[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/1887

LOCATION:
5 Tudor Cottage Station Road, Earley Reading.

APPLICANT:
Mr & Mrs Micuta C/O Emar Chartered Architect

PROPOSAL:
Proposed two storey side and rear extensions to dwelling plus side car port

EARLIEST DATE FOR DECISION: **03/08/2000**

APPLICATION WILL HAVE EXPIRED ON: 28/08/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Micuta
C/O Emar Chartered Architect
8 August End
GEORGE GREEN
Bucks
SU3 6RP

Application Number: F/2000/1887

Parish: **EARLEY**

Location: **5 Tudor Cottage, Station Road, Earley, Reading**

Proposal: **Proposed two storey side and rear extensions to dwelling plus side car port**

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above north and south elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
6. The applicant needs to take care to protect the trees surrounding the development. The applicant's attention is drawn to the need to protect the trees, branches and roots during construction works. The applicant should be guided by BS5837 Guide for trees in relation to construction, which sets out methods of protecting trees. The BS is available from the stationery office and it can be consulted in main libraries.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason

6. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative

1. 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 : Policies OS1, EN1
Loddon Area Local Plan : Policies LTV1, LBE1, LBE2
Deposit Draft Wokingham District Local Plan : Policies WOS2, WOS3, WBE1, WBE2

John Mitchell

John Mitchell
Development Control Manager
Date: 11/09/2000

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.

FROM: Andrew Thorley

DATE: 28 June 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4275

Proposal: Proposed two storey side and rear extensions to dwelling plus carport (amendment to consent 2000/1887)..

Site Address: 5, Station Road, Earley, Reading.

Applicant: Mr & Mrs N Micuta C/O Emar Chartered Architects.

Your observations are required in respect of this application **by 22/07/2001** .

NO OBJECTION

SIGNED: _____

Clerk To Earley Parish/Town Council.

DATE: 19 JUL 2001

COPIES TO:

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 6 February, 2001
My ref. BC/DC/2000/1887

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 & Mrs Micuta
c/o EMAR Chartered Architects
8 August End
George Green
Bucks
SL3 6RP

Dear Sirs

PLANNING PERMISSION 2000/1887
SITE: 5 TUDOR COTTAGE, STATION ROAD, EARLEY, READING

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 2000/1887 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

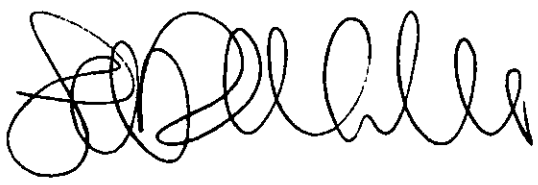
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the 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

Tel. 0118 974 6443 (Direct Line)

Date. 4 January, 2001

My ref. CD/FP2000/1429

Mr & Mrs Micuta
C/o EMAR Chartered Architects
8 August End
GEORGE GREEN
Bucks
SL3 6RP

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 Sir/Madam,

5 TUDOR COTTAGE, STATION RAOD, EARLEY
TWO STOREY SIDE AND REAR EXTENSIONS AND SIDE CAR PORT

Thank you for your Building Regulations Application Number FP2000/1429 received on 20 December 2000.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/1887, which cannot be dealt with as a minor amendment. There is an additional dormer which involves increased volume to the proposal.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 26 January. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1887 JM.
BUILDING CONTROL NUMBER.	PP 2000/1429 Paul
~~APPLICANT~~/AGENT	Emor Chartered Architects
ADDRESS OF SITE	5 Tudor Cottage Station Road EARLEY
DESCRIPTION OF PROPOSED WORK	demolish existing rear ext garage & erect new 2storey side & rear ext & carport

DRAWING NUMBERS	BC PL01	DC PL01
BLOCK PLAN	SWEARI A	SWEARI A
ELEVATIONS	SWEARI BR 06	SWEARI PL 03 A
FLOOR PLANS	SWEARI BR 02 SWEARI BR 03	SWEARI PL 02 A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC. RECEIVED & APPROVED	11/9/00.	
APPLIC. RECEIVED-NO DECISION		
APPLIC. REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Joss	BC - additional dormer (condition 3) ~~door~~ ~~front door~~	
DATE		

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	6/1/01		
REVISED PLANS NEEDED			
PLANNING APPLIC. REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/1887
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C012	R012	
3	C044	R044	first floor level or above. north and south elevations
4.	C049	R049.	
5	C153	R153	
6		R153	The applicant needs to take care to protect the trees surrounding the development. The applicant's attention is drawn to the need to protect the trees, branches and roots during construction works. The applicant should be guided by BS5837 Guide for trees in relation to construction, which sets out methods of protecting trees. The BS is available from the stationery office and it can be consulted in main libraries.
		N16.	RSP OS1, EN1.
			LALP LTV1, LBE1, LRE2
			LDLP LOS2, LOS3, LBE1, LRE2.

11/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 5 Tudor Cottage
Station Road Earley Reading.

APPLICATION NUMBER: F/2000/1887

OFFICER: Joss Miller

DATE OF SITE VISIT: 17/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Various houses (detached & modern).
on both sides of road.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
4. Set back from applicant bay windows & gable end next to proposal. 2½m hedge on boundary. other 2½ laurel hedge. 1.8m fence to side. side 2½ at rear.

Side & rear - 1.8m fence.
1.8m to front o/s 4 and existing garage.

5. SITE CONSTRAINTS

TREES ✓ Various not to rear? Holly and fir trees at front.

ACCESS/PARKING 2 spaces.

LEVELS rear garden stepped up 800mm.

BOUNDARY TREATMENT

OTHERS Various shrubs and smaller trees around garden.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1887

Applicant : Mr & Mrs Micuta C/O Emar Chartered Architect.

Location : 5 Tudor Cottage, Station Road, Earley, Reading.
Proposal : Proposed two storey side and rear extensions to dwelling plus side car port

Site Notice Displayed ? :

YES	NO	DATE
✓		17/7/00

Date of Neighbour Notifications : 10/7

Date of Site Visit : 17/7/00

Date Registered : 03/07/2000

Earliest Date for Decision : 03/08/2000

Latest Consultation Date/Site Notice Expiry Date : 03/08/2000

This application will have expired on: 28/08/2000. 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 :
Trees – NO Objection but take care with trees
Highways – 4 spaces needed
Earley TC – Interesting building – Importance of materials

Planning Issues :
Effect on street scene & neighbouring properties WBE1
Identified settlement

Application Number: F/2000/1887

Appraisal :

This application is for a two storey side & rear extension and a car port.

Neighbours.
The carport is 5m deep and has a gable end 3.5m to the ridge facing the neighbouring property at 4 Station Rd. The distance between the development and No 4 is approx. 8m. There is a 2 storey rear extension 1.5m deep, with an eaves height of 3.2m and a ridge height of 5.2m. The gable ends face the rear. The side boundary has a laurel hedge then a 1.8m fence. There are no side windows and any impact regarding overbearing, overshadowing & privacy issues will be minimised. The 2 storey side and rear extension is 1.5m from the boundary towards the rear and is on the boundary at the front (but not encroaching) The extension is approx 3m from 'The Haven' with a gable to the rear. There is a 2.5m hedge on the boundary. The Haven is situated to the north-west of the applicant. The gable has an eaves height of 3.2m and ridge of 5.2m. Any impact regarding overshadowing overbearing & privacy issues will be minimised. Apart from The Haven, the nearest neighbour is 9m away from the extension and that is a sufficient distance for any impact to be minimised.
Street scene.
The side extension is flush with the original dwelling (which is a low cottage)

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

The gable end on the front extension is prominent on the street scene and is the carport which is 2.8m forward of the building line, although the roof is hipped away from the highway. The development is large but is not considered to be sufficiently detrimental to the street scene to warrant a refusal.
There is sufficient parking on the site to satisfy Council polices

31774

EMAR chartered architects

J. Mitchell Esq
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Wokingham
Berkshire
RG40 1WR

PO
DC
APP
CS
JSCM
2000
COPIES TO:
ACK:
FILE:

Your ref : Joss Miller – F/2000/1887

13.07.00

Dear Mr Mitchell

Re : 5 Station Road, Earley.
Side & rear extension, internal alterations and carport.

Thank you for your letter dated 10.07.00.

I confirm, as requested, that, however the proposed side extension and carport will be built as close as possible to the boundary lines, no part of the new structures, over and under ground, will encroach onto neighbouring property.

Yours sincerely

Maria Rozycka
EMAR Chartered Architects

Maria Rozycka
Dipl. Arch. RIBA

8 August End, George Green, Bucks. SL3 6RP
tel/fax: 01753 554564
e-mail: services@emar-architects.co.uk
www.emar-architects.co.uk

PLANNING SERVICES	FPT +441753554564
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EMAR chartered architects
8 August End, George Green, Bucks SL3 6RP
tel/fax : 01753 554564
email : services@emar-architects.co.uk
www.emar-architects.co.uk

Fax to Ms Jess Miller

From Maria Rozycka

Date 23.08.00

Pages 3

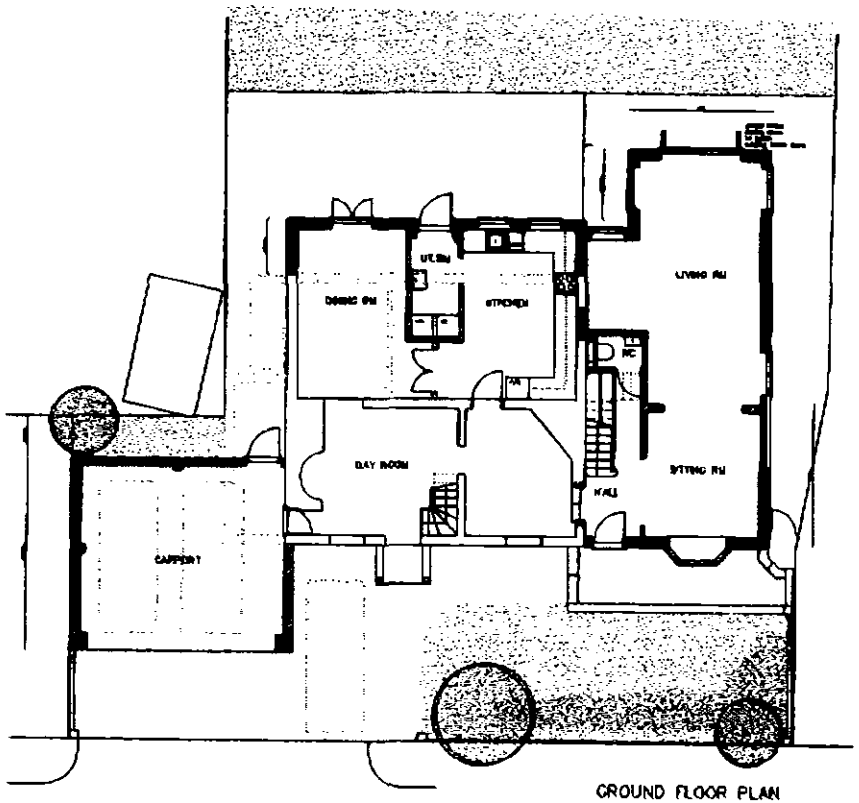
Subject 5 Station Road, Farlington

Enclosed are my reduced plans and elevations (P102 and P103) showing reduced width of the proposed extension and front elevation altered as discussed.

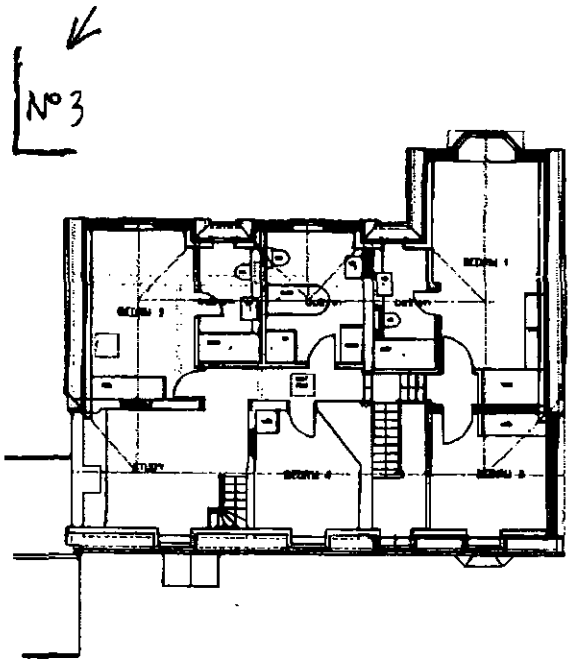
It is important to note that the neighbours property (Nº3) is recessed and the front yard is used for parking, as it is a dentist's surgery.

I will telephone at 2³⁰ as agreed

Maria.



GROUND FLOOR PLAN

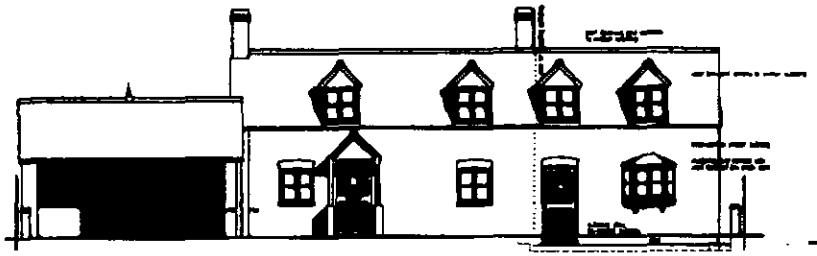


FIRST FLOOR PLAN

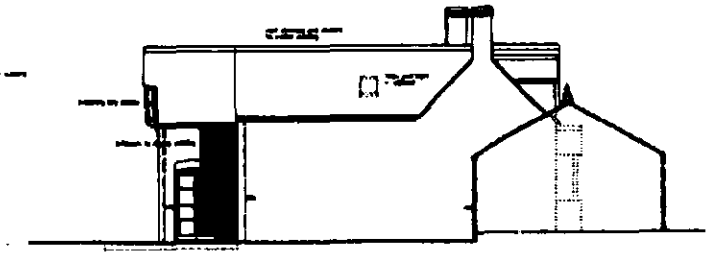
www.emar-architects.co.uk
EMAR ARCHITECTS
6 August End, George Green, Bucks SL3 6RP tel/fax 01753 554 564

JOB 5 STATION ROAD, EARLEY Rear and Side Extension, Carport and Internal Alterations			NO. SWEAR1
DRWG PLANS			NO. PL 03
DATE Nov/2000	SCALE 1:50	DRAWN NR	REV. B

1:200



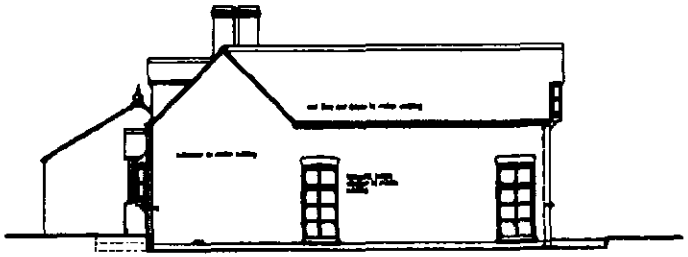
FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION



SIDE ELEVATION 2

www.emar-architects.co.uk

EMAR ARCHITECTS 8 August End, George Green, Bucks SL3 6BP tel/fax 01753 554 564

JOB 5 STATION ROAD, EARLEY Rear and Side Extension, Carport and Internal Alterations			NO. SMEAR1
DRWG ELEVATIONS			NO. PL 13
DATE May2000	SCALE 1:100	DRAWN MR	REV.

1:200

PLANNING SERVICES | HPT | PAGE 01
POL | TLS 33429
DC | ENF
APP | JKM
CS |
23 AUG 2000
COPIES TO: | ACK:
FILE:

EMAR chartered architects
8 August End, George Green, Bucks SL3 6RP
tel/fax : 01753 554564
email : services@emar-architects.co.uk
www.emar-architects.co.uk

Fax to ... Ms Jess Miller

From ... Maria Rozycka

Date ... 23.08.00

Pages ... 3

Subject ... 5 Station Road, Farley

Enclosed are my reduced plans and elevations (P102 and P103) showing reduced width of the proposed extension and front elevation altered as discussed.

It is important to note that the neighbours property (Nº3) is recessed and the front yard is used for parking, as it is a dentist's surgery.

I will telephone at 2³⁰ as agreed

Maria

TO: DEVELOPMENT CONTROL
Joss Miller

FROM: Environmental Design

DATE: 25th July 2000

Location: 5 Tudor Cottage, Station Road Earley

Proposal: Proposed two storey side and rear extensions to dwelling plus side car port.

Application Number: F/2000/1887

In response to your consultation dated 10th July 2000 for the above application, the landscape comment is as follows:

The applcation is acceptable and seems appropriate for its setting. Care must be taken to avoid harm to the surrounding large trees during construction works.

Patricia Green

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 10 July 2000

Application Number: F/2000/1887

Proposal: Proposed two storey side and rear extensions to dwelling plus side car port

Parish: EARLEY TOWN

Site Address:
5 Tudor Cottage, Station Road, Earley, Reading.

Applicant:
Mr & Mrs Micuta C/O Emar Chartered Architect.

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).

Please could highways have a plan showing parking for 4 vehicles within the curtilage of the property.

Please inform the applicant of the following standards.

Garage internal dimensions 2.5x5m (min)
Same for car port.
Spaces on drive = 2.4 x 4.8m (min)
Distance in front of garage = 5m (min).

Signed: _____ **Print name:** Stephanie Knowles

02/08/00.

FROM: Joss Miller

DATE: 10 July 2000

DELEGATED

PLANNING SERVICES RECEIVED 32158

POL

DC

APP

CS

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1887

Proposal: Proposed two storey side and rear extensions to dwelling plus side car port.

Site Address: 5 Tudor Cottage, Station Road, Earley, Reading

Applicant: Mr & Mrs Micuta C/O Emar Chartered Architect.

Your observations are required in respect of this application **by 03/08/2000** .

Whilst Councillors could see no reason to object to this application, concern was expressed that the proposals under consideration would substantially change the character of possibly one of the oldest and more interesting dwellings in the Town.

It is requested, therefore, that, if the Planning Officer is mindful to approve this application, conditions are imposed to ensure that the materials used to carry out the extensions are sympathetic with the building, for example the use of salvaged bricks.

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **10 July 2000**

My ref: F/2000/1887

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/2000/1887
5 Tudor Cottage, Station Road, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus side car port

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1887**
5 Tudor Cottage, Station Road, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus side car port
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: **10 July 2000**

My ref: F/2000/1887

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

Application Number: F/2000/1887
5 Tudor Cottage, Station Road, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus side car port

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1887**
5 Tudor Cottage, Station Road, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus side car port
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: **10 July 2000**

My ref: F/2000/1887

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/2000/1887*
5 Tudor Cottage, Station Road, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus side car port

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1887**
5 Tudor Cottage, Station Road, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus side car port
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/2000/1887

PROPOSAL:
Proposed two storey side and rear extensions to dwelling plus side car port

LOCATION:
5 Tudor Cottage, Station 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice 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 03/08/2000. 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

10 July 2000

03. JUL. 2000

EMAR chartered architects

Ms Joss Miller
Planning Services
Wokingham District Council
PO Box 157
Wokingham
Berkshire
RG40 1WR

30.06.00

Dear Ms Miller

Re : 5 Station Road, Earley.
Side & rear extension, internal alterations and carport.

Further to our meeting last Wednesday, I enclose the application forms and drawings amended as follows :

1. The position of the adjoining house (No 3) is shown on the Block Plan (drawing PL01). It shows that the rear wall of the proposed side extension is in line with the front façade of No 3 and, therefore, there will be no overlooking. There is only one window on the ground floor in the side elevation of No 3 and, as the house is close to the boundary fence, overlooking will not be possible. This is a recently created window opening to the waiting room of a dental surgery.

2. The front gable is still shown on the front elevation of the proposed extension, in a simplified form. It was shown on my sketch (copy enclosed) at the preliminary enquiry stage, which was, in principle, agreed upon, except for changing the garage into a carport. Our client, who is particularly keen on the front gable effect, would like to retain it. I will detail it carefully and sympathetically and I am sure that it will work well.

3. I have studied the Party Wall Act 1996 and have decided to set the new walls at least 100mm from the boundary lines, to avoid problems. This is shown on the plans and elevations and on the block plan.

I would be grateful if you could process this application as quickly as possible and contact me should there be any problems or information needed.

Many thanks for your co-operation.

Yours sincerely,

Maria Rozycka
EMAR Chartered Architects

Encl. 6 sets of drawings and application forms and a Cheque in the sum of £95.00

Maria Rozycka
Dipl. Arch. RIBA

8 August End, George Green, Bucks. SL3 6RP
tel/fax: 01753 554564
e-mail: services@emar-architects.co.uk
www.emar-architects.co.uk

* PRE-APP ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 JUL *	
Officer: JM	Application No. F/2000/1887

Map No. 52 Site 0:05

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED TWO STOREY SIDE AND REAR EXTENSIONS TO DWELLING PLUS SIDE CARPORT

Location: 5 STATION ROAD

Parish: EARLEY Ward: L. Hungerford. 10.7.2000

Applicant: MR/MRS MICUTA

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

Enforcement Section (9) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	ENCROACHMENT LETTERS TO Nº64 + HAVEN DENTAL SURGERY		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10.7.2000 ✓10/7

Parish Council Informed - YES / NO ✓10/7

INTERNAL CONSULTATIONS

Building Control : .....
Landscape : .....
Trees ✓10/7 ✓ .....
Conservation Officer : .....
Environmental Health : .....
Housing : .....
Leisure & Cultural services : .....
Public Rights of Way : .....
Property : .....
District Secretary (only if called in by SOS) : .....
Policy & Plans : .....
Strategic Planning (JSPU) : .....
Minerals (BABTIE) : .....
Archaeological Site (BABTIE) : .....
Education : .....
Social Services : .....
Highways ✓10/7 ✓ .....
Encroachment ✓10/7 ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas : .....
PSA Oil Pipeline : .....
Transco : .....
Environment Agency : .....

Rail Track : .....
Police Arch. Liaison Officer : .....

HERITAGE BODIES

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

OTHERS:

* PRE-APPS ATTACHED.

NEIGHBOURS:

✓10/7 S/N + 4 + The Haven Dental Surgery - Station Rd
1 - Compton Close ✓
297, 299 + 301 Wokingham Rd.

EARLEY 1.2.86

ADDRESS "TUDOR COTTAGE," STATION ROAD PARISH ~~WOODLEY~~

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
617/54	Miss M.V. Read	Installation of new bathroom & new drainage	6/8/64	App. C/A.
BRA 6194	MR. N MILLETA	2/55. 45.	11.11.88	Ref
34351			3.10.89	C/A
MAY884	"	"	29889	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

Householder planning application form

03.JUL.2000* 4887

WOKINGHAM DISTRICT COUNCIL

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	MR & MRS McCUTA 5 STATION ROAD, EARLEY READING RG6 7DY
	Phone number	0118 956 3532
2	Agent's Name Address and postcode	EMAR CHARTERED ARCHITECTS 8 AUGUST END, GEORGE GREEN BUCKS SL3 6RP
	Phone number	01753 554 564
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.	PL01 BLOCK PLAN 5 Station Rd PL01 LOCATION PLAN PL02 PLANS PL03 ELEVATIONS PL04 SURVEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE & REAR EXTENSION, CARPORT & INTERNAL ALTERATIONS
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.	BRICKS, ROOF TILES, TIMBER DOORS & 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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

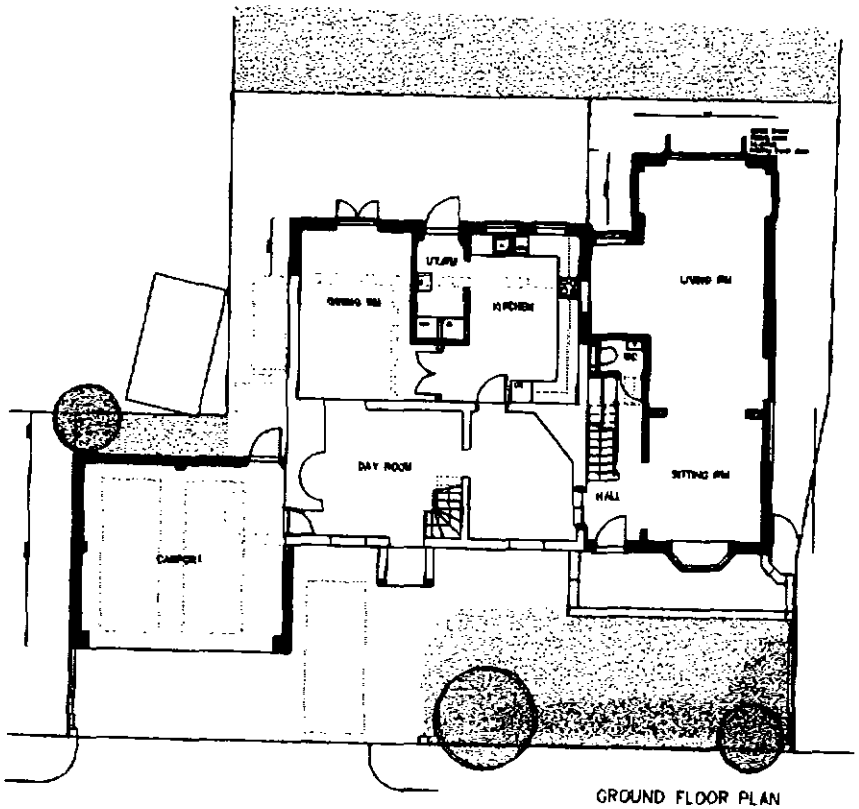
None of the land forms part of an agricultural holding.

Your signature: [signature]

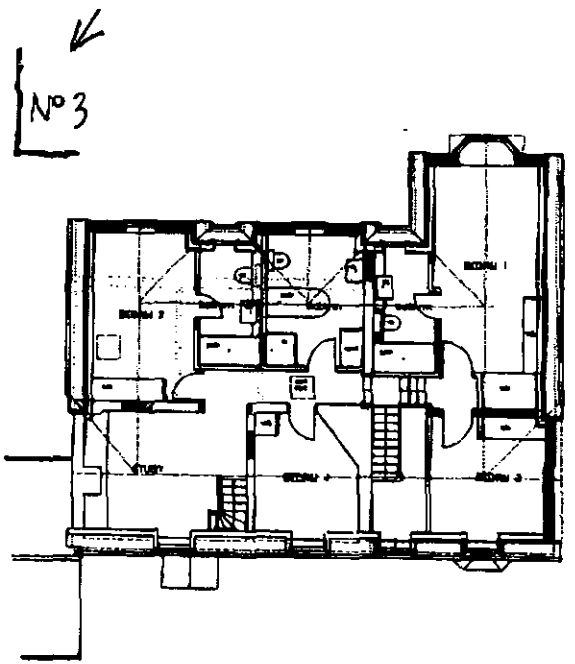
on behalf of MR & MRS MICUTA

Date 28.06.05

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



GROUND FLOOR PLAN

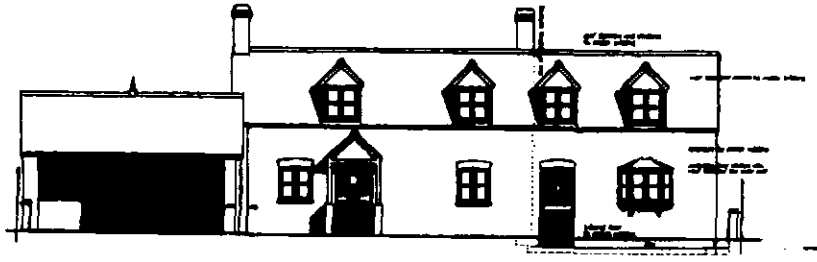


FIRST FLOOR PLAN

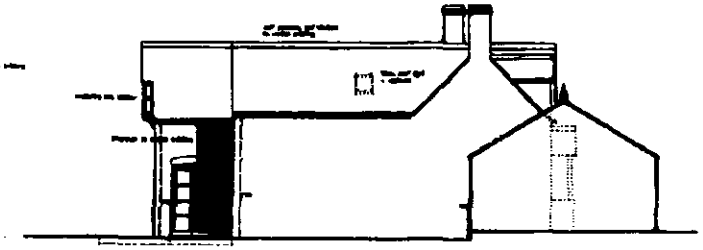
1:200

www.emar-architects.co.uk

EMAR ARCHITECTS — 8 August End, George Green, Burnham SL3 6RP Tel/Fax 01753 564 564			
JOB 5 STATION ROAD, FARLEY — Rear and Side Extension, Carport and Internal Alterations			NO. SWEAR1
DRWG PLANS			NO. PL 02
DATE May2000	SCALE 1:50	ORIGINAL MR	REV. B



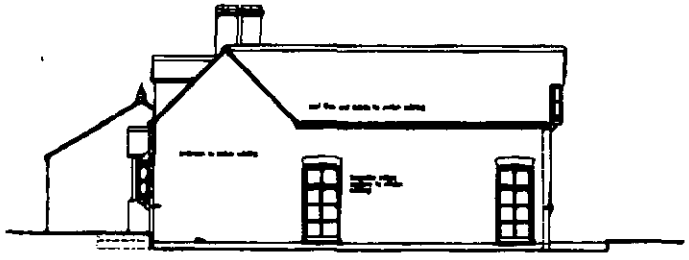
FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION



SIDE ELEVATION 2

www.emar-architects.co.uk

EMAR ARCHITECTS 8 August End, George Green, Bucks SL3 6RF tel/fax 01753 584 564

JOB 5 STATION ROAD, EARLEY Rear and Side Extension, Carport and Internal Alterations			NO. SWEAR1
DWG ELEVATIONS			NO. PL 03
DATE May2000	SCALE 1:100	DRAWN MR	REV.

1:200

03.JUL.2000* 1887



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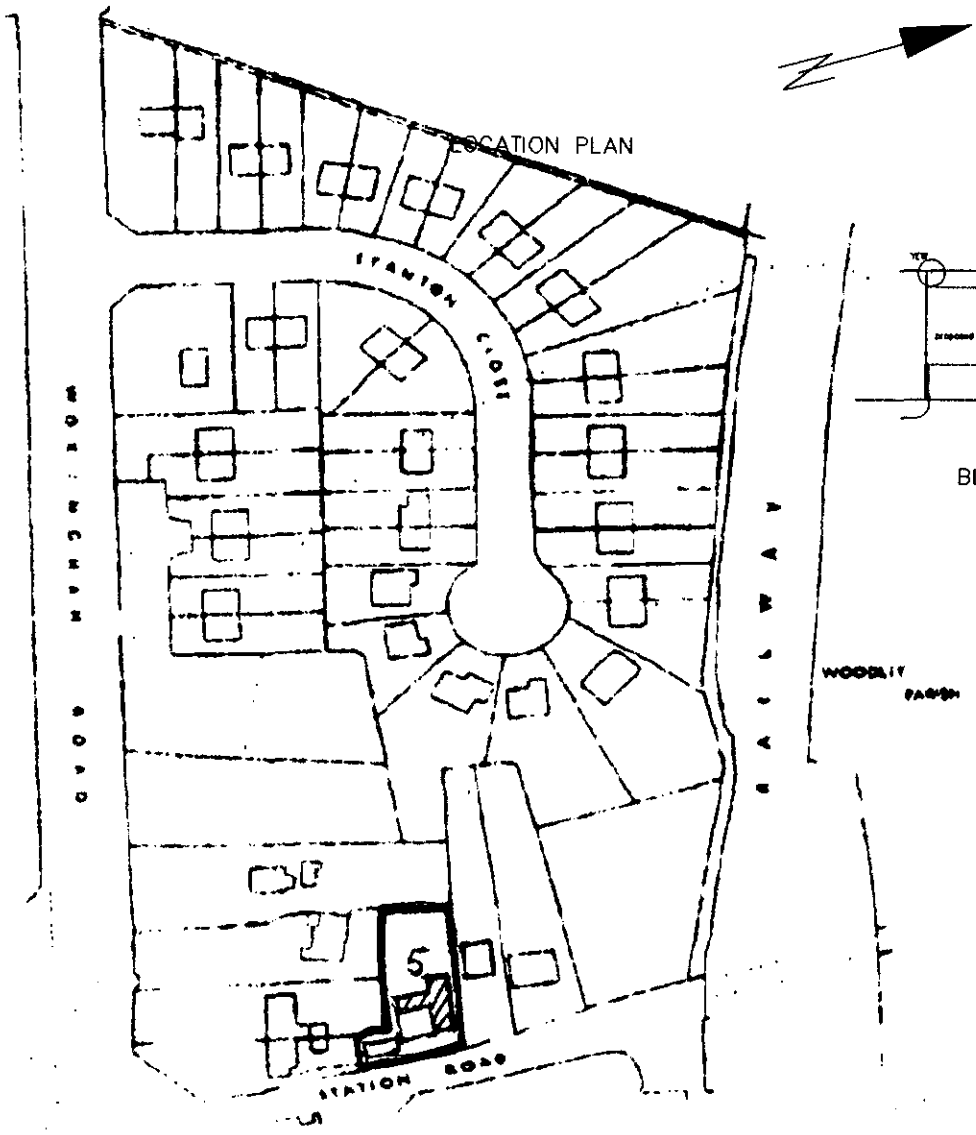
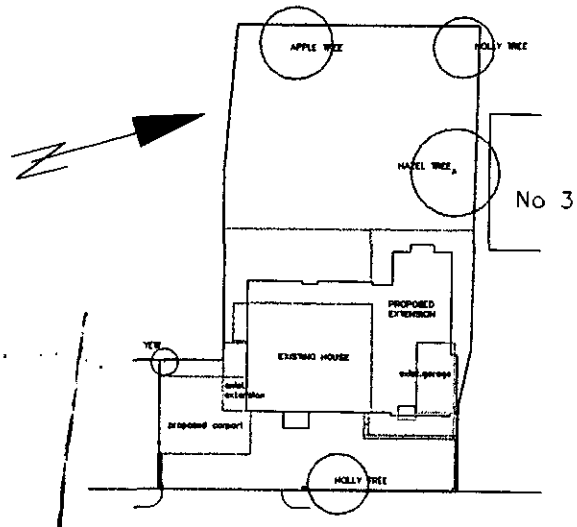
Development Control Section, Environmental Services, Wokingham District Council.
4 July 2000 Scale: 1 : 1250

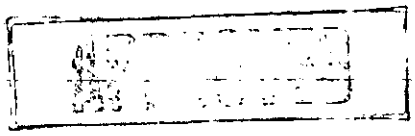
N
W E
S

03.JUL.2000* 1887





BLOCK PLAN

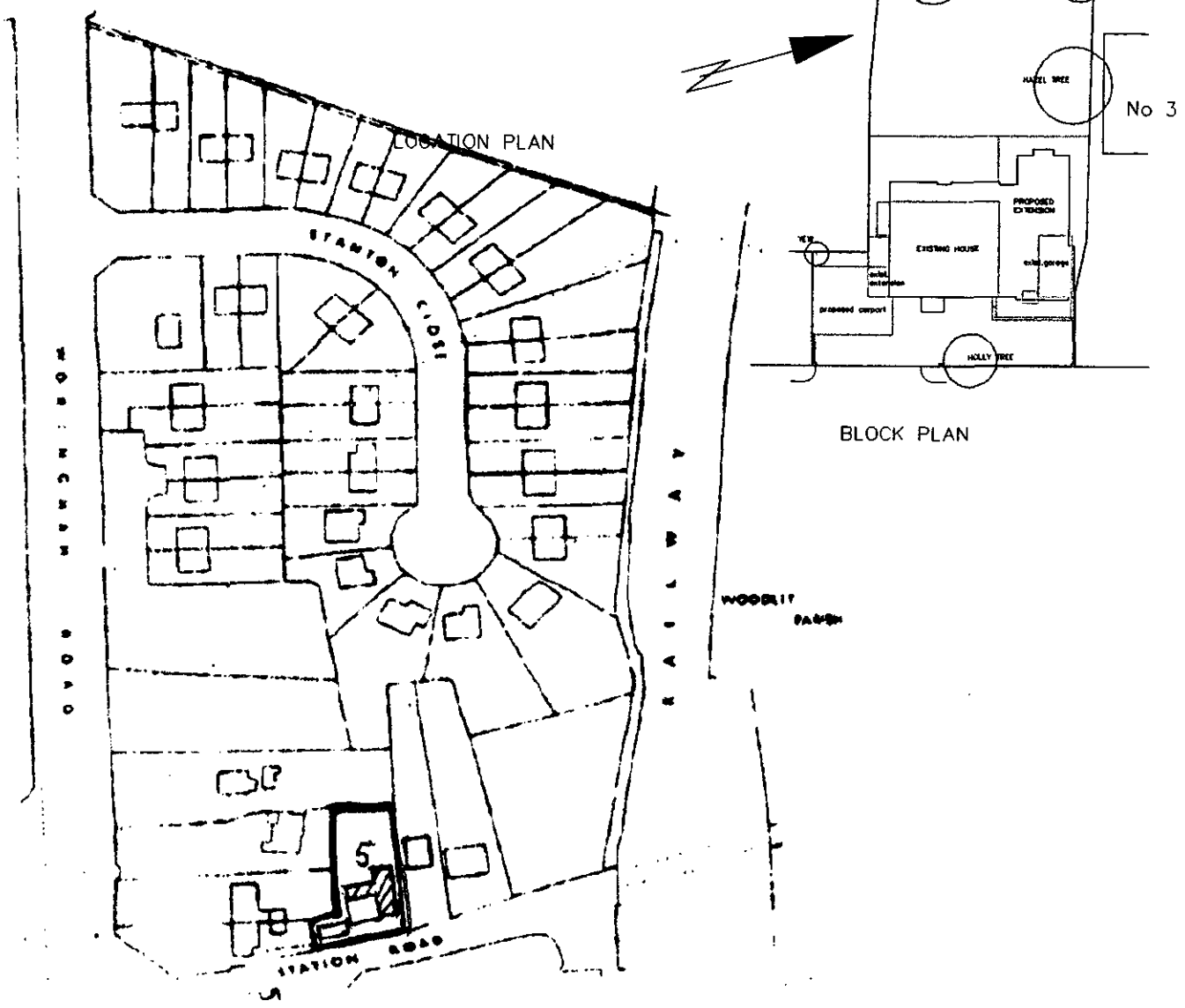


www.emar-architects.co.uk

EMAR chartered ARCHITECTS	8 August End, George Green, Bucks SL3 6RP tel/fax 01753 554 564		
JOB 5 STATION ROAD, EARLEY Rear and Side Extension, Carport and Internal Alterations			NO. SWEAR1
DRWG BLOCK PLAN & LOCATION PLAN			NO. PL 01
DATE May2000	SCALE 1:500 & 1:1250	DRAWN MR	REV. A

cp 4/1/01

03.JUL.2000* 1887



BLOCK PLAN

www.emar-architects.co.uk

EMAR chartered ARCHITECTS	8 August End, George Green, Bucks SL3 6RP tel/fax 01753 554 564		
JOB 5 STATION ROAD, EARLEY Rear and Side Extension, Carport and Internal Alterations			NO. SWEAR1
DRWG BLOCK PLAN & LOCATION PLAN			NO. PL-01
DATE May2000	SCALE 1:500 & 1:1250	DRAWN MR	REV. A

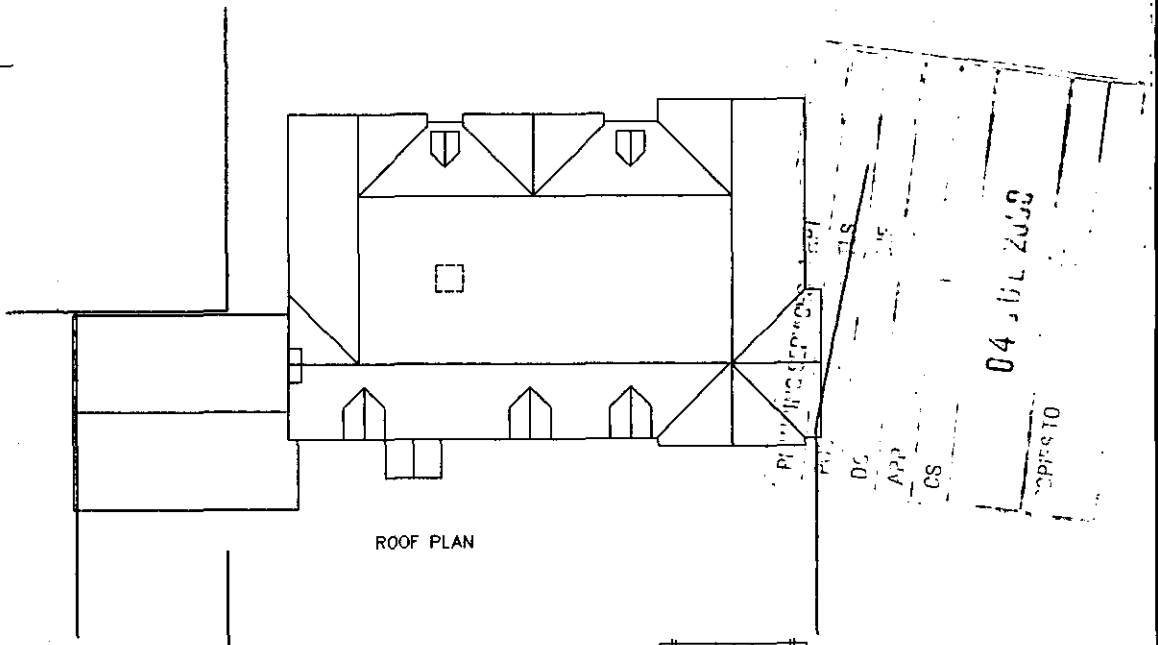
EMAR Chartered Architects
May 00
5 Station Road, Earley



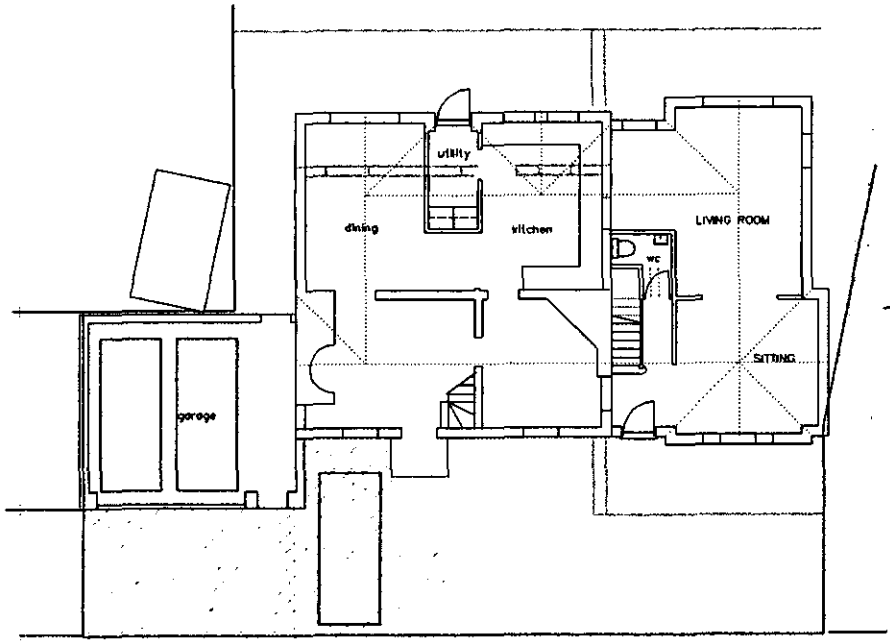
REAR ELEVATION



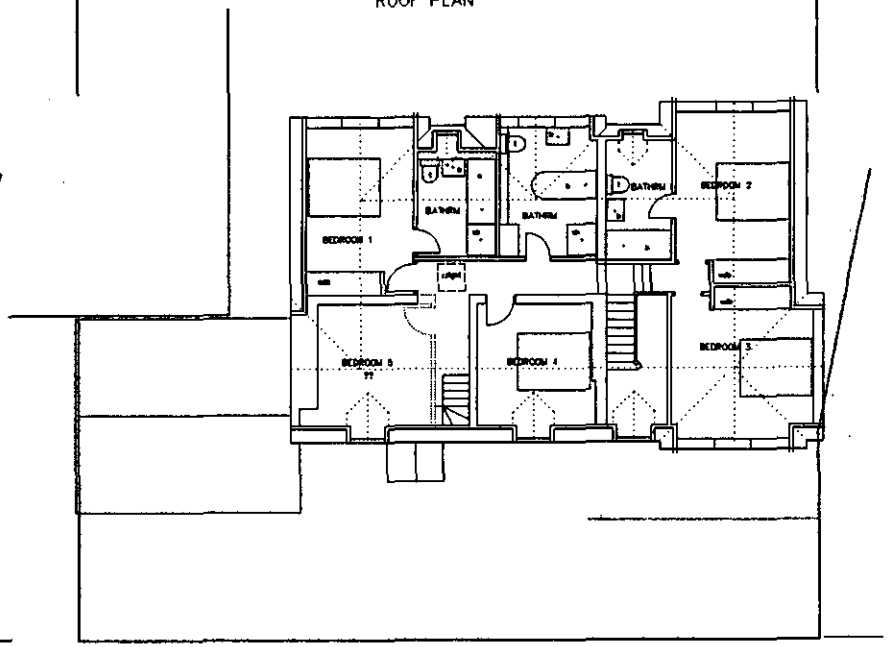
FROMT ELEVATION



ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SK01
1:200