APPLICATION NO:
F/2000/0979

LOCATION:
50 Swepstone Close, Lower Earley Reading.

APPLICANT:
Mr P Trot C/O Mr S Kendrick

PROPOSAL:
Proposed single storey side/rear extension to dwelling.

EARLIEST DATE FOR DECISION: **22/04/2000**

APPLICATION EXPIRY DATE: **12/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Trot
C/O Mr S Kendrick
4 Cody Close
Woodley
Berkshire
RG5 4XN

Application Number: F/2000/0979

Parish: **EARLEY**

Location: **50, Swepstone Close, Lower Earley, Reading.**

Proposal: **Proposed single storey side/rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 22nd 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0979	JM
BUILDING CONTROL NUMBER.	A 2000/0766	Alan
~~APPLICANT~~/AGENT	Mr S. Kendrick	
ADDRESS OF SITE	50 Sycpstone Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S side + rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/119-2	00/119-2
ELEVATIONS	00/119-5	00/119-1
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/6/00	

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	

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/0979
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) 977 8909
DX: 33506 – Wokingham

Mr P Trot
C/o Mr S Kendrick
4 Cody Close
WOODLEY
Berkshire

Dear Sir

PLANNING PERMISSION 2000/0979
SITE: 50 SWEPSTONE CLOSE, 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 2000/0979 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

[redacted] Joss Miller

DATE: 29 March 2000

PCL	
DC	
APP	
CS	

25 APR 2000

COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0979

Proposal: Proposed single storey side/rear extension to dwelling..

Site Address: 50, Swepstone Close, Lower Earley, Reading.

Applicant: Mr P Trot C/O Mr S Kendrick.

Your observations are required in respect of this application **by 22/04/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0979

Applicant : Mr P Trot C/O Mr S Kendrick.

Location : 50, Swepstone Close, Lower Earley, Reading.
Proposal : Proposed single storey side/rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/4/00

Date of Neighbour Notifications : 29/3

Date of Site Visit : 17/4

Date Registered : 17/03/2000

Earliest Date for Decision : 22/04/2000

Latest Consultation Date/Site Notice Expiry Date : 22/04/2000

Application Expiry Date: 12/05/2000

Consultation Responses :

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

Application Number: F/2000/0979

Appraisal :

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

Neighbours.

The rear footprint of the applicant is set back approx. 1m from No. 49. The side extension will not be visible to them and the rear extension is 1·8m in depth with a hipped & roof with an eaves height of 2·4m, and a ridge height of 3·4m. The applicant's dwelling is approx 500mm higher than 49. However, the proposal is not considered to have sufficient adverse impact on the neighbour (in terms of daylighting and overbearing) to warrant a refusal. The proposal is sited to the north-west of 49 and is a sufficient distance from all neighbouring properties for any adverse impact to be minimised.

Street scene.

The extension is appropriately designed and of a modest scale for any impact on the street scene to be minimised.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0979
Conditions/Reasons for Refusal

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

John Mitchell
22/5/02

RECORD OF SITE VISIT

SITE ADDRESS: 50 Swepstone Close Lower Earley Reading.

APPLICATION NUMBER: F/2000/0979

OFFICER: Joss Miller

DATE OF SITE VISIT: 17/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front of house.

2. DESCRIPTION OF SURROUNDINGS

Modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

4a. 2 side windows 1 up 1 down. House set down approx 500mm from applicant

Main road —.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 spaces.

LEVELS Approx 500mm higher than 4a.

BOUNDARY TREATMENT 1.8m fence.

OTHERS

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

Tel: (0118) 974 6463

Date: **29 March 2000**

My ref: F/2000/0979

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/2000/0979
50, Swepstone Close, Lower Earley, Reading.
Proposed single storey side/rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0979**
50, Swepstone Close, Lower Earley, Reading.
Proposed single storey side/rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6463

Date: **29 March 2000**

My ref: F/2000/0979

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0979**
50, Swepstone Close, Lower Earley, Reading.
Proposed single storey side/rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6463

Date: **29 March 2000**

My ref: F/2000/0979

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/2000/0979
50, Swepstone Close, Lower Earley, Reading.
Proposed single storey side/rear extension to dwelling.

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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/2000/0979**
50, Swepstone Close, Lower Earley, Reading.
Proposed single storey side/rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2000/0979

PROPOSAL:
Proposed single storey side/rear extension to dwelling.

LOCATION:
50, Swepstone Close, 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). 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 22/04/2000. 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:	17 MAR 2000
Officer: JM	Application No. F/2000/0979

Map No. 58 Site ...0.04....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE & REAR EXTENSION TO DWELLING

Location: 50 SWEPSTONE CLOSE

Parish: EARLEY Ward: L. Hungerford. 29.3.2000

Applicant: Mr P TROT

Fee Received 95-00 (15) 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	other side elevation	29.3.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	4 of the 6 forms are side 2 only!!		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.3.2000. 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 + 49, 51, 34 + 35 Swepstone Close

Environmental Services

For office use only.
Application number:
17 MAR 2000 * 0479

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	MR P TROT
	Address and postcode	50 SWEPSTONE CLOSE LOWER EARLEY READING.
	Phone number	
2	Agent's Name	MR S KENDRICK
	Address and postcode	4 CODY CLOSE WOODLEY READING RG5 4XN
	Phone number	0402 882052
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.	50 SWEPSTONE CLOSE LOWER EARLEY READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR AND 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.	BRICKWORK TO MATCH EXTG ROOF TILES TO MATCH EXTG
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 ☑

3644 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

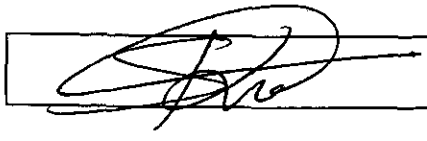
Certificate B

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: 

on behalf of MR P TROT

Date 16-3-00

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

1933

ADDRESS 50 SWEPSTONE CLOSE PARISH LOWER EARLEY

PLOT No. 49 Area 14 - SCHOOL SITE ORD. SHEET No. SU 7771/58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
	LOWER EARLEY PLAN			
01945	ABBEY	DET. HOUSE & GARAGE	5.8.87	C/A
28235	"	"	6.10.87	APP
BRA3526				

MINISTRY DECISION

SPECIAL ORDERS

17 MAR 2000* 0979



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Development Control Section, Environmental Services, Wokingham District Council.

23 March 2000

Scale: 1 : 1250

N W E S