X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0593

LOCATION:
97 Marefield, Lower Earley Reading.

APPLICANT:
Mr C Maddox C/O Patricia Newman Practice

PROPOSAL:
Proposed two storey side extension to dwellin

EARLIEST DATE FOR DECISION: **18/03/2000**

APPLICATION EXPIRY DATE: **10/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Maddox
C/O Patricia Newman Practice
9 St Mary's Street
WALLINGFORD
Oxon
OX100EL

Application Number: F/2000/0593

Parish: **EARLEY**

Location: **97 Marefield, Lower Earley, Reading**

Proposal: ***Proposed two 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging 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.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation

Date: 03 May 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)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 15 June, 2000
My ref. BC/DC/2000/0593

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

Mr C Maddox
c/o Patricia Newman Practice
9 St Mary's Street
Wallingford
Oxon
OX10 0EL

Dear Sirs

PLANNING PERMISSION 2000/0593
SITE: 97 MAREFIELD, LOWER EARLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0593 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

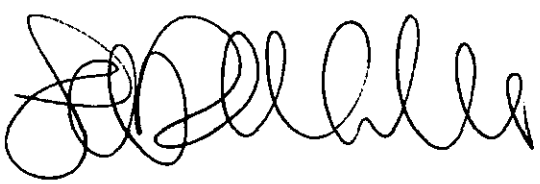
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully



Joss Miller
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0593 JM
BUILDING CONTROL NUMBER.	FP 2000/0688 Plan.
~~APPLICANT~~/AGENT	Patricia Newman Practice
ADDRESS OF SITE	97 Marefield Lower EARLEY
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	99/CM/1152-5A	99/CM/1152-5
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	1/6/00.	

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	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0593

Applicant : Mr C Maddox C/O Patricia Newman Practice.

Location : 97, Marefield, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		6/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 6/3/00

Date Registered : 14/02/2000

Earliest Date for Decision : 18/03/2000

Latest Consultation Date/Site Notice Expiry Date : 18/03/2000

Application Expiry Date: 10/04/2000

Consultation Responses :
Highways - condition
Earley TC - No objection

Planning Issues :
Effect on street scene & neighbouring properties/SEI
Identified settlement.

Application Number: F/2000/0593

Appraisal :

This application is for a two storey side extension and single storey rear extension.

Neighbours
The dwelling is situated at the end of the road and the 2 storey extension is adjacent to the park. No 95 will be able to see the single storey extension which is 4.1m deep and 3.6m from the boundary on which there is a 1.8m fence. The majority of the 2 storey side extension will be obscured by the main footprint of the house. There other neighbouring properties are a sufficient distance for any impact to be minimised and no 95 will not suffer any adverse impact sufficient to warrant a refusal.

Street scene.
The side extension is set back approx. 1.1m from the main footprint of the house and it is set down approx 300mm from the main ridge line. Therefore any impact on the street scene will be minimised.

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

Application Number F/2000/0593
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	Works
3	SC23	SR06	Parking & garaging

RECORD OF SITE VISIT

SITE ADDRESS: 97 Marefield Lower Earley Reading.

APPLICATION NUMBER: F/2000/0593

OFFICER: Joss Miller

DATE OF SITE VISIT: 6/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? on side of house adj to recreation ground

2. DESCRIPTION OF SURROUNDINGS
Council owned ground on one side - Terraced & semi-detached houses on modern estate.

3. DESCRIPTION OF SITE/BUILDING
Semi-detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
95. Single storey extn existing with secondary windows facing applicant. Council land on other side.

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING 2 spaces.

LEVELS ~

BOUNDARY TREATMENT 1.8m fence all round.

OTHERS ~

Tel: (0118) 974 6463

Date: 20/4/00

My ref: F/2000/0593

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

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0593
97, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 20/4/00

My ref: F/2000/0593

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0593
97, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Burton rp

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 20/4/00

My ref: F/2000/0593

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Dear Councillor

Application Number: F/2000/0593
97 , Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling

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 **Joss Miller** on **(0118) 974 6463**. 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 2/5/00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0593**
97 , Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

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

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 23 February 2000

Application Number: F/2000/0593

Proposal: Proposed two storey side extension to dwelling.

Site Address:
97 , Marefield, Lower Earley, Reading.

Applicant:
Mr C Maddox C/O Patricia Newman Practice.

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

PARKING SPACE INFRONT OF GARAGE DOORS MUST BE AT LEAST 5.5m LONG, IN ORDER THAT A VEHICLE CAN STOP CLEAR OF THE HIGHWAY PRIOR TO THE GARAGE DOORS BEING OPENED. SUPERSEDED

I WOULD SUGGEST ALTERATIONS TO THE GARAGE TO ACHIEVE THIS, BEARING IN MIND OUR MINIMUM GARAGE SIZE IS 2.5x5m (INTERNAL DIMS) REQUEST REVISED PLAN PLEASE.

IN THIS INSTANCE & WITHOUT PREJUDICE THE HIGHWAY AUTHORITY WILL ACCEPT A REDUCED DISTANCE OF 5m FROM THE GARAGE DOORS TO THE HIGHWAY BOUNDARY.

CONDITIONS

SC23 - PARKING & GARAGING (SR06)

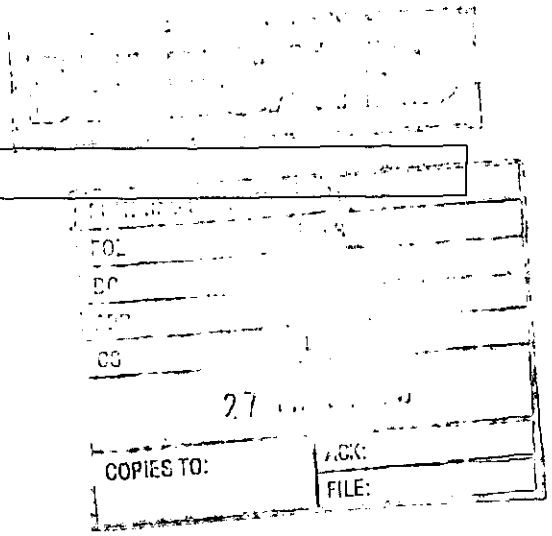
Signed: N.S. Trotter **Print name:** N TROTTER

~~2-3-00~~

12-4-00

FROM: Joss Miller

DATE: 23 February 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0593

Proposal: Proposed two storey side extension to dwelling.

Site Address: 97 , Marefield, Lower Earley, Reading.

Applicant: Mr C Maddox C/O Patricia Newman Practice.

Your observations are required in respect of this application **by 18/03/2000** .

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO

Received by Wokingham District Council

Application No: F/2000/0593

PROPOSAL:
Proposed two storey side extension to dwelling & single storey rear extension

LOCATION:
97 , Marefield, Lower Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday)
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 18/03/2000. 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 FEB 2000
Officer: JM	Application No. F/2000/0593

Map No. 58 Site ...0.01.

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 97 MAREFIELD

Parish: EARLEY Ward: Redhatch ✓ 23.02.00

Applicant: MR C MADDOX

Fee (13) Received 95-00 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	Show proposed dev on block plan incl new parking layout		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.02.00 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 + 27 Sibson.

.....

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.....

.....

Environmental Services

For office use only.
Application number: 14.FEB.2000* 0593

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.

1	Your name Address and postcode Phone number	Mr. C. MADDOX 97, Marefield, Lower Earley, BERKS.
2	Agent's Name Address and postcode Phone number	Patricia Newman Practice Building Surverors, 9, St. Mary's Street, Wallingford, OXON. OX10 0EL 01491 833373
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.	97, Marefield, Lower Earley, BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	2 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.	matching concrete roof tiles matching face bricks
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: 2	Proposed: 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: Patricia Newman Practice

on behalf of Mr. C. MADDOX.

Date 08.02.2000

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

ADDRESS 97 MAREHELD 14.FEB.2000* 0593 PARISH EARLEY

PLOT No. 82 AREA L ORD. SHEET No. SU.7570 5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18542 -	MCLEAN	S/DET. HOUSE [redacted]	10-2-83	CA
BR20089	"	"	17-3-83	APP

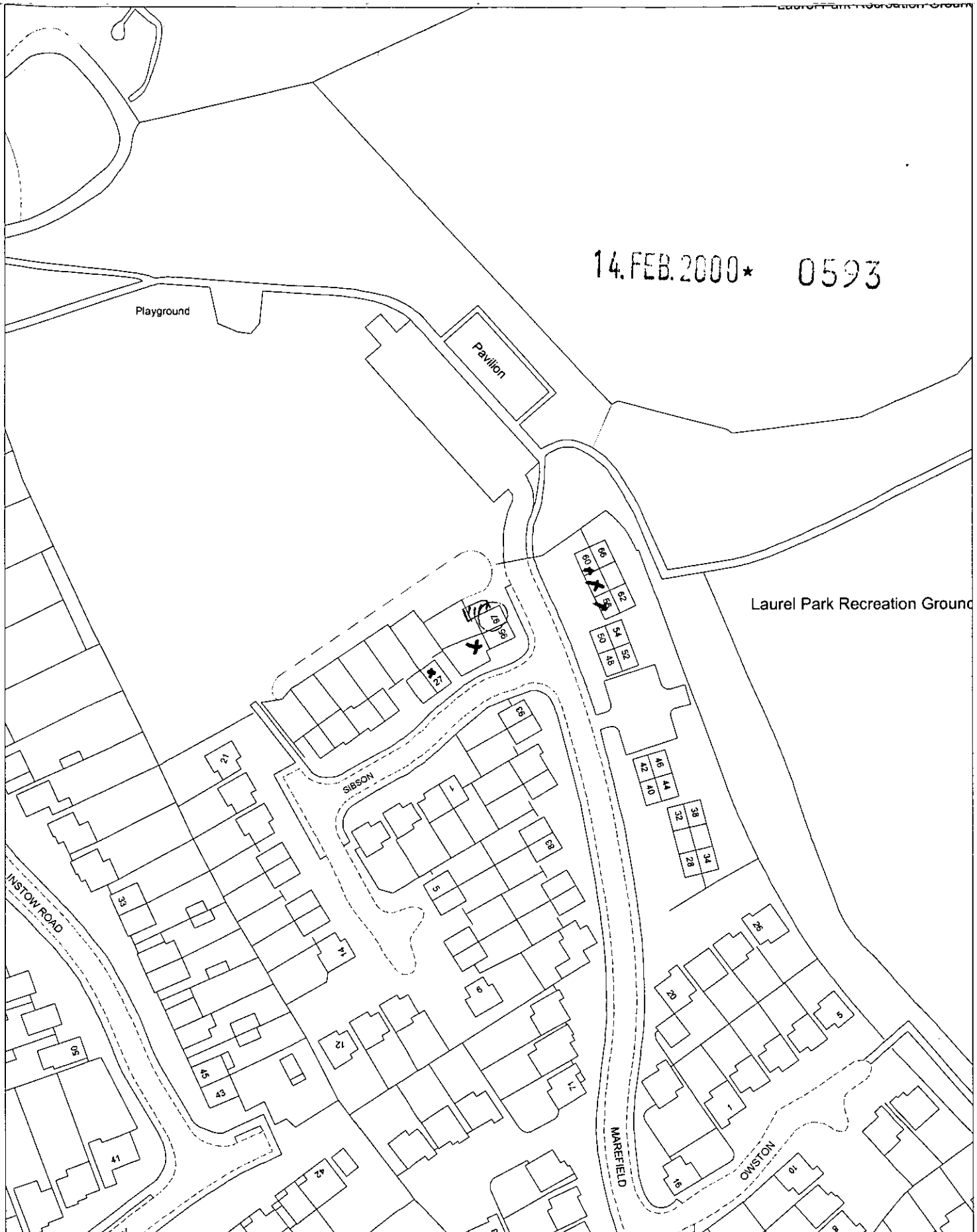
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 1250

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Date: 18 February 2000

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