP.
2.			This proposal, if permitted, would result in the loss of privacy to the upstairs windows of No 337 & the ground floor habitable room of No 341 due to the positioning of the bedroom windows in the proposal, and would therefore have a detrimental impact. The proposal would be contrary to policies DBE1 of the LDLP and LBE2 of the LALP.

John Mercer
31/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 339 Wokingham Road Earley Reading.

APPLICATION NUMBER: F/2000/0932

OFFICER: Joss Miller

DATE OF SITE VISIT: 10/4/00

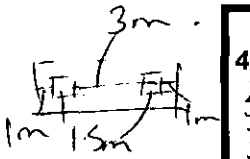
1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Mainly bungalows - some houses nearby
Chalet bungalow next door

3. DESCRIPTION OF SITE/BUILDING

Modest bungalow of brick render & tile



4. RELATIONSHIP TO ADJOINING PROPERTIES

339. 2 bedroom windows to side - carport obscured g/f windows.
341. No windows at f/f but 1 at g/f (bedroom?)

Kitchen window - secondary
Dining room - sole window - then bathroom.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 3 spaces

LEVELS Raised 1m at road.

BOUNDARY TREATMENT 1.8m fence & some shrubery

OTHERS \

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0932

Applicant : Mr N Cooke C/O Nicholas Bundy Woolhampton Design Centre Ltd.

Location : 339, Wokingham Road, Earley, Reading.
Proposal : Proposed side dormer extensions to dwelling to form rooms in loft space.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : 23/3

Date of Site Visit : 10/4

Date Registered : 14/03/2000

Earliest Date for Decision : 16/04/2000

Latest Consultation Date/Site Notice Expiry Date : 16/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :
337 - Object - Loss of privacy & daylight
Earley TC - No objection
Highways - Parking plan

Planning Issues :
Effect on street scene and neighbouring properties WBC1.
Identified settlement.

Application Number: F/2000/0932

Appraisal :

This application is for side dormer extns to form room in loft space.

Neighbours.
The neighbour at 337. has a kitchen window dining room window and bathroom window on the ground floor. On the first floor east elevation there are 2 bedroom windows. There is a 1.8m fence on the boundary. The ground floor windows would be partially obscured from the applicants upstair windows as there is a carport of corrugated perspex (transparent) However, the proposed dormer extension has a depth of 7.9m, is set in from the side wall by .2m. and has a full height of 5.5m. The neighbouring property is sited 3m away. The increase in height would have an overbearing effect on all the side windows in the neighbours property (337) and would result in a loss of privacy in the bedroom windows.
No 341 is a bungalow and has 1 side window which is possibly a bedroom (the dwelling is empty). The increase in height of the proposal would result in an overbearing effect on the neighbour and the proposed south-east window would result in a loss of privacy as the neighbour is only 3.6m away.

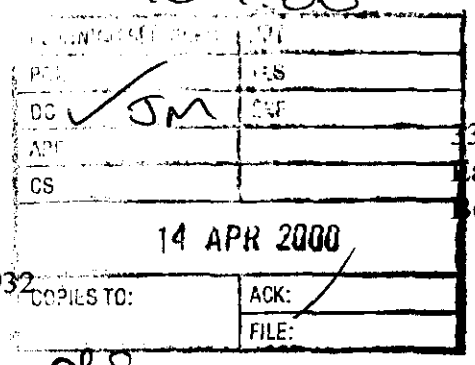
Street scene.
The flat roofed dormers, although not encouraged have been used in this road in the past, and there is a precedent. Therefore any impact on the street scene would not be sufficiently detrimental to the street scene to warrant a refusal.

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

Applicationo	Name & Address
F/20000/0932	Mrs S Fox 337 Wokingham Road Earley Berks

App refused, letter
)5/06/00

By hand 13.4.00



337 Wokingham Rd
arley
erks

WDC Planning Dept
Application NoF/2000/0932

12/4/2000

Dear Sir

OBS

339 Dok Rd

I object to the above application on the following grounds;

1) Given the very close proximity of the proposed development my bedroom will be directly viewed from close range from the proposed development if approved
2) The light in my kitchen will be much reduced
3) The light in my dining area will be much reduced
4) My line of site TV satellite dish will be obscured and if the development is approved this aerial with have to be relocated and will incur a cost of relocation
5) If approved points 1-5 will reduce the value of my property

I therefore formally object to the granting of planning permission for this development. If the application is approved I will of course seek legal advice with view to serving a planning blight notice given the adverse affect on my property value

Yours faithfully

S Fox

Mrs S Fox

FROM: Joss Miller

DATE: 23 March 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0932

Proposal: Proposed side dormer extensions to dwelling to form rooms in loft space.

Site Address: 339, Wokingham Road, Earley, Reading.

Applicant: Mr N Cooke C/O Nicholas Bundy Woolhampton Design Centre Ltd.

Your observations are required in respect of this application **by 16/04/2000**

PLANNING SERVICES	RPT
POL	
DC	
APP	
CS	

25 APR 2000

COPIES TO:	ACK:
	FILE:

NO OBJECTION

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET PART 1 REGISTER

From: Joss Miller

Date: 23 March 2000

Application Number: F/2000/0932

Proposal: Proposed side dormer extensions to dwelling to form rooms in loft space.

Site Address:
339, Wokingham Road, Earley, Reading.

Applicant:
Mr N Cooke C/O Nicholas Bundy Woolhampton Design Centre Ltd.

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING FOR TWO VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4 x 4.8m (MINIMUM).

Signed: N.S. Trotter **Print name:** N TROTTER

4-4-00

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

Tel: (0118) 974 6463

Date: **23 March 2000**

My ref: F/2000/0932

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2000/0932
339, Wokingham Road, Earley, Reading.
Proposed side dormer extensions to dwelling to form rooms in loft space.

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0932**
339, Wokingham Road, Earley, Reading.
Proposed side dormer extensions to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6463

Date: **23 March 2000**

My ref: F/2000/0932

CONFIDENTIAL

Councillor 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

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339, Wokingham Road, Earley, Reading.
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0932**
339, Wokingham Road, Earley, Reading.
Proposed side dormer extensions to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6463

Date: **23 March 2000**

My ref: F/2000/0932

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2000/0932
339, Wokingham Road, Earley, Reading.
Proposed side dormer extensions to dwelling to form rooms in loft space.

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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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0932**
339, Wokingham Road, Earley, Reading.
Proposed side dormer extensions to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2000/0932

PROPOSAL:
Proposed side dormer extensions to dwelling to form rooms in loft space.

LOCATION:
339, Wokingham 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 (see details above) please allow 4 days from the date of this letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 MAR 2000	
Officer: JM	Application No. F/2000/0932.

Map No. 52 Site 06

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED DORMER EXTENSIONS TO DWELLING SIDE TO FORM ROOMS IN LOFT

Location: 339 WOKINGHAM ROAD

Parish: EARLEY Ward: L. Hungerford

Applicant: MR N COOKE

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (3)

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		phoned	21/3
(4)	Correct S 66 certificate	None - back of form missing		received
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 :23.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO Pre-Apps

.....

.....

NEIGHBOURS:

S/N+ 337, 341, [redacted], 498, 500 + 502 Wokingham Road

6+7 Lambourne Gardens

45 Amber Close, Woodley

.....

.....

.....

.....

.....

.....

1.4.86

ADDRESS 339 WOKINGHAM ROAD PARISH ~~WOODLEY~~ EARLEY

PLOT No. Old Property ORD. SHEET No. SU 7571 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 850	MR. R. HUNT	SUN LOUNGE	11.6.74	APP. N/A
99/70406/F	MR. P.J. KNOTT	REPLACEMENT DWELLING	2.11.99	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 174

DRAINAGE

WOOLHAMPTON DESIGN CENTRE LTD

22 MAR 2000
COPIES TO: ACK: FILE:

Planning Dept - Attention Mrs Hurst
Other side of form omitted from 339 Wokingham Road
Planning Application

14.MAR2000* 0932

With compliments

[illegible] GARDENS WOOLHAMPTON READING, BERKSHIRE, RG7 5UG
[illegible] READING [illegible] MOBILE [illegible] FAX (0734) 714077

1305B

		Existing	Proposed:
9	How many bedrooms does the property have?	2	3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑

11 Checklist. Please make sure that you enclose the following.

a Six copies of this form signed and dated.

b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.

c Six copies of each set of plans and drawings listed below.

- 1:2500 scale location plan with the site outlined in red
- 1:500 scale site layout plan.
- 1:100 or 1:200 scale floor plans and elevations.

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below

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

None of the land forms part of an agricultural holding

Your signature [signature] on behalf of MR N P COOKE

Environmental Services

For office use only.
Application number 14.MAR2000* 0932

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the spaces.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR N P COOKE
	Address and postcode	339 WOKINGHAM ROAD, EARLEY, READING, BERKSHIRE RG6 2EH
	Phone number	0118 9670666 / 07775 993424
2	Agent's Name	NICHOLAS BOND7
	Address and postcode	WOOLHAMPTON DESIGN CENTRE LTD STATION ROAD WOOLHAMPTON READING, BERKSHIRE RG7 5SE
	Phone number	0118 9713363 / 0411 922747
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 APPLICANTS ABOVE)
4	Give brief details of the proposal for example, two storey side extension. About the application	DORMERS TO EACH SIDE OF BUNGALOW ROOF. CHALET CONVERSION TO INCLUDE 1ST FLOOR
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.	TIMBER FRAME, WHITE UPVC WINDOWS AND FASCIA, SIDES AND CHEEKS TILE HUNG (TO MATCH EX. ROOF TILES).
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

Please turn over

[illegible] SERVICES	HPT
[illegible]	
DC	
APP	
CS	
22 MAR 2000	
COPIES TO:	ACK:
	FILE:

WOOLHAMPTON DESIGN CENTRE LTD

Planning Dept – Attention Mrs Hurst

Other side of form omitted from 339 Wokingham Road

Planning Application

With compliments

MIDGLEY PARK GARDENS, WOOLHAMPTON READING, BERKSHIRE, RG7 5UG
TELEPHONE READING (0734) 713363 MOBILE (0831) 425385 FAX (0734) 714077

1305B

		Existing	Proposed:
9	How many bedrooms does the property have?	2	3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑

11 Checklist. Please make sure that you enclose the following.

a Six copies of this form signed and dated.

b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.

c Six copies of each set of plans and drawings listed below.

- 1:2500 scale location plan with the site outlined in red.
- 1:500 scale site layout plan.
- 1:100 or 1:200 scale floor plans and elevations.

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

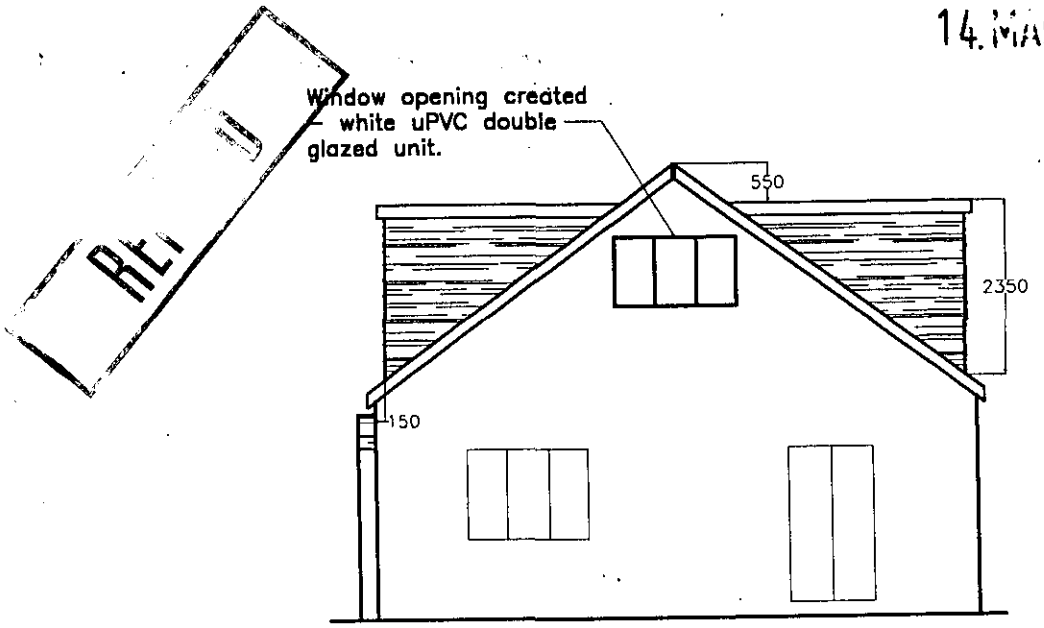
- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below

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

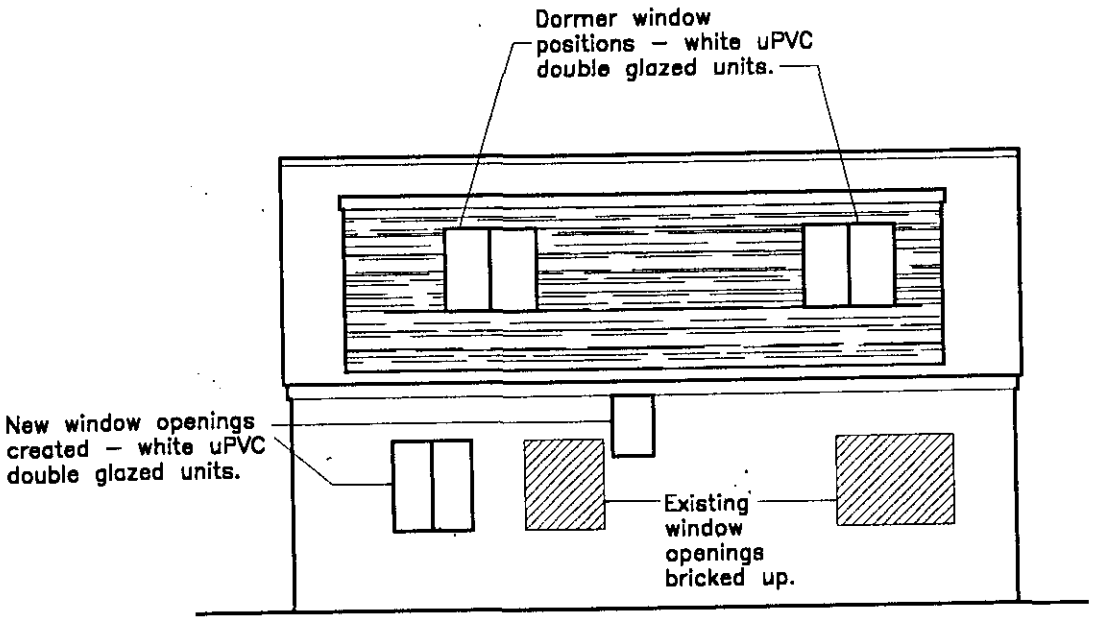
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR N P COOKE

14.MAR2000* 0.32



REAR ELEVATION



L.H. ELEVATION

W

Revision	Description	Date

339 WOKINGHAM ROAD, EARLEY.

PROPOSED ELEVATIONS

THE WOOLHAMPTON DESIGN CENTRE

STATION ROAD, WOOLHAMPTON, READING, BERKSHIRE. RG7 5SE

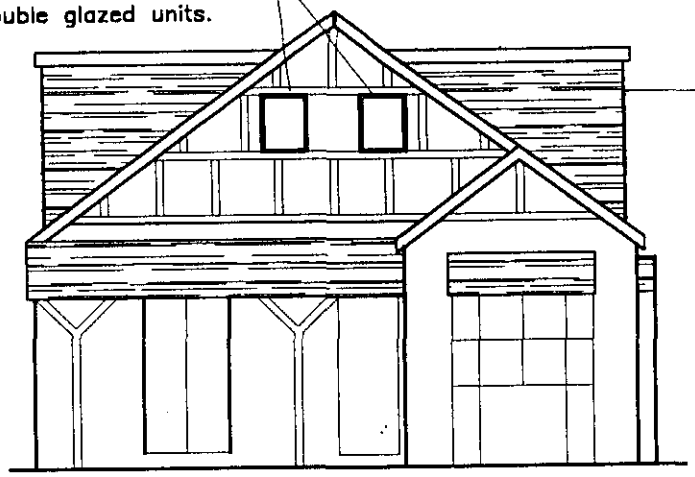
TEL: 01734 713363

SCALES	1:100		DRAWING No.	REVISION
DATE	FEB.' 00	DRAWN NJB	99/63/03	

REFUSED

14.MAR2000* 0932

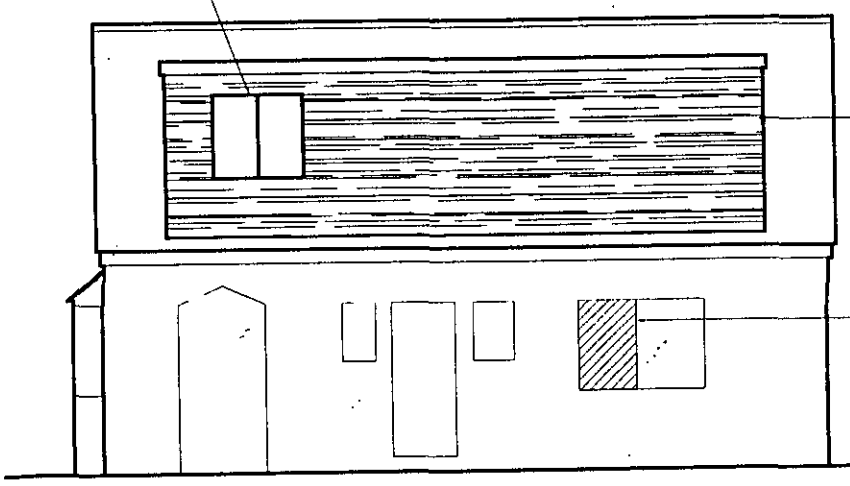
New window openings created – white uPVC double glazed units.



Dormer additions to each side elevation: White uPVC fascia, tile hung in clay tiles to match existing roof.

FRONT ELEVATION S

Window opening created – white uPVC double glazed unit.



Dormer additions to each side elevation: White uPVC fascia, tile hung in clay tiles to match existing roof.

Existing window opening partially bricked up.

R.H. ELEVATION

E

Revision	Description	Date

339 WOKINGHAM ROAD, EARLEY.

PROPOSED ELEVATIONS

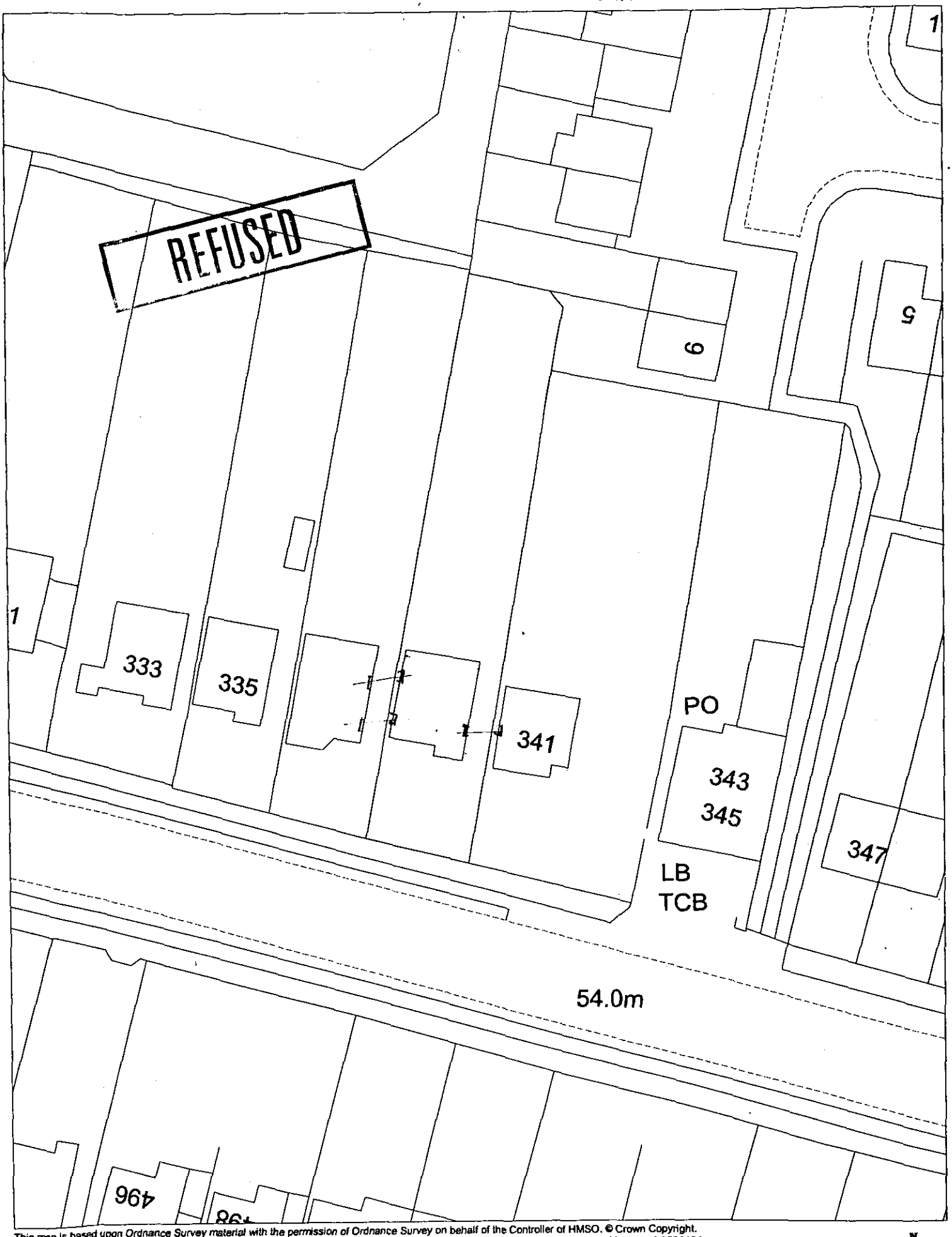
THE WOOLHAMPTON DESIGN CENTRE

STATION ROAD, WOOLHAMPTON, READING, BERKSHIRE, RG7 5SE

TEL: 01734 713363

SCALES	1:100		DRAWING No.	REVISION
DATE	FEB. 00	DRAWN NJB	99/63/02	

14.MAR2000* 0932



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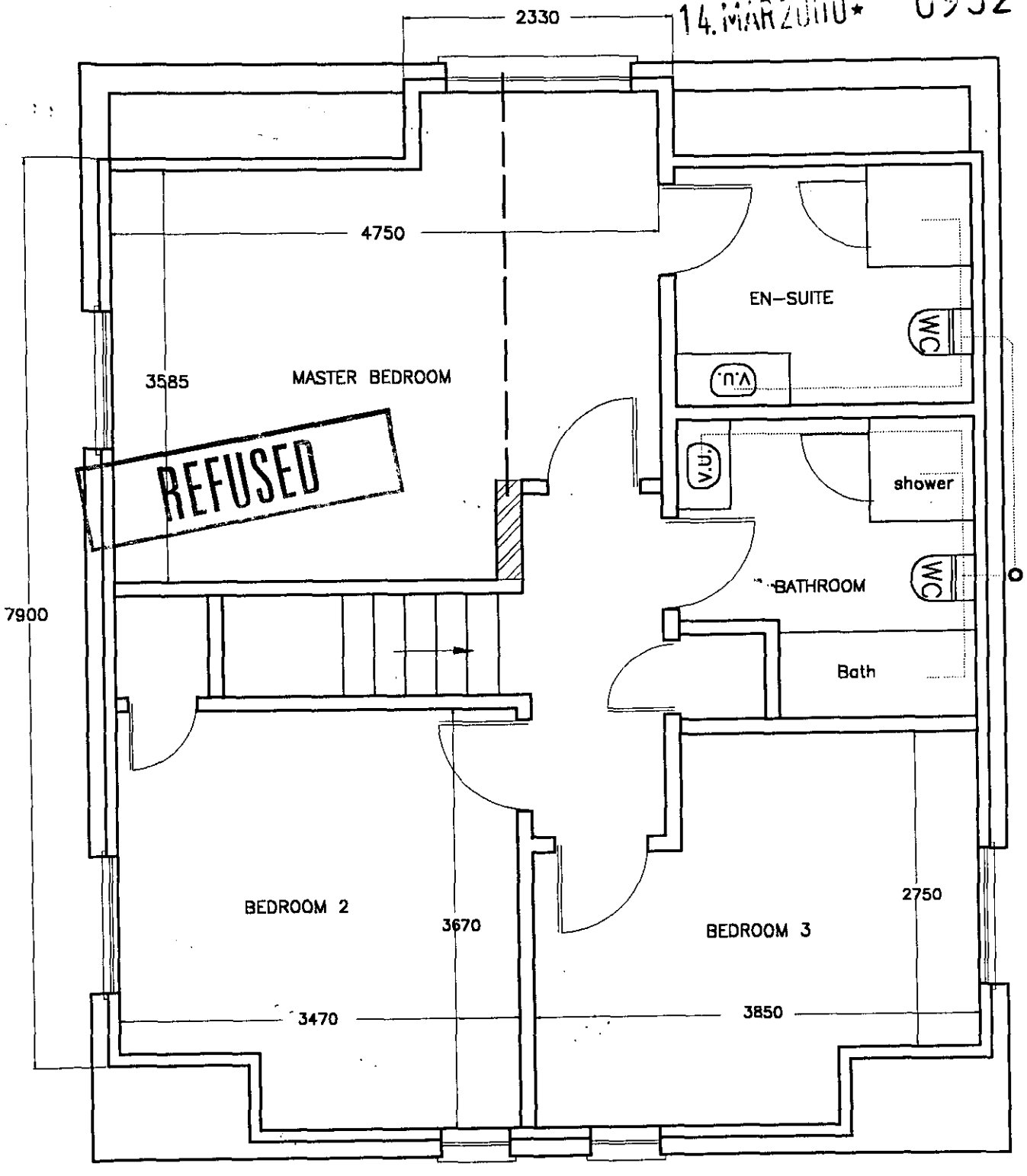
Central Support Section, Environmental Services, Wokingham District Council.
6 March 2000

Scale: 1 : 500

N W E S

14.MAR2000* 0932



Revision	Description	Date

339 WOKINGHAM ROAD, EARLEY.

PROPOSED FIRST FLOOR PLAN

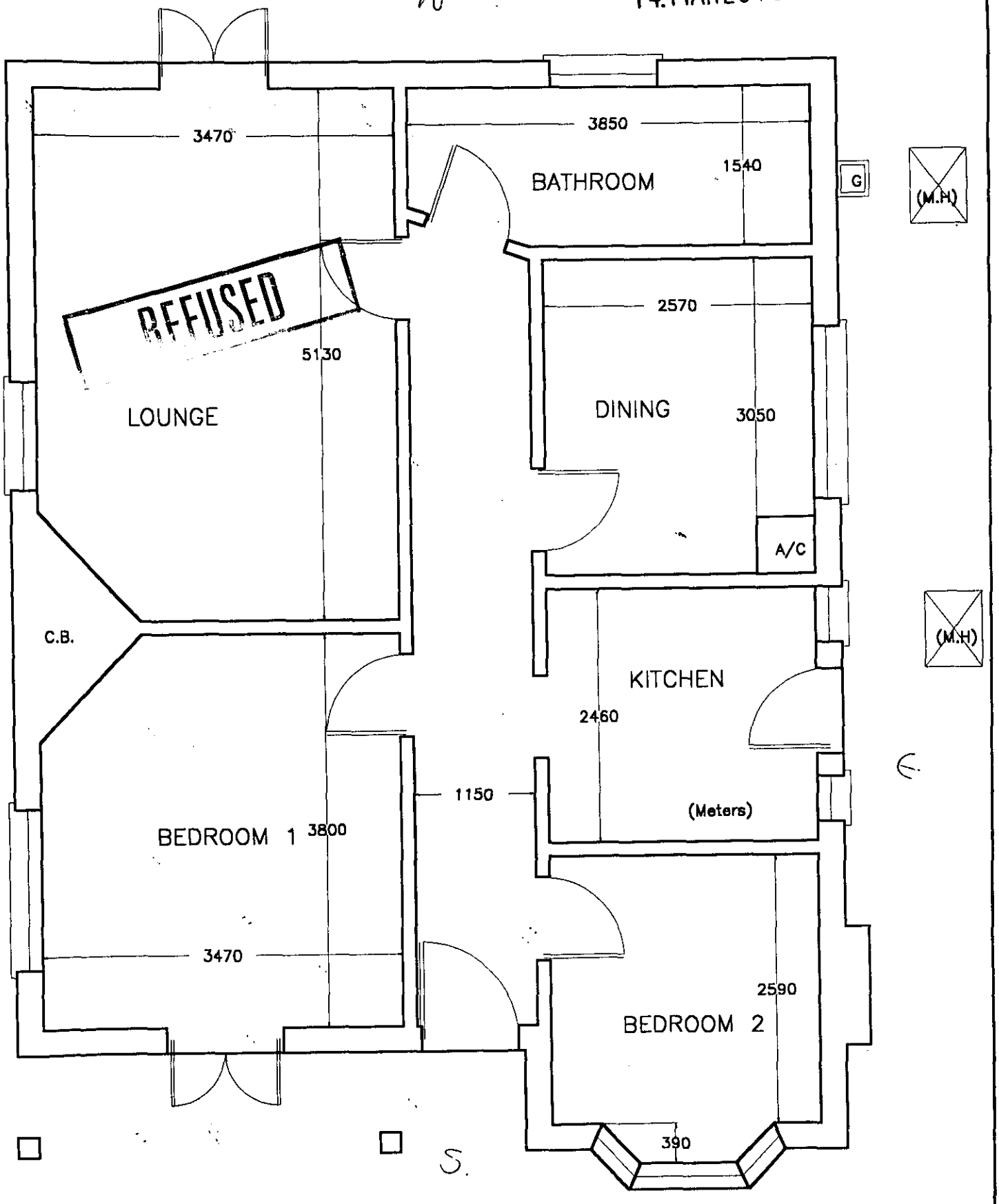
THE WOOLHAMPTON DESIGN CENTRE

STATION ROAD, WOOLHAMPTON, READING, BERKSHIRE, RG7 5SB

TEL: 01734 713363

SCALES	1:50			DRAWING No.	REVISION
DATE	FEB.'00	DRAWN	NJB	99/63/01	

14.MAR2000* 0932



Revision	Description	Date

339 WOKINGHAM ROAD, EARLEY.

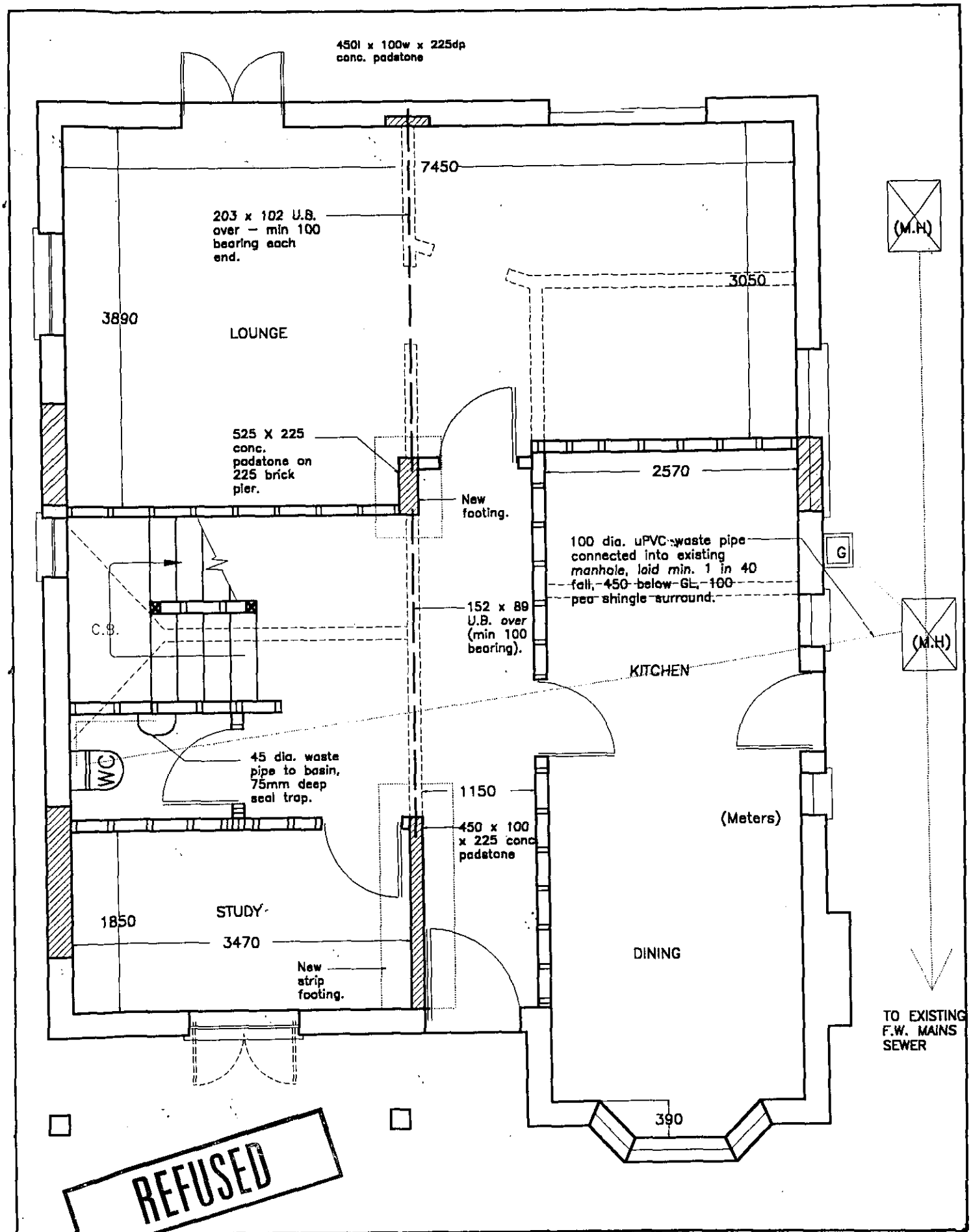
EXISTING FLOOR PLAN

THE WOOLHAMPTON DESIGN CENTRE

STATION ROAD, WOOLHAMPTON, READING, BERKSHIRE, RG7 5SE

TEL: 01734 713363

SCALES	1:50		DRAWING No.	REVISION
DATE	DEC '99	DRAWN NJB	99/63/04	



REFUSED

Revision	Description	Date

339 WOKINGHAM ROAD, EARLEY.

PROPOSED GROUND FLOOR PLAN

14 MAR 2000

7560

THE WOOLHAMPTON DESIGN CENTRE

STATION ROAD, WOOLHAMPTON, READING, BERKSHIRE. RG7 5SE

TEL: 01734 713363

SCALES	1:50	DRAWING No.	REVISION
DATE	DEC '99 DRAWN NJB	99/63/04	

14 MAR 2000* 0932



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Development Control Section, Environmental Services, Wokingham District Council.

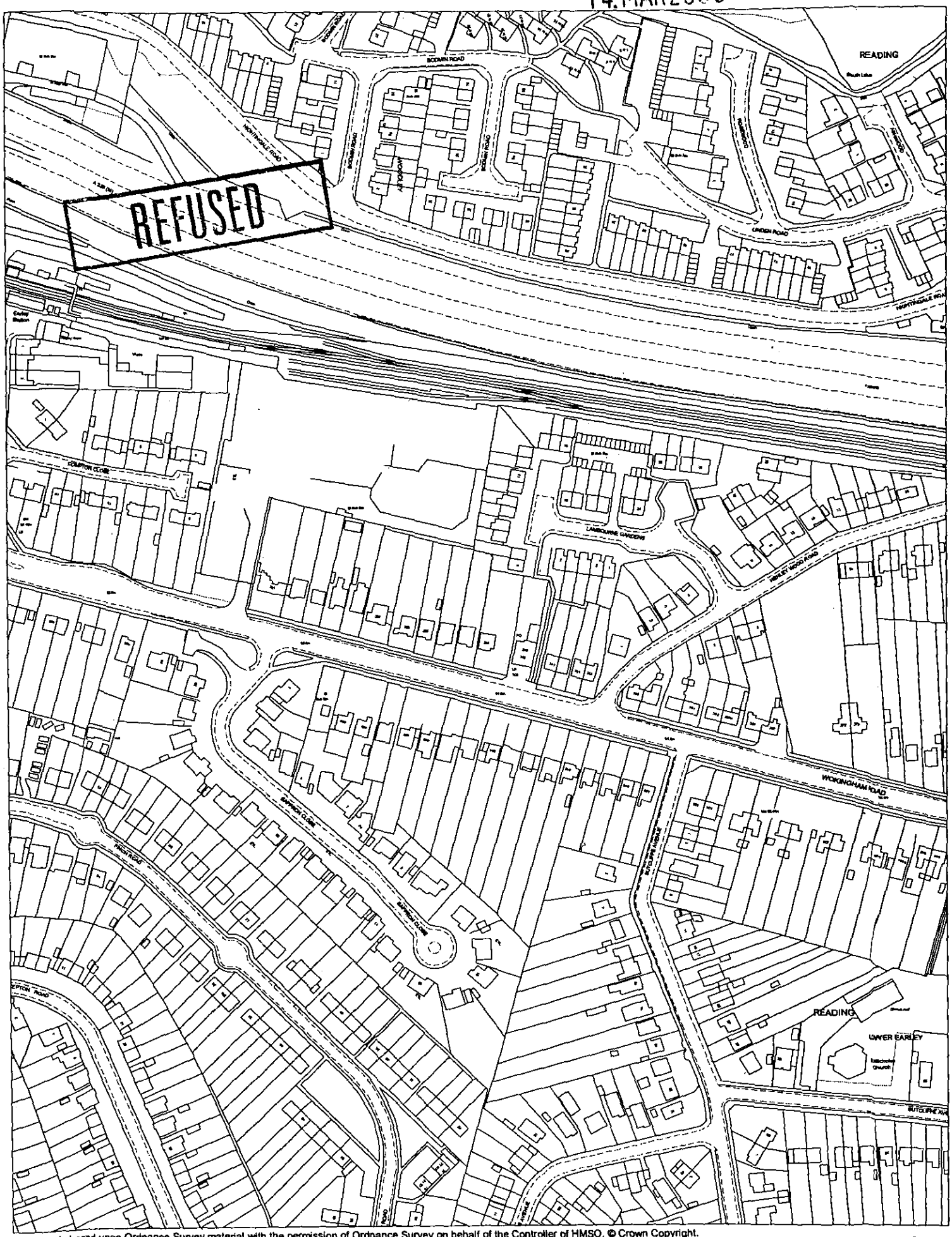
21 March 2000

Scale: 1 : 1250

N W E S

PART 1 REGISTER

14.MAR2000* 0932



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Central Support Section, Environmental Services, Wokingham District Council.
6 March 2000

Scale: 1 : 2500

N
W E
S