No 7
No 4

Additional drwgs required

APPLICATION NO:
F/2000/1807
4630

LOCATION:
2 Ramsbury Drive, Earley Reading.

APPLICANT:
Mr M Fowles C/O The Edwards Irish Partnership

PROPOSAL:
Proposed two storey side and single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
16/08/2000

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr M Fowles
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire

Application Number: F/2000/1807

Parish: **EARLEY**

Location: **2, Ramsbury Drive, Earley, Reading.**

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

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 permited, would, by virtue of its scale, bulk, massing and location create a terracing effect in addition to resulting in over-development of the site. The effects of this obtrusive extension would cause an adverse impact detrimental to the street scene and the character of the area as a whole. Therefore the proposal is contrary to Polciies LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell

John Mitchell CH
Development Control Manager
Date: 06/09/2000

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.

Recommendation: Refusal

This proposal, if permitted, would, by virtue of its scale, bulk, massing and location, ~~have~~ create a terracing effect in addition to resulting in over-development of the site. The effects of this obtrusive extension would cause an adverse impact detrimental to the street scene and the character of the area as a whole. Therefore the proposal is contrary to policies LBE1 and LBE2 of the LALP and WOS3 and WBE1 of the WDLP.

F/2000/1807

F & P King
37 Ramsbury Drive
Earley
RG6 7RT

App. refused,
Letter sent 11/09/00

Applicationo	Name & Address
F/2000/1807	G Rowley 1 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Mrs J Pye 8 Ramsbury Drive Earley RG6 2RT
F/2000/1807	R Schwartz 41 Ramsbury Drive Maiden Erleigh RG6 7RT
F/2000/1807	Miss J Thick 19 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Mr I Phillips 38 Aldebourne Avenue Earley RG6 7DB
F/2000/1807	Dr G Charles & Mr I Alaeddinoglu 9 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Mr S Mabere 15 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Prof.R Dils 47 Ramsbury Drive Earley RG6 7RT
F/2000/1807	P Wakeford 17 Ramsbury Drive Earley RG6 7RT
F/2000/1807	J m & S Doyle 25 Aldbourne Avenue Earley RG6 7DB
F/2000/1807	J G Smith 3 Ramsbury Drive Earley RG6 7RT

F/2000/1807	Mr J Tatton Celador 21 Aldbourne Ave. Earley RG6 7DB
F/2000/1807	Mr R Iyer 13 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Mr & Mrs Cotterile 11 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Mrs S Bartlett 4 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Dr C Lewis 27 Aldbourne Ave. Earley RG6 7DB
F/2000/1807	B Cook 7 Ramsbury Drive Earley RG6 7RT
F/2000/1807	T Hackwell 6 Ramsbury Drive Earley RG6 7RT
F/2000/1807	N L Morgan 45 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Dr & Mrs D Collett 31 Ramsbury Drive Earley RG6 7RT
F/2000/1807	K Kirkwood 33 Aldbourne Avenue Earley RG6 7DB
F/2000/1807	F Lalage Buckley 5 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Mrs S Bartlett 4 Ramsbury Drive Earley RG6 7RT

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

101. APPLICATION NO: 2000/1807, PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION, 2 RAMSBURY DRIVE EARLEY, FOR MR M. FOWLES.

The Committee considered a report on this Application as set out on Agenda pages 831 to 835.

In explaining the report, the Head of Planning and Transportation informed Members that five additional letters of objection had been received.

Mrs Dils attended the meeting and spoke in opposition to the proposal.

Mr M. Fowles, the applicant attended the meeting and spoke in favour of the application.

During the discussion of the application, Members raised concerns regarding the effect on the street scene of the proposal and the risk of over-development of the site including the creation of a terracing effect.

RESOLVED: That Application No. 2000/1807 be refused on the grounds

1) That it represented an over-development of the site.
2) That this would adversely effect the street scene of the area resulting in a terracing effect.

Application No.	Received	Earley	Listed by
F/2000/1807	21.06.00		Cllr Fiona Rolls

Applicant : **Mr M Fowles**
Location : **2 Ramsbury Drive, Earley**
Proposal : **Two storey side and single storey rear extension**

1. **Planning History** – The site is located in Ramsbury Drive, which is within the identified settlement of Earley. The proposal is for a two storey side extension and single storey rear extension. This is an old property, constructed around the 1930's which has undergone several extensions consisting of a sunroom to the rear and a garage at the rear of the garden. Planning permission for a detached dwelling to the rear of the property was refused on 29th February this year and is currently the subject of an appeal. As yet no decision has been reached.

   This application has been listed by Councillor Rolls on the grounds that it represents over-development of the site as it is likely to be divided into two houses at a later date.

2. **Proposal** – is for a two storey side extension and single story rear extension. Additional parking including a single garage and two parking spaces is located to the rear of the property.

3. **Consultations** -
   - ***Earley Town Council*** – Objected due to over-development detrimental to the streetscene and insufficient parking.
   - ***Highways*** – No objections subject to conditions.
   - ***Neighbours*** – 21 objecting – over-development of site (concern regarding the possibility of three dwellings being approved on the site), visual impact, inadequate parking.
   - ***Neighbour*** – 1 raising no objections providing there is sufficient parking.

4. **Appraisal** – The main issues are:

   A. Impact on the street scene: Loddon Area Local Plan Policy LBE2 and Wokingham District Local Plan (Deposit Draft) Policy WBE1.
   B. Impact on neighbouring properties: Loddon Area Local Plan Policy LBE2 and Wokingham District Local Plan (Deposit Draft) Policy WBE1.
   C. Concerns of the Parish Council and local residents.

   A. Impact upon the street scene
   The proposed two storey side extension would have a depth of 7.5 metres, a width of 5.5 metres, an eaves height of 5.2 metres and a ridge height of 9.2 metres. The extension would be flush with the existing property and the design mirrors that of the original dwelling. The single storey rear extension would have a width of 11 metres, a depth of 2.5 metres, an eaves height of

2.3 metres and a ridge height of 3.7 metres. The extension would be 3.5 metres from the side boundary at the nearest point and 5.5 metres at the farthest point. There is a 1.6 metre fence along the boundary adjacent to the highway. It is considered that there would be sufficient space on the site to accommodate the proposal without resulting in an adverse impact detrimental to the street scene. The design would be appropriate to the applicant's dwelling and the character of the surrounding area. At present there are two parking spaces at the front of the applicant's dwelling, including the garage at the rear of the site. The proposal includes the relocation of this garage and two further car parking spaces. This would provide four car parking spaces for the proposed five bedroomed dwelling, which would satisfy the Council's policies relating to this matter. Therefore, any impact the development has with regard to the street scene would be minimised.

B. Impact upon neighbouring properties
The neighbouring property at No.4 adjoins the applicant's property. There is an existing single storey rear extension with a depth of approximately 3.5 metres. The applicant also has an existing single storey rear extension of 2.5 metres. The fence on the boundary is 1.6 metres high. The rear extension will be screened from No.4 by their existing extension. The proposed two storey side extension will be largely screened by the main footprint of the applicant house. Therefore any impact on No.4 with regard to overshadowing, overbearing and privacy issues will be minimised. All other neighbours are a sufficient distance for any impact to be minimised.

C. Concerns of the Parish Council and local residents
The Parish Council expressed concern with regard to over development of the site and insufficient parking available within the curtilage of the applicant's property. The development would be considered appropriate for the size of the plot. However, it should be noted that the previous planning application for a bungalow at the rear of the site, which was refused on 29.02.00, is now the subject of an ongoing appeal. With regard to parking issues, the requirement for a five bedroomed dwelling is four spaces and, as such, adequate parking provision has been made. Conversion of the extended house into two would require planning permission and any such application would need to be judged on its merits at the relevant time.

5. **Conclusion** – The proposed two storey side extension and single storey rear extension would not have sufficient adverse effect on the street scene or the neighbouring properties to warrant a refusal. An adequate number of car parking spaces has also been supplied and, therefore, this application is satisfactory with regard to the Council's current planning policies.

6. **Recommendation** – GRANT planning permission, subject to the applicant entering into a Section 106 agreement prohibiting the implementation of the current application as well as an additional dwelling at the rear (currently the subject of an undecided appeal) should it be granted planning permission on appeal, and subject to the following conditions.

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

2. 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.

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

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

5. The extension hereby approved shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Reasons

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

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

3. To ensure a satisfactory external appearance.

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

5. In the interests of highway safety and convenience.

Joss Miller

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

06 September 2000

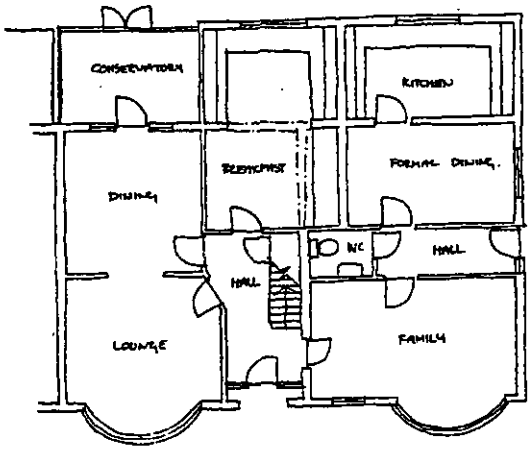
Scale: 1 : 1250

N W E S

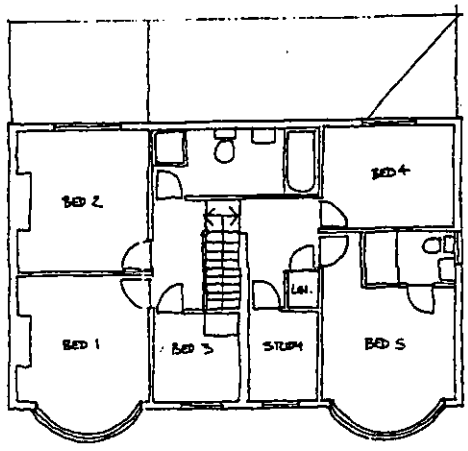
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



PROPOSED GROUND FLOOR 1:100



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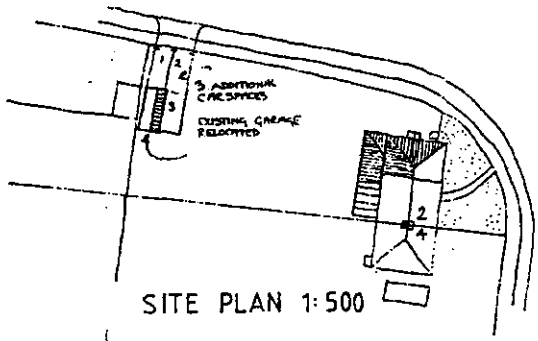
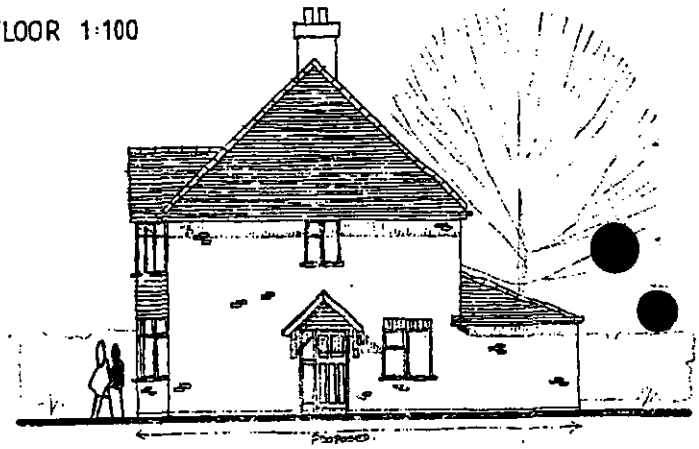


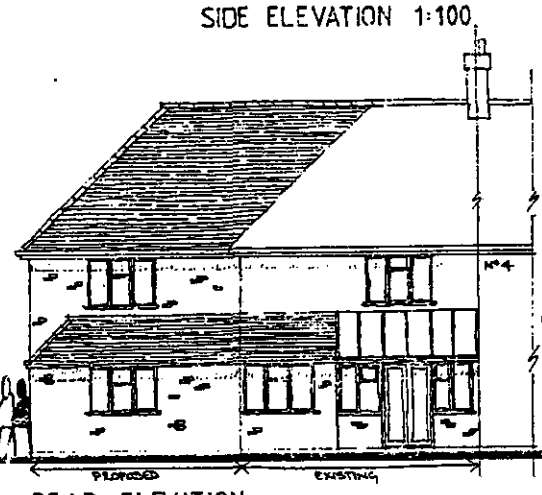
SITE PLAN 1:500



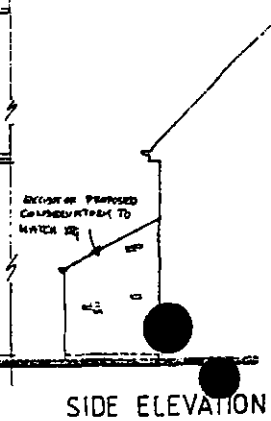
SIDE ELEVATION 1:100



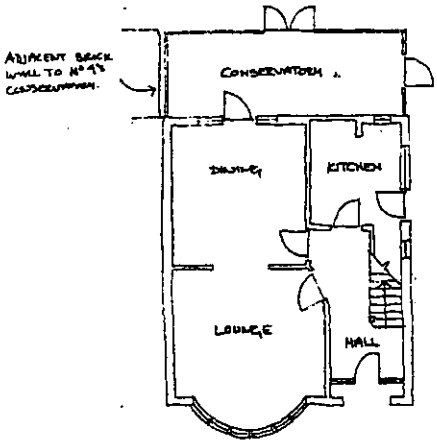
FRONT ELEVATION



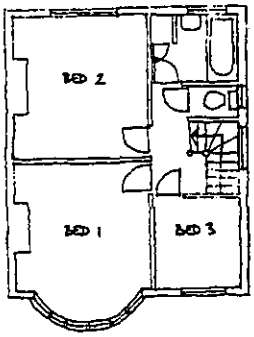
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

AS EXISTING PLANS 1:100

REV A: ADDITIONAL CAR SPACE ADDED 08/00

Project

2 RAMSBURY DRIVE.
EARLEY

Client

M FOWLES

Drawing

PROPOSED EXTENSION

Scale	Date
1:100	06/00

The Edwards Irish Partnership
Architects & Surveyors
[illegible]

Job 1374 Dwg. 01A

Application No.	Received	Earley	Listed by
F/2000/1807	21.06.00		Cllr Fiona Rolls

Applicant : Mr M Fowles
Location : 2 Ramsbury Drive, Earley
Proposal : Two storey side and single storey rear extension

1. **Planning History** – The site is located in Ramsbury Drive, which is within th identified settlement of Earley. The proposal is for a two storey side extensio and single storey rear extension. This is an old property, constructed around th 1930's which has undergone several extensions consisting of a sunroom to th rear and a garage at the rear of the garden. Planning permission for a detache dwelling to the rear of the property was refused on 29th February this year and currently the subject of an appeal. As yet no decision has been reached.

   This application has been listed by Councillor Rolls on the grounds that represents over-development of the site as it is likely to be divided into tw houses at a later date.

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   - ***Neighbour*** – 1 raising no objections providing there is sufficient parking.

Loss to check nos. Extra letters

4. **Appraisal** – The main issues are:

   A. Impact on the street scene: Loddon Area Local Plan Policy LBE2 a Wokingham District Local Plan (Deposit Draft) Policy WBE1.
   B. Impact on neighbouring properties: Loddon Area Local Plan Poli LBE2 and Wokingham District Local Plan (Deposit Draft) Policy WBE
   C. Concerns of the Parish Council and local residents.

   A. Impact upon the street scene
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Adeq. space on corner site
Rebuilt nearby - Rams Dre
No 23 Aldbourne Dre - Ah bldg line.

Not unbalancing

2.3 metres and a ridge height of 3.7 metres. The extension would be 3.5 metres from the side boundary at the nearest point and 5.5 metres at the farthest point. There is a 1.6 metre fence along the boundary adjacent to the highway. It is considered that there would be sufficient space on the site to accommodate the proposal without resulting in an adverse impact detrimental to the street scene. The design would be appropriate to the applicant's dwelling and the character of the surrounding area. At present there are two parking spaces at the front of the applicant's dwelling, including the garage at the rear of the site. The proposal includes the relocation of this garage and two further car parking spaces. This would provide four car parking spaces for the proposed five bedroomed dwelling, which would satisfy the Council's policies relating to this matter. Therefore, any impact the development has with regard to the street scene would be minimised.

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Agreed by agent

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Reasons

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

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

3. To ensure a satisfactory external appearance.

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

5. In the interests of highway safety and convenience.

Joss Miller

Cond. 5
[illegible]

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1807

Applicant : Mr M Fowles C/O The Edwards Irish Partnership.

Location : 2, Ramsbury Drive, Earley, Reading.
Proposal : Proposed two storey side and single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 16/08/2000. 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 :

Planning Issues :

Application Number: F/2000/1807

Appraisal :

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

Application Number F/2000/1807
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 2 Ramsbury Drive
Earley Reading.

APPLICATION NUMBER: F/2000/1807

OFFICER: Joss Miller

DATE OF SITE VISIT: 3/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on side boundary

2. DESCRIPTION OF SURROUNDINGS
Semi-d houses and detached chalet bungalows.

3. DESCRIPTION OF SITE/BUILDING
Semi-d house of brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
4. Existing extn approx 3.5m deep (S/S) 1.6m boundary fence & shrubbery.
Street scene - see below.
Applicant has existing conservatory running the width of the house.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 2 spaces.

LEVELS \

BOUNDARY TREATMENT 1.6m to street scene.

OTHERS small amount of shrubbery

existing garage to rear height approx 2.5m (single).

LISTING FORM

Rec'd 27.7.00 1.30pm

Case officer: **Joss Miller** Application Number: **F/2000/1807**

2, Ramsbury Drive, Earley, Reading.

Proposed two storey side and single storey rear extension to dwelling.

I wish this application to be listed should the officers recommendation be for acceptance

and my reason(s) are over development, local concerns, the need for very strict conditions if committee approval, as that no sep. dwelling is enacted

Signed: _____ Date: 27/7/00

Councillor Rolls

Recd 2.00pm 10.8.00

Copy Only

4 Ramsbury Drive,
Earley, Reading, RG6 7RT

Development Control Manager
Wokingham District Council
PO Box 157 Shute End
Wokingham RG40 1WR

Ref F/2000/1807/Joss Miller

Dear Sir/Madam

Application No F/2000/1807 Site Address 2 Ramsbury Drive, Earley, Reading
Proposed two storey side and single storey rear extension to dwelling

I would like to add the following to my original letter dated 16 July -

11. I would like to say again that I have no objection to a reasonable extension. The applicant has every right to a large extension if that is what he wants.
The plans submitted show a complete replica, and this is what I cannot accept.
The proposal does not **look** like an extension at all and is **completely out of balance with the other half of this pair of semis.** All other extensions in the neighbourhood are balanced, and the houses still retain the semi detached look, and I feel I have the right to demand that this be the case in this instance..

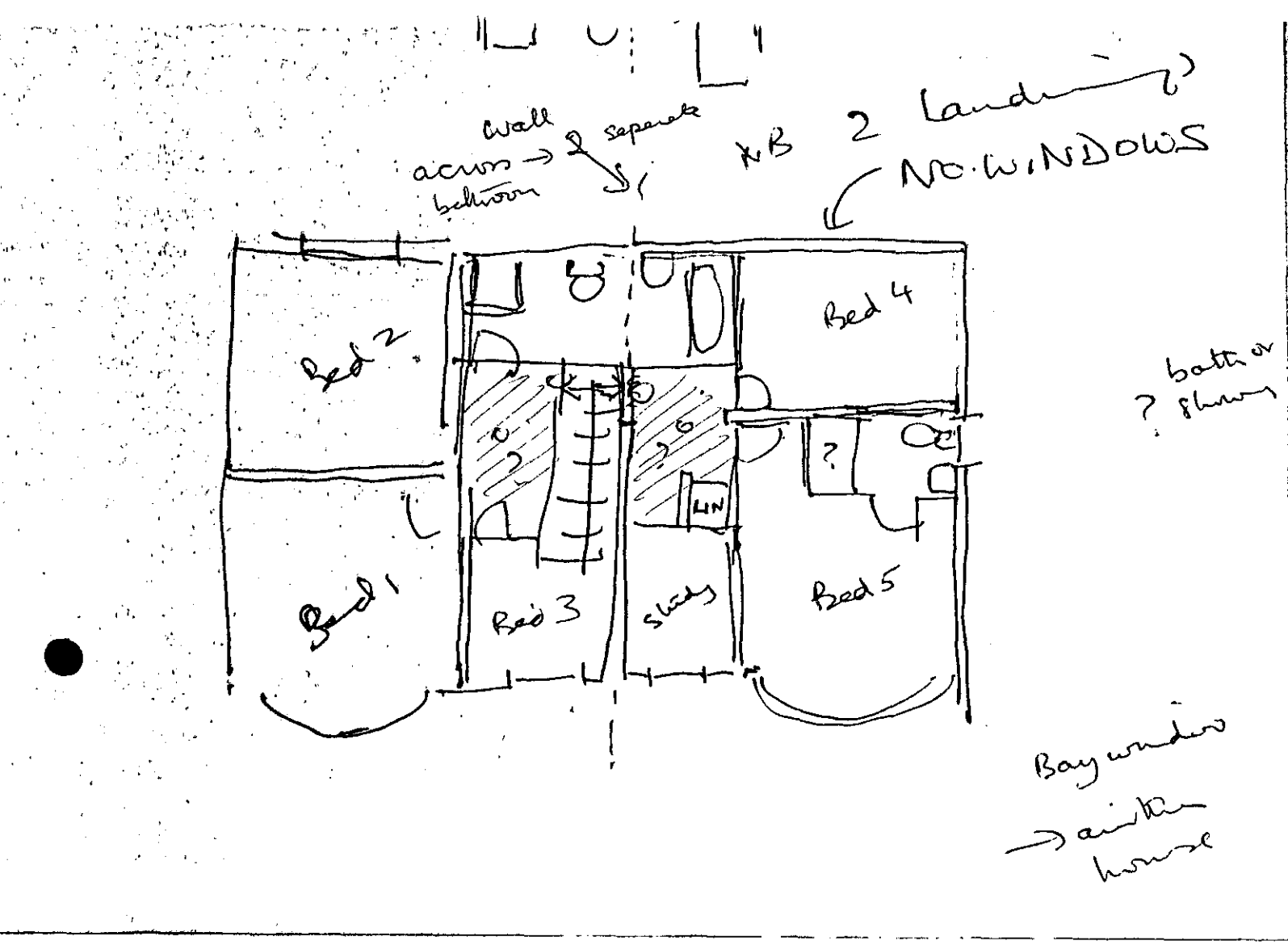
I would ask that the drawings be amended from the point of view of the external appearance of the front of the house. If the extension had two flat windows instead of bays it would match existing extensions, the applicant could still have a single storey addition on the side of that, just as other houses have garages.

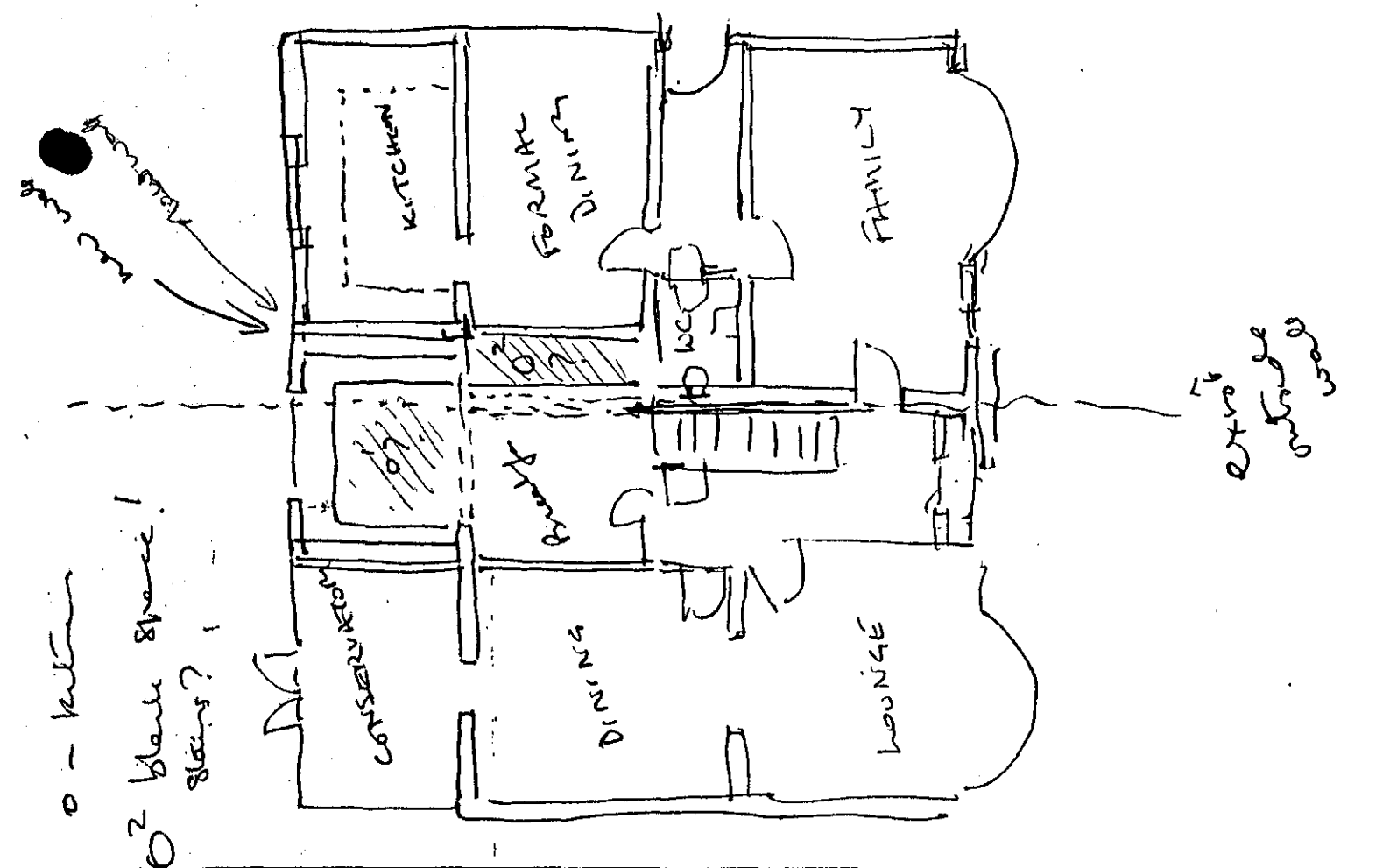
Again, I say that to build an out of character double height 'extension house' on this corner would be grossly unacceptable and I would ask that Wokingham DC refuse the application as it stands

Yours sincerely

S Bartlett

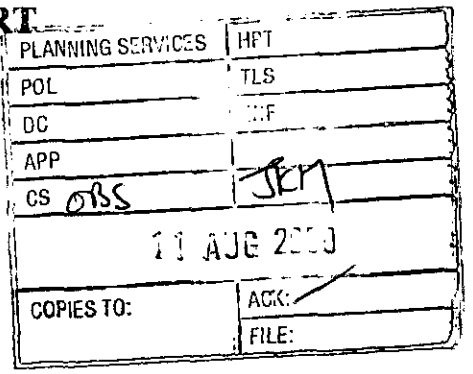
Mrs S Bartlett


wall across bathroom
2 separate
NB 2 landings
NO WINDOWS
Bed 2
Bed 4
Bed 1
Bed 3
Study
Bed 5
LIN
?
bath or ? shower
Bay window
→ another house


KITCHEN
FORMAL DINING
FAMILY
WC
CONSERVATORY
DINING
LOUNGE
O - kitchen
O² blank space!
stairs?

Recd 2.00pm 10.8.00

4 Ramsbury Drive,
Earley, Reading, RG6 7RT



Development Control Manager
Wokingham District Council
PO Box 157 Shute End
Wokingham RG40 1WR

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11. I would like to say again that I have no objection to a reasonable extension. The applicant has every right to a large extension if that is what he wants.
The plans submitted show a complete replica, and this is what I cannot accept.
The proposal does not **look** like an extension at all and is **completely out of balance with the other half of this pair of semis.** All other extensions in the neighbourhood are balanced, and the houses still retain the semi detached look, and I feel I have the right to demand that this be the case in this instance..

I would ask that the drawings be amended from the point of view of the external appearance of the front of the house. If the extension had two flat windows instead of bays it would match existing extensions, the applicant could still have a single storey addition on the side of that, just as other houses have garages.

Again, I say that to build an out of character double height 'extension house' on this corner would be grossly unacceptable and I would ask that Wokingham DC refuse the application as it stands

Yours sincerely

S Bartlett

Mrs S Bartlett

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	FILE

Kerr Kirkwood
33 Aldbourne Avenue
Earley, READING
Berkshire RG6 7DB
Tel. (0118) 926-2191

2/8/00

Jose Miller

Case officer Planning Services
PO Box 157 Shute End RG10 WR

Your Ref F/2000/1807 re 2 Ramsbury Drive application to build a 2 storey side addition

Dear Madam,

I have lived in Aldbourne Ave for 33 years and formally oppose the above application as I consider the attractive character & environment could be spoilt in this quiet neighbourhood. I have inspected the plans and the proposed major addition plus a single storey rear extension to the existing semi-detached house known as "Sunnyside" could become a visual 'eye sore' and I would be very upset if this, in any way, created some sort of precedent!

As a near by resident, I oppose the application & remain,

Yours faithfully
Kerr Kirkwood

0118

Tel. 9663146

45 RAMSBURY DRIVE,
EARLEY,
~~READING~~,
BERKSHIRE.
RG6 7RT.

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03 AUG 2000	
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J. Miller,
Case Officer,
Planning Services
PO Box 157,
Wokingham.

Dear Sir,

Ref. F 2000/1807

I write with reference to above application re 2, Ramsbury Drive, Earley.

The existing house is an average semi-detached house for the area, with the addition of a rear conservatory. The garden is slightly larger than for others alongside, but not overly so, and by no means disproportionate.

The proposed extension is relatively very large, with five bedrooms, a "formal" dining room and a family room. It is not the garage, with bedroom above and perhaps a shower room that we have seen elsewhere. The

curious feature of the plan is that there is a second hall. What is the purpose of that? Could it be that the ultimate aim, with a bit of internal re-planning, is to have a separate, self-contained dwelling? Were that to be the case there would in effect be a three-dwelling terrace block, which would be totally out of character with the existing development. Even on the existing plan the front elevation, added to the semi-detached house next door, would be a massive block relative to the other houses nearby. I recommend, therefore, that the application as proposed should be rejected.

Were a smaller extension to be proposed, in line with extensions granted elsewhere, and with no hint of a separate dwelling or of a terrace development, that would be a different matter.

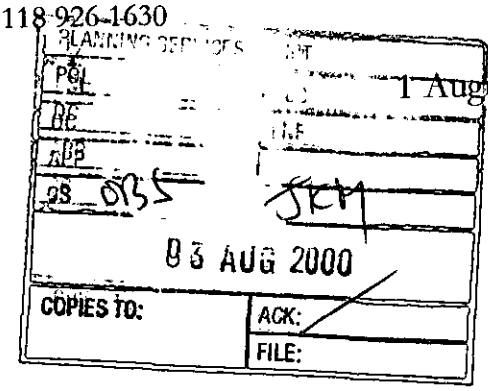
Yours faithfully,

N. L. Morgan.

(N. L. MORGAN)

31 Ramsbury Drive, Earley, Reading RG6 7RT

Tel: 0118 926 1630



1 August 2000

Mr J Miller
Case Officer
Planning Services
P O Box 157
Shute End
Wokingham RG40 1WR

Dear Mr Miller

Planning permission number F/2000/1807: 2 Ramsbury Drive, Earley

We write to object to the proposal to extend the house at 2 Ramsbury Drive, Earley, Reading. The proposed extension is so large that it would not be in sympathy with the surrounding property. Extensions that have been added to other houses in the surrounding area are very much in keeping with the style of the housing, mainly because the size of the extensions are in moderation. The proposal is for an unusually large extension that would destroy the proportion of the existing building. This would be particularly obtrusive since the property is located on a corner plot. Inevitably, an increase in the size of the property will introduce more traffic to the area, creating further difficulties from roadside parking. At present, there is a problem through Mr Fowles parking a large white van on the corner of the road in such a way that oncoming traffic is obscured. In short, we believe that the proposed extension would lead to a building that is out of character with the existing area.

Yours sincerely

Dr Dave Collett Mrs Janet Collett

For attention of
Miss Jo Ss Miller
Planning Service
Wokingham District Co
PO Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	HPT
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10 AUG 2000	
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	FILE:

5 Ramsbury Drive
Earley
Reading
RG6 7RT

18 July 2000

Planning Application : F 2000/1807 2 Ramsbury Dr.

Dear Miss Miller

Since moving into this road in the mid-60's most of the houses, both semi and detached have applied for and built an extension for genuine family requirements. Several of these, namely No 7, The Knapp, and no's 5, 9 and 13, Ramsbury Drive have built a single storey extension consisting of one or two rooms plus a bathroom specifically for a disabled member of the family plus partner. Many extensions have been built to provide extra 'family' space as well.

To my knowledge these planning applications were with no objections from neighbours and other residents living in the vicinity. The applicants discussed their intentions with their neighbours before putting in for their applications, as is the normal procedure.

This is therefore the first extension to be opposed, in principle, by local residents for the reasons stated in this letter.

This is the first time that a person has moved into the area and made no attempt to integrate with the local community.

The property, No 2, Ramsbury changed ownership about four years ago. The present owner moved in and appeared to own a minimum of four large cars

plus a 'builder's' lorry, which were parked dangerously on the corner. It appeared that a business was being run from the house as the commercial vehicles coming and going throughout the day indicated. The garage at the bottom of the garden was filled with new timber etc for the owners business

Soon after moving in a substantial 1800 mm high close board fence was built right across the garden with no gates in it. This cut off the lower portion of the garden on which stands a sectional concrete garage with driveway onto Ramsbury Drive. This action immediately aroused deep concerns as to Mr Fowles intentions. As Mr Fowles and his father obviously run a building business and also own other property (which is let out) it became clear that they intended to build some sort of property on the site.

In December 1999/ January 2000 planning permission was applied for to build a two-bedroomed detached bungalow on the site. Twenty-three letters were written by local residents objecting to the application with many valid reasons. A recommendation of refusal by Earley Town Council was sent to Wokingham District Council, who finally refused permission to build the bungalow

I understand that the applicant (owner of No 2) then had six months in which to appeal against this refusal. Now, exactly six months later, an appeal has been placed with Bristol Inspectorate while simultaneously, a planning application has been put forward with Wokingham Planning office for permission to build an extremely LARGE DOUBLE and SINGLE STOREY EXTENSION on to his semi-detached property. The extension is, in fact, considerably LARGER than his present house. With two minor internal modifications (no permission required) this so called 'extension' is a complete house with two substantial reception rooms (one exceptionally large) and a large kitchen, a cloakroom, separate side entrance and hall downstairs; three bedrooms (1 called 'STUDY') upstairs with an internal shower & bathroom to one bedroom and an extensive large bathroom (with no windows) on the back) which could easily be subdivided to give two separate bathrooms. There is a long, wide space downstairs with no label, which presumably could be the second set of stairs? Note that downstairs is far larger than the existing house as there are two single storey rooms to the rear, one the new kitchen for the extension and the other (with no title) but showing lines to demarcate wall cupboards and base cupboards, is the kitchen for the existing house. The room next to it is titled 'breakfast room' So it makes sense?

The proposed extension is a 'mirror image' of the existing house, including bay windows. plus the single storey extension to the rear of two more rooms

I understand that 'planning permission has to be obtained in order to make this latest house 'extension' into a separate dwelling but there are no regulations needed to fit the stairs and divide the large bathroom and the house could be leased out as an 'integral unit' Once the 'extension' has been built, planning permission could be obtained retrospectively??

I have serious concerns about this latest Planning application basically because of the nature of it's DESIGN and its very large SIZE

This extension is not to provide extra living space for a family, but is essentially, the addition of a complete three bedroomed house thus ultimately giving two complete houses on this site. In which case the present semi-detached property No 4. (next door) will become an END OF TERRACE property

This is NOT ACCEPTABLE either to the owner of No 4 or to the other residents in the neighbourhood. Once again it sets a precedent

Both the BUNGALOW at the bottom of the garden and the latest HOUSE EXTENSION are claimed to be for the 'elderly parents' of the owner. Surely a complete detached two bedroom BUNGALOW and/or a complete three bedroomed, two large reception roomed (with cloakrooms both upstairs and downstairs) are

rather in EXCESS of the needs of an increasingly elderly couple?

She gets the distinct impression that the owner of No 2 Rawsbury would like to get planning permission for BOTH applications (hence putting in for the appeal and the extension BOTH SIMULTANEOUSLY), get them built, then perhaps sell or let them out along with the existing No 2 house.

As the existing garage is used to store new timber for his business as CARPENTER (see latest EARLEY DIRECTORY booklet), once the bungalow has been built where will he store all his building materials for his business?? He will need access to this storage with his builder's lorry from the road. No such provision has been made. There is no space beside house?

It gives great concern that the owner goes to all the expense of having plans drawn up for a complete house extension and putting these in for planning application with the Wokingham Council before he has heard the results of the APPEAL against refusal, by the same, to allow the bungalow to be built.

Of course, once Planning Permission has been granted, the properties, constructed will give potentially considerable financial return

VEHICLE PARKING

To date, despite owning a substantial garage with ample parking space, both beside and in front of it, several vehicles, usually 4, and a builder's 'lorry' have been parked on the corner outside No 2 and along Ramsbury Drive opposite the driveways of No's 1, 3 and 5 - These vehicles have caused constant, and sometimes potentially DANGEROUS problems. (lack of vision for car drivers and (motor) cyclists

If the owner (of No 2) and owner of all these vehicles were to gain planning application for either, or both, of these proposed building projects, no doubt these parking problems would be COMPOUNDED.

The owners of No's 1, 3 and 5 Ramsbury Drive experience considerable difficulty driving in and out of their own properties, and now have to reverse in backwards. This can prove extremely difficult at times because there is insufficient space to turn in. (the road here is much narrower than further round and at the other end of Ramsbury Drive) It has been measured.

In other words this part of Ramsbury Drive has become a glorified car park for the cars belonging to the resident of No 2.

If more property were to be built on the site these problems would be COMPOUNDED

The increase in housing density on the site is UNACCEPTABLE for these reasons alone

A few years ago, a similar corner property on Aldbourne Avenue / The Knapp applied to build a double storey extension. This was refused because it was on a similar corner plot. Does this ruling still apply? If so this present double storey house extension would not be permissable?

The fenced off portion of the garden of No 2. has been left to grow wild i.e shrubs and weeds grow freely. Builder's RUBBISH (including household) has been regularly dumped by the garage and has caused deep concern to the residents in the immediate vicinity because such rubbish does attract VERMIN. (→ DISEASE)

Due to action of the environmental health officer in February 2000 the rubbish was removed with a car trailer. Since that date much more has been dumped. (August 3rd Some has been burnt on the site causing dreadful fumes, smoke and smell of chemicals)

A concrete swimming pool was built soon after the present residents of No 2 moved in and the rest of the garden covered with several lorry loads of gravel. Swimming PARTIES cause considerable NOISE and DISRUPTION with CARS coming and going into the small hours

BOUNDARY FENCE

As stated previously a solid wooden 1800 mm. fence was built across the garden about three years ago

The fence, in the planning application for the bungalow is referred to as THE BOUNDARY fence (i.e. to plot of land containing the GARAGE)

On the present planning application for a double and single storey house 'extension' this FENCE is NON-EXISTENT.

This does not appear to be correct.

The garage (existing) is to be resited further back on the latest planning applications. This would indicate that once the new complete house extension has been built, access to the 'MIDDLE' property can be gained from the rear?

For those reasons stated in this letter I feel that the proposed planning application for a house 'extension', which in fact is far larger on the site than indicated by the plans (i.e. out of scale), is quite unacceptable and would be overdevelopment of the site. It would also once again, set a precedent.

Yours sincerely
E. Malaga Buckley

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG401WR

Ref: JI/FJ

14th August 2000

For the attention of: Joss Miller

Dear Sirs,

Re: **Proposed two-storey side extension, Ramsbury Drive.**

I enclose revised plans showing off street parking to the rear of 2 Ramsbury Drive, based on a five-bedroom house standard, I also enclose a side elevation viewed from the adjacent, 4 Ramsbury Drive.

I would also point out that at the other end of Ramsbury Drive there exists a dwelling which has been extended to a greater degree than is proposed for No.2.

Yours faithfully

John Irish
Partner

Cc M Fowles
...Encs.

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

Tel: (0118) 974 6463

Date: **29 June 2000**

My ref: F/2000/1807

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/1807
2, Ramsbury Drive, Earley, Reading.
Proposed two storey side and single storey 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1807**
2, Ramsbury Drive, Earley, Reading.
Proposed two storey side and single storey 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 Spratling

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

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

Tel: (0118) 974 6463

Date: **29 June 2000**

My ref: F/2000/1807

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Joss Miller** Application Number: **F/2000/1807**
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Proposed two storey side and single storey 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 Hare

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

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

Tel: (0118) 974 6463

Date: **29 June 2000**

My ref: F/2000/1807

CONFIDENTIAL

Councillor 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/2000/1807
2, Ramsbury Drive, Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Joss Miller** Application Number: **F/2000/1807**
2, Ramsbury Drive, Earley, Reading.
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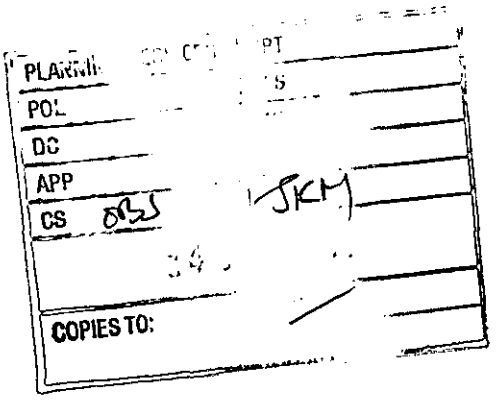
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

4 Ramsbury Drive,
Earley, Reading, RG6 7RT



Development Control Manager
Wokingham District Council
PO Box 157 Shute End
Wokingham RG40 1WR

Ref F/2000/1807/Joss Miller 16 July 2000

Dear Sir/Madam

Application No F/2000/1807 Site Address 2 Ramsbury Drive, Earley, Reading
Proposed two storey side and single storey rear extension to dwelling

I have received your letter dated 29 June 2000 and I strongly object to this proposed 'extension'

The applicant and family are connected in the building trade and it appears that it is the family's intention to overdevelop the whole plot of No. 2 Ramsbury Drive. The applicant already has an Appeal currently in progress to build an unacceptable bungalow in the back garden; he now proposes also to build another house in the guise of an extension - no doubt as well, and not instead of.

I list my objections :

1. This is not merely an application for an extension to the existing property. If it was, I would not be forced to write this letter. It is a perfectly obvious plan to add on another house without openly submitting a request to do so, as it would, no doubt, be refused.
This proposal is virtually a replica of the existing house.

2. The plans are not correct and omit the following -
the present bathroom window
the proposed bathroom window/s
the existing fence across the garden

3. Regarding the plan for construction of a conservatory at the back of the original house, I would ask that the following be shown -
a) that the existing space remains between it and my own wall (app 20") so that in the event that either party needs access for maintenance in the future it will not be a problem (My extension was built before I bought this house) .

b) that any conservatory roof would be suitably opaque, for privacy to both parties, as it will be directly under my bedroom window.

4. I strongly object to this proposal being passed **even if there is an enforced condition that the property might only be sold as one unit.** The property can very easily be changed internally by the applicant (a carpenter) even without the knowledge of Wokingham District Council, and could be rented out as two single properties with a dividing fence down the back garden. The applicant could rent out either or both of the 'potential terraced properties' .

5. The existing garage has been 'allowed' to fall into disrepair. The proposal to relocate and rebuild this suggest an ulterior intention to divide and extend the house into two dwellings in the future, thus enabling access to the rear of the existing house.

6. If this application is granted, then the current pair of semi detached houses, in which I live, will undoubtedly be changed into a terrace of three houses. The intention is very obvious and potentially very lucrative to the applicant. To change this very desirable semi detached property into terrace housing is totally out of keeping with the rest of the neighbourhood - it would be the only one in the neighbourhood - and I very strongly oppose this application.

7. The application is currently for a 5 bedroomed dwelling - the car parking would not seem adequate for this, because at the moment there are normally four cars and one large van for No.2's three bedroomed house, the cars being parked on the road instead of in the original garage and garden at the rear of the property. This property could potentially house at least 8 adults and the resulting need for adequate off street parking/garaging would be immense.

8. Previous to the applicant purchasing No 2 , I was approached by two separate builders who each considered buying the property with a view to development. I was asked each time if I would be prepared to sell some of my garden to make this a viable proposition. I refused both prospective purchasers explaining that one of the reasons the people living in this community do so is that we enjoy space around us and is the reason we have all chosen to live here. These individual builders therefore did not go ahead with the purchase as to them it was obviously not a large enough plot to do anything with other than a normal extension for a family home.

9. **If this proposal is passed it will set a precedent** for other semis to be added in various places in Ramsbury Drive, Aldbourne, the Knapp, Wokingham Road - the houses in Maiden Erlegh Drive which back onto us could have a house built in-between or even pairs of semis in the back gardens with sufficient access. Over development of the whole area would then take place.

10. We have all paid a bit more to live in these roads and we are also charged community tax accordingly, and if this proposal is allowed the knock-on effect would completely spoil the charm, character, quiet and reasonably spacious area that we have chosen and paid for.

It is a great shame that the applicant and family have no regard whatsoever for the pleasant location in which they are living. They have systematically and deliberately turned a lovely rear garden into a dump so as to apply for building on wasteland Nobody would have any objection to a **reasonable** extension to the property. It would seem that the only reason this family had for moving into this road is to make financial gain, to the environmental detriment of the community.

Yours faithfully

Susan Bartlett

Mrs S M Bartlett

cc Earley Town Council

With compliments

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20 JUL 2000	
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Earley Town Council

Council Offices, Radstock Lane, Earley, Reading, Berkshire RG6 5UL
Richard Raymond DMA ACIS, Town Clerk
Telephone: 0118 986 8995 Fax: 0118 975 6681
E-mail: 106144.3521@compuserve.com

Dr. & Mrs C E Lewis
27 Aldbourne Avenue
Earley
Reading
Berkshire
RG6 7DB

17th July 2000

Mrs Bristow
Deputy Town Clerk
Earley Town Council
Radstock House
Radstock Lane
Earley

Dear Mrs Bristow,

Re: Planning Application F/2000/1807 Proposed Extension to 2 Ramsbury Drive, Earley

We wish to object to the scale and potential alterations that could be made with this planning proposal.

- The proposal doubles the size of the existing semi-detached house with consequent visual impact for neighbours

- The plans reveal many worrying features that point to the creation of an entirely separate dwelling. This has obvious implications for neighbours as would completely alter the environs. Indeed the developer applicant also plans to build a bungalow in the grounds of this address.

- Clues to creation of two dwellings:-
  1. Separate entrance hall with independent access
  2. Two dining rooms
  3. Large bathroom apparently lacking window as designed but its size would easily enable subdivision.
  4. Only one linking door to the extension from the original house.

We are concerned that the Council would not be able to prevent splitting the extended house into separate dwellings once built.

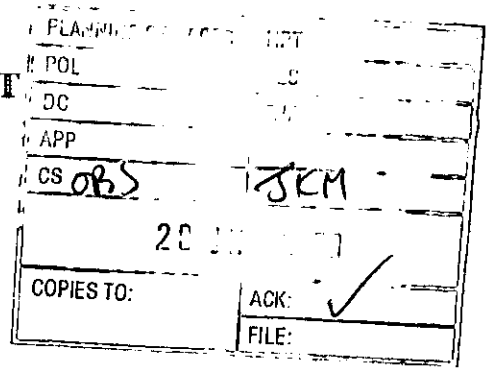
Yours sincerely,

Dr. C E Lewis

cc: Joss Miller, WDC

P/C 18.7.00.

4 Ramsbury Drive,
Earley, Reading, RG6 7RT



Development Control Manager
Wokingham District Council
PO Box 157 Shute End
Wokingham RG40 1WR

16 July 2000

Dear Sir

Application No F/2000/1807 Site Address 2 Ramsbury Drive, Earley, Reading
Proposed two storey side and single storey rear extension to dwelling

I have received your letter dated 29 June 2000 and I strongly object to this proposed 'extension'

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cont

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7. The application is currently for a 5 bedroomed dwelling - the car parking would not seem adequate for this, because at the moment there are normally four cars and one large van for No.2's three bedroomed house, the cars being parked on the road instead of in the original garage and garden at the rear of the property.

8. The applicant has this year submitted application to construct a detached bungalow in the rear garden of this property. This has been refused but is CURRENTLY subject to Appeal.

9. Previous to the applicant purchasing No 2 , I was approached by two separate builders who each considered buying the property with a view to development. I was asked each time if I would be prepared to sell some of my garden to make this a viable proposition. I refused both prospective purchasers explaining that one of the reasons the people living in this community do so is that we enjoy space around us and is the reason we have all chosen to live here. These individual builders therefore did not go ahead with the purchase as to them it was obviously not a large enough plot to do anything with other than a normal extension for a family home.

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Yours faithfully

S Bartlett

Mrs S M Bartlett

Copy. Earley Town Council.

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20 J...	
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J Tatton
Celador
21 Aldbourne Avenue
Earley
Reading
RG6 7DB

17 July 2000

Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Mitchell

Application Number: F/2000/1807

Site Address: 2 Ramsbury Drive Earley Reading

Proposal: Proposed two storey side and single storey rear extension to dwelling.

I am grateful to you for your letter of 29 June alerting me to the application the Council has received to carry out the above development.

A number of houses on the Aldbourne Avenue/Ramsbury Drive development have been extended and therefore normally I would not be concerned about such a proposal. This proposal, however, is different from most (possibly even unique) and has certain features that cause concern.

Having looked at the plans, it is clear that the proposed extension is a mirror image of the existing house. This in itself is 'interesting' and of concern but when taken together with another planning application for the same property the further dimension to the issue becomes even clearer.

I wish to register the most serious concerns about the size and nature of the proposed extension. As mentioned above, the proposed 'extension' is a mirror

construction is presented as an extension but in fact the real intention is to create a further dwelling. The inescapable suspicion therefore is that the real purpose of the application is property development/speculation with a view to making a significant profit on the investment.

I have already mentioned another planning application for the same property and I believe this is relevant to consideration of the current application. The other application, which currently is subject to appeal with the Planning Inspectorate, is for a detached house in what is currently the garden of 2 Ramsbury Drive. The garden at present is divided by a fence which I note is not shown on the plan for the application for the 'extension'. I mention this other application as it reinforces the point made above about property development/speculation being the real motive for these applications.

I have no doubt that at some time in the future the intention is to sell off at least one of the dwellings at 2 Ramsbury Drive. This would mean of course that no. 2 and the existing adjoining semi-detached property would then form a terrace of houses. Not only is this unacceptable as it would be completely out of character with the nature of housing in the immediate area it is also unfair on the owner of the adjoining property. The owner would no longer own a semi-detached property in keeping with local properties but would own and end of terrace property.

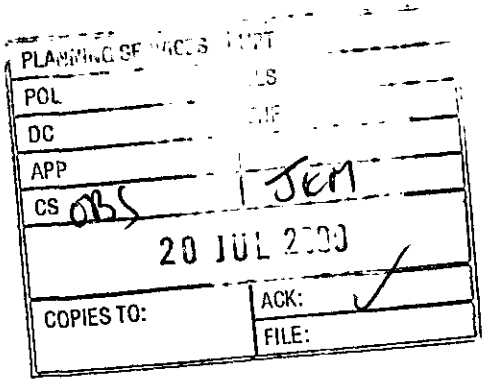
If a restriction was placed on the sale of a part or all of 2 Ramsbury Drive I have no doubt that the applicant would regard renting either one or both (or possibly three if all applications were to succeed) of the properties as the solution to that particular complication.

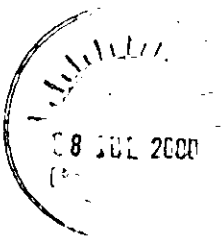
To sum up, I have no doubt that the real purpose of this application is property development/speculation by the creation a further property, or provision of the infrastructure for this, thereby creating a terrace situation. This would increase the density of properties in the area, change the nature of the immediate locality and have an adverse affect on the local environment. The pressure on parking would also increase. This is bad enough at present with cars lined up along Ramsbury Drive parallel to the garden of no. 2.

I oppose this application in the strongest possible terms.

Yours sincerely

J. Tatton





3 Ramsbury Drive
Earley
Reading RG6 7RT

17 July 2000

The Planning Officer
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

With Reference to Planning Application **F/2000/1807**

Dear Sir,

It came as no surprise that an extension to 2 Ramsbury was proposed, I had even mentioned it in my response to the earlier planning application, and I was prepared to accept it because these properties lend themselves to it. However I had also expected such an extension to be of the same magnitude as the others that have, and are, going up at present. Once I had seen the planning application and had a chance to mull over the plans I fear I must raise my objection to this application.

Whereas all other extensions have been one 'room width' this proposal is a doubling of the house size and the result is out of proportion to the surrounding properties. As a result it would also be brought a lot closer to the northern property boundary than the inaccurate drawing attached to the application shows it and that would make the house look as if it were leaning out over the road. A most unsightly entrance to this end of charming Ramsbury.

I object to it because it erodes the quality of the street by being so different from the surrounding houses creating as it would an oversized mass of housing more reminiscent of a terrace. We do not currently live in a high density housing sub-division, which is why most of us are so happy with our surroundings, and I fiercely object to this proposed change in the current balance.

I wonder if there is sufficient off-street parking provision being made in the proposal for the number of people able to occupy this enlarged dwelling? There is sufficient inconvenience caused by the vehicles from the present house without an increase in numbers.

My main objection is my belief, based upon examination of the plans, that there is a more sinister reason for this extension and that is to ultimately create another separate house. Why else is there no window in the bathroom? They would be

provided no doubt after the large room was split with a dividing wall. The kitchen is an inconvenient distance from both the breakfast room and the left hand dining room unless it is only to serve the right hand 'house' and one of the unmarked rooms on the left were to be turned into a kitchen for the 'left house'. The move of the garage would enable the garden to be split so that each 'new house' would have its own land and off-street parking at each garden foot.

I am sorry to appear so cynical but both this application for an extension, and the previous one for a separate house at the other end of the garden, are designed to increase the housing density in this part of Ramsbury Drive, quite possibly for profit, and I will not see this done. Even if I did not live opposite the property, as I do, I would still object because of the change it would make in the character of the street. We guard this jealously, not to maintain the price of our houses but to maintain the quality of our living. The mere fact that the previously rejected 'bungalow' at the garden foot is now going to appeal as this extension is being discussed makes me more determined to see Ramsbury preserved as it is.

To allow this change would not only destroy the happy balance of housing and space we enjoy at this end of Ramsbury Drive but would set a precedent allowing other erosions to occur in Ramsbury, Aldbourne, the Knapp, and Wilderness road.
I rely on you protect my environment by rejecting this proposal.

Yours faithfully,

J. G. Smith.

c.c. Earley town Council Planning Committee

13 RAMSBURY DRIVE
EARLEY, READING
RG6 7RT

Joss Miller
Planning Officer
Wokingham District Council
Wokingham, RG40 1WR

PLANNING SERVICES	HPT 2000
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APP	
CS 055	CSCT
20 JUL 2000	
COPIES TO:	ACK: ✓
	FILE:

Dear Sir

Application no. F/2000/1807 : 2 Ramsbury Drive

We are concerned about the above planning application and would like to make the following comments

1. We understand that on the same plot that this extension is to be built, another application for a detached dwelling was made. This latter application was refused but we understand that an appeal has subsequently been lodged to get this refusal rescinded. This would appear to be two separate applications for the same plot.

2. The above plans seem to indicate that the extension has a separate entrance/front door and hallway. This would effectively turn a semi-detached property into a three room terrace. This would not only affect the appearance of the area but also create more cars parked on the road. There

are already too many cars parked on the road, on occasions, relating to that property. A separate terrace and bungalow will also require additional access points from the road by car/van.

3. As most properties in the locality have large gardens, if everyone was to seek to build a separate terrace (with private access) and a bungalow on their land the attractive appearance of the entire neighbourhood would be destroyed.

4. Whilst many extensions have been allowed and built over the years, in this particular case there seems to be an attempt to create three dwellings on one plot.

We therefore object to the above application and the earlier one pending appeal.

Yours faithfully

(R. R. IYER)

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

21 JUN 2000* 1807

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

20 June 2000

Dear Sirs

Re: Proposed Two Storey Side Extension to 2 Ramsbury Drive, Earley.

Please find enclosed a detailed planning application for determination under The Town and Country Planning Acts for a two storey side and single storey rear extension to the above property.

The application comprises the following documentation.

1. Six copies of the householder application form (certificate A)
2. Six copies of drawing number 1374/01
3. The prescribed fee of £95.00
4. Six copies of the location plan at 1 : 1250 scale

The application is very similar to an existing property which has been extended at 16 Ramsbury Drive. I therefore trust that the enclosed application will meet with your approval but please do not hesitate to contact this office should you require any further information.

Yours sincerely

John Irish

CC M Fowles (Encs)

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 29 June 2000

Application Number: F/2000/1807

Proposal: Proposed two storey side and single storey rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
2, Ramsbury Drive, Earley, Reading.

Applicant:
Mr M Fowles C/O The Edwards Irish Partnership.

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).

Comments.

Please could highways have an additional plan showing the following standards.

(1) – Visibility splays of 2.4m by 2.4m that have been provided at the intersection of the driveway & the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection).

(2) 4 vehicles at 2.4 x 4.8m (min) within the curtilage of the property) spaces within the garage to be 2.5x5m (min).

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

10/04/00.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS BDS	JRM
19 JUL 2000	
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	FILE:

25 ALDBOURNE AVENUE

EARLEY

READING

BERKS RG6 7DB

TEL: 0118 951 6848 (W)
0118 966 1068 (H)

Mr John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Dept
Planning Services
DX.33506 - WOKINGHAM

17th July 2000

Dear Sir

APPLICATION NUMBER : *F/2000/1807*
SITE ADDRESS : 2 RAMSBURY DRIVE EARLEY READING
PROPOSAL : PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION TO DWELLING

Further to your letter of 29th June, only received by us on Monday 10th July,we would like to express our concern at receiving this letter much later than dated, not really giving us enough time to consider this matter thoroughly.

However, although we do not oppose an extension as such, after looking at the plans of this particular proposed extension we would both like to oppose this application on the following grounds :-

1) This does not look like a normal "extension" but more like the building of another semi-detached house, making the three properties, ie the new extension, No. 2 and No. 4 into terraced property.

2) On looking at the plan there seems to be some sort of cupboard space off the breakfast room of the existing property/new extension where a staircase could be put, thus making the extension into a separate house, and also a staircase could be added where the WC on the plan of the new extension is.

2) There is an additional "front" door on the side of the extension, which would easily make

the extension into a separate dwelling.

3) The breakfast room could become a breakfast room/kitchen, making a separate kitchen in the proposed extension.

4) The bathroom at the back of the property (shown on the new extension plan) could be made into two bathrooms if the property was made into two separate houses.

5) Apparently the extension is proposed for the Applicant's "elderly" parents. The word "elderly" does not apply. On reading this the applicant makes his parents sound in their dotage, which they are not.

3) If the extension went ahead, and then the property was turned into a separate dwelling, then terraced property is not in keeping with the Ramsbury/Aldbourne areas.

4) There are too many cars already at No. 2 Ramsbury, and another "extension" would probably involve more cars on the site, making not being enough space to house all the cars already at the property. The cars to this property, due to shortage of parking space at the property already have to park down the side of the property, on the corner and down Ramsbury Drive, causing a hazard to traffic using the road.

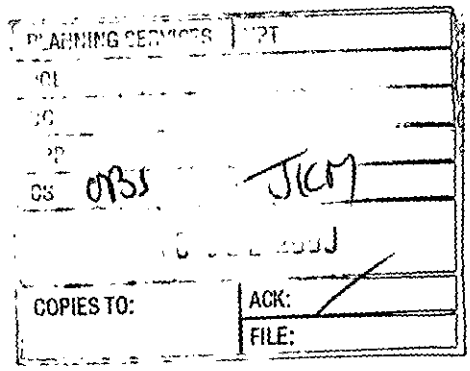
5) The applicant does mention in various paperwork him "not wanting to cause environmental damage". Has anyone in your department been to visit this site and seen the rubbish deliberately dumped, very conveniently, in the area where he wants to build a bungalow and the way in which this particular piece of land has been partitioned off. You will obviously have on file the letters written about this area.

6) **We are very concerned because, as you already know, there is an Appeal pending relating to a refusal to build a bungalow on the garden of No. 2 Ramsbury - reference F/1999/0198 which would be about 1/2 metres away from our boundary fence thus invading our privacy and enjoyment of our own home/land and, although we will strongly oppose the appeal, if the application to build an "extension" is granted before the appeal is heard and then the applicant wins his appeal, there could end up being three properties on this land. This would obviously make the proposed area for extension/building very overcrowded and definitely not in keeping with the Ramsbury Drive/Aldbourne Drive areas.**

6) Lastly, we and several of the neighbours involved in this matter, feel that No. 2 Ramsbury was originally bought with the intention to build/extend etc., etc.,and to make a profit as the property itself has never been looked after, the applicant, who is a builder by trade, deliberately going out to make part of the garden and garage derelict in order to be granted permission to extend and build as he obviously wants to do.

Yours faithfully

JM & S DOYLE
cc: Earley Town Council



47 Ramsbury Drive,
Earley
Reading RG6 7RT
(0118-926-4729)
e-mail ray.dils @lineone.net
14 July 2000

Joss Miller,
Case Officer,
Planning Services,
P. O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir or Madam
Ref planning permission No. F/2000/1807 for a two-storey side and single storey rear extension to the house at 2, Ramsbury Drive, Earley

We wish to lodge a very strong objection to this application by Mr M. Fowles. You should be aware that he applied to build a bungalow on this property last year, and having been refused permission, has lodged an appeal against your refusal. The appeal is shortly to be heard by the Planning Inspectorate. It now appears that he wishes to build not only a second house on the site but also to extend the existing one to almost double its size.

In our original objection to his bungalow application, we stated that it did not appear that he had serious intentions to live in the original house. It seemed to us then that the house was in multi-occupation and was in a bad state of furnishing. We are still of that opinion, more so since we learn that he is frequently absent, sometimes for long periods, and we believe that he has at least one other property which he rents out. The plans for the extension are such that it could be occupied or let as two establishments; it seems otherwise quite unnecessary to have two halls and two separate approaches to the building and parking for several cars. Effectively he is making the existing pair of semi-detached houses into a terrace of three. This is a totally unsuitable development for this residential area and out of keeping with the original development. It is surely relevant to this matter that Mr Fowles is a builder.

We also stated that this is an area with some special features, one of which is its spaciousness. Mr Fowles erected a high, somewhat ugly fence part way across his property almost as soon as he purchased it, making a long garden (a feature of this area) into two cramped ones. Building this fence seemed somewhat presumptious; he obviously intended to get his bungalow plans through as if it were being built on a separate plot instead of on part of an

existing garden. The space proposed for the bungalow is small, not at all in keeping with the rest of the plots in the area. If his appeal succeeds, and if he in addition he is allowed to extend the house, the plot will be excessively crowded which will seriously alter the character of that part of Ramsbury Drive and Aldbourne Avenue. The proposed extended house is totally out of proportion with the reduced size of the plot after taking part of it for the bungalow he also proposes to build there.

We realise that other houses in the area have been extended in recent years, but by people who have lived here for some time, whose families have increased and who needed extra space. Mr Fowles only bought the property a short while ago knowing exactly how big (or small) it was and can hardly have the same the same motivation. We have never seen him here with children, young or old and wonder therefore why the need for such a massive development, if not for letting. In his (or rather his architect's) appeal against your refusal of the bungalow application, Mr Fowles implies that he is helping meet the District's wish for more two-bedroomed houses; he now proposes to develop a five-bedroom dwelling, which casts doubts on such public spirited motives.

When we objected to the original application to build a bungalow on the site, we expressed our concerns that, should this it be allowed, it could be quoted as a precedent by others hoping to make a profit at the expense of other people's environment. There are other sites in Ramsbury Drive and Aldbourne Avenue where an extra property could be squeezed in, changing the character of an attractive part of Earley for the benefit of one or two individuals who may not even intend to live here. Similarly others may buy up a semi-detached house and propose an unsuitably large extension. We would urge you to reject this application on the same grounds as before, in particular that it is not to the benefit of the neighbourhood and may have serious consequences in future.

Incidentally, as last time, Mr Fowles did not make it easy to discover that he was seeking planning permission; the orange notice is fixed to the side fence, quite high up and partly hidden by the branch of a tree, so that one has to be aware of what to look for to see it. Surely it should be possible to insist that notices are displayed at the front of the property where they are immediately obvious to passers-by.

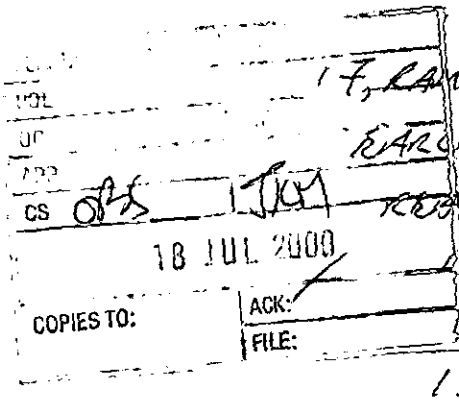
Yours sincerely,

Professor Ray Dils

Mrs Joan A. Dils

cc Earley Town Council
Mrs C Bate, the Planning Inspectorate, Bristol

17, RAMSBURY DRIVE,
EARLEY,
READING,
BERKS
RG6 7RT
15/7/00



Your Ref
E/2000/1807

Dear Joss Mccar

PLANNING APPLICATION FOR 2, RAMSBURY DRIVE

I refer to the above application and have the following OBJECTIONS to make.

1. I have inspected the plan for the extension and note that they are not at all to scale. The width of the current property would be doubled and use all the width of the plot. The plan does not reflect this implying a considerable border would be left. I consider this UNPROFESSIONAL and falsification of a Public Document and should lead to the Draughtsman being STRUCK OFF. Please look into this matter or advise me who to take it up with.

2. Most extensions to houses are to provide extra living space for the occupants NOT THIS ONE! The plans clearly show that a completely new house is being constructed with a side entrance three bedrooms etc - its own kitchen, bathroom, space for stairwell and so on even though there are crude attempts to disguise this by not labelling rooms or calling an obvious bedroom "a study" and another room "a formal dining room".

3. The jiggery pokery with the Garage is I'm sure linked to the above in order to give the MID-TERRACE property that No 2 would become ~~one~~ its own, separate rear entrance.

4. My principal objection to this plan is that it is too Large and will create a row of Terraces from what is Currently a high Caliber Semi Detached Property. This will be a blight to the eye, increase car congestion caused by the current occupier (already a big problem due to Multi Occupancy) and will undoubtedly change the nature of the existing development and area — FOR THE WORSE.

5. Currently when I look out of my front window I see beautiful trees IF this application were granted I will see a Cheap END TERRACE — will I be Compensated?

I look forward to your response and news of you rejecting this INAPPROPRIATE PROPOSAL.

Yours Sincerely

P. WAKEFORD

P Wakeford.

8 RAMSBURY DRIVE
EARLEY
READING
BERKSHIRE
RG6 2RT

PLANNING SERVICES
POL
CS 0855 SKM

15th July 00

Tel: 0118 9262314

Dear Sirs,

F/2000

Re Planning Application No. 1804
Mr M. Fowles, 2, Ramsbury Drive.

I rang your Department on Tuesday last to ask about the location of the Planning Notice for the above address, as it is displayed on a post above a 6 ft fence at the side of the garden and obscured by overhanging tree branches I was told it is an application for a double storey side extension, I have since studied the plan, and am writing to say I disagree with the description. Side extensions provide extra rooms for families, but this plan is for separate living accommodation - almost a replica of No 2. as it is now - another kitchen, diner, family room and even a separate entrance which once up and running can easily be separated from the present building, thus forming a terrace of 3 houses which would include No 4. This would create an ugly alteration to our Drive and devalue the No 4 property.

You are no doubt aware that Mr Fowles has had an application for a single storey building in part of his present garden refused

and I consider this another attempt to obtain the accommodation he has in mind. Concurrently with this new application he is appealing against the first refusal on the grounds he needs the accommodation for his retired parents currently living with him. We have no evidence they permanently reside at No 2. They appear an active couple capable of managing their own affairs.

Mr Fowles has caused many problems in our drive which come under headings other than planning. He has no family. He allows cars to park on the road often 4 or 5. Who are the owners of these cars? Is he trying to provide accommodation for these people? He is a property speculator and we do not want him spoiling our Drive any more than he has already done so without the erection of property on ground which should be his garden or space used for parking of the cars off road.

As I mentioned in my letter regarding his first application Ramsley Drive has three exits and two bends, so there are eight houses with gardens skirting the road. Should Mr Fowles be allowed to carry forward either or both of his plans, all the residents with similar gardens can apply to you to do the same, which would completely

destroy the appearance of the two roads Ramsbury Drive and Aldbourne Avenue. where we have been happy to reside for 51 years.

These are my reasons for asking you to refuse this second application.

Yours sincerely.

J. Pye (MRS)

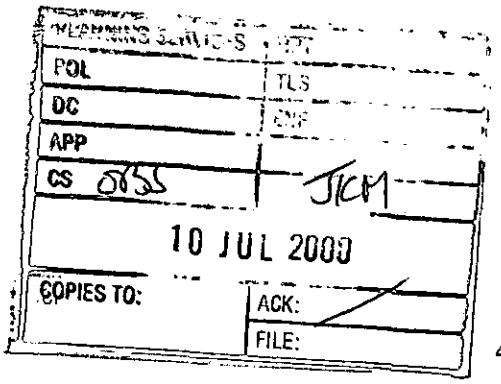
EARLEY TOWN COUNCIL

Town Clerk & Treasurer
RICHARD RAYMOND D.M.A., A.C.I.S.

Council Offices,
Radstock Lane,
Earley,
Reading, RG6 5UL

Tel. No. (0118) 986 8995
Fax No. (0118) 975 6681

My Ref:
Your Ref: P/3/MB/AB/AF2



DELEGATED APPLICATION

4th July 2000.

The Occupier,
1 Ramsbury Drive,
Earley,
Reading, Berks.

Dear Sir/Madam,

Re: Planning Application No.F/2000/1807 - Proposed two storey side & single storey rear extension to dwelling - 2 Ramsbury Drive - Mr M. Fowles.

As you may not be aware of the position, the Town Council takes the opportunity of advising you that the Planning Application described above is being considered by the District Council's Planning Officer.

Should you wish to make any observations concerning the Application, please address them to the Planning Officer, Wokingham District Council, P.O. Box 157, Shute End, Wokingham, Berks. RG40 1WR, as soon as possible, but no later than 10 days from the date of this notice. Kindly send a copy of any correspondence to this office as the application will be initially considered by the Town Council's Planning Committee.

The District Council does not send out copies of applications and plans to interested parties, but they may be inspected either at the Town Council Offices, address as above, Monday to Friday 9am to 1pm and 2pm to 4.30pm, or in the office of the Authority's Planning Officer at Shute End between the hours of 8.30am to 5pm. Monday to Thursday, or 8.30am to 4pm on Fridays.

Yours faithfully,

TOWN CLERK

G. D. Rowley
1 Ramsbury Drive
Earley
READING
RG6 7RT

July 6, 2000

Thank you for sending me the above information.

I have no objection to the proposed house extension, but would like to express the wish that the plans will include ample garage accommodation for the assortment of cars and van that at present turn Ramsbury Drive into a permanent car park along the roadside.

G. Rowley.

e.Mail: 106144.3521@COMPUSERVE.COM

Mr & Mrs Cotterill
11, Ramsbury Drive
Earley
Reading
RG6 7RT

18th July 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	JKM
20 JUL 2000	
COPIES TO:	ACK: ✓
	FILE:

Dear Sirs,

RE: Application Number F/2000/1807

We wish to object strongly to the proposed two storey extension on 2, Ramsbury Drive, Earley for the following reasons:-

1. Having studied the propored plans it appears 'exceptionally' easy to convert this site into two separate terrace houses which would be totally unacceptable.
2. Due to the number of people already living at this address, creating Parking problems due to the dangerous blind bend directly outside the house. Already complaints have be lodged with the police & Coucil.
3. Should the house subsequently be converted at a later stage (after approval) this will most definately depreciate the value of other properties within the vacinaty.
4. The area of Ramsbury Drive is a 1930's establishment with detached & semi-detached houses of character. Allowing such a proposal would be out of character with the area.
5. Our understanding of the Law is you are not allowed to apply or appeal for two separate planning permission applications on the same site? which we believe

in the situation for 2, Ramsbury Drive.

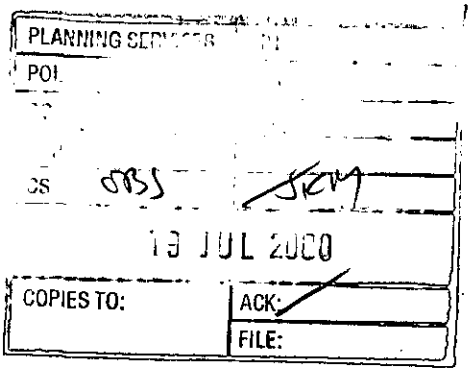
Would very much appreciate your comments on the attached in due course.

Yours faithfully

Ian Cottell

&

Gina Cottell



3 Ramsbury Drive
Earley
Reading RG6 7RT

17 July 2000

The Planning Officer
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

With Reference to Planning Application **F/2000/1807**

Dear Sir,

It came as no surprise that an extension to 2 Ramsbury was proposed, I had even mentioned it in my response to the earlier planning application, and I was prepared to accept it because these properties lend themselves to it. However I had also expected such an extension to be of the same magnitude as the others that have, and are, going up at present. Once I had seen the planning application and had a chance to mull over the plans I fear I must raise my objection to this application.

Whereas all other extensions have been one 'room width' this proposal is a doubling of the house size and the result is out of proportion to the surrounding properties. As a result it would also be brought a lot closer to the northern property boundary than the inaccurate drawing attached to the application shows it and that would make the house look as if it were leaning out over the road. A most unsightly entrance to this end of charming Ramsbury.

I object to it because it erodes the quality of the street by being so different from the surrounding houses creating as it would an oversized mass of housing more reminiscent of a terrace. We do not currently live in a high density housing sub-division, which is why most of us are so happy with our surroundings, and I fiercely object to this proposed change in the current balance.

I wonder if there is sufficient off-street parking provision being made in the proposal for the number of people able to occupy this enlarged dwelling? There is sufficient inconvenience caused by the vehicles from the present house without an increase in numbers.

My main objection is my belief, based upon examination of the plans, that there is a more sinister reason for this extension and that is to ultimately create another separate house. Why else is there no window in the bathroom? They would be

provided no doubt after the large room was split with a dividing wall. The kitchen is an inconvenient distance from both the breakfast room and the left hand dining room unless it is only to serve the right hand 'house' and one of the unmarked rooms on the left were to be turned into a kitchen for the 'left house'. The move of the garage would enable the garden to be split so that each 'new house' would have its own land and off-street parking at each garden foot.

I am sorry to appear so cynical but both this application for an extension, and the previous one for a separate house at the other end of the garden, are designed to increase the housing density in this part of Ramsbury Drive, quite possibly for profit, and I will not see this done. Even if I did not live opposite the property, as I do, I would still object because of the change it would make in the character of the street. We guard this jealously, not to maintain the price of our houses but to maintain the quality of our living. The mere fact that the previously rejected 'bungalow' at the garden foot is now going to appeal as this extension is being discussed makes me more determined to see Ramsbury preserved as it is.

To allow this change would not only destroy the happy balance of housing and space we enjoy at this end of Ramsbury Drive but would set a precedent allowing other erosions to occur in Ramsbury, Aldbourne, the Knapp, and Wilderness road.
I rely on you protect my environment by rejecting this proposal.

Yours faithfully,

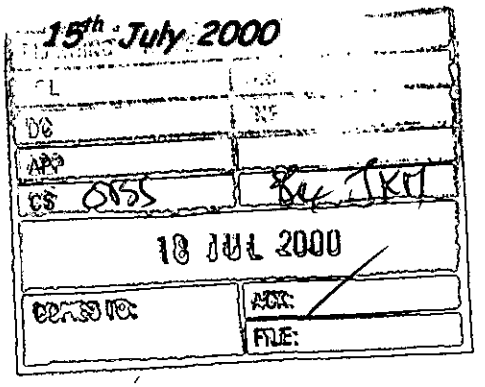
J. G. Smith.

c.c. Earley town Council Planning Committee

Your Ref: Joss Miller F/2000/1807

19 Ramsbury Drive,
Earley,
Reading RG6 7RT

15th July 2000



Mr. J. Miller,
Planning Officer,
Wokingham District Council,
Environmental Services Dept.,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire RG40 1WR

Dear Mr. Miller,

Re: Planning Application for 2 Ramsbury Drive, Earley, Reading RG6 7RT

Thank you for the notification of the planning application for a proposed two-storey side and one-storey rear extension at the above address.

I am not sure if you are aware that a planning application submitted at the beginning of this year for a single storey dwelling at the rear of this property (Ref: F/1999/0198), which you refused, is now under appeal with the Planning Inspectorate.

I wrote to you at the time, on behalf of my mother and sister, to object strongly to such a development as it would be totally out of keeping with the layout of the surrounding neighbourhood, which is in a much sought-after residential area.

At first reading, a side-extension would seem a possible compromise, but, on looking at the plans, this is actually a plan to build a further semi-detached dwelling onto the existing property. With a few modifications it could be made into a separate house. Also by moving the fencing and relocating the garage, separate access would be available to the two houses. This creation of a 'terrace' of three houses is totally

inappropriate for the style of properties in the road and indeed this whole area of Old Earley.

If this planning application were to go through and the appeal for the earlier one were to be granted, it would result in the equivalent of three properties in an area originally designated for one house. This would create a very cramped plot and again it would not fit in with the area.

Residents of the three properties parking vehicles on the road at a corner would constitute a hazard. As I pointed out to you before, the occupants of No 2 already have a transit van and three/four cars.

I foresee that any of these proposed developments could cause a decrease in the value of properties in close proximity to No 2.

I strongly oppose the planning application.

Yours sincerely,

Jennifer A. Thick

Miss J. A. Thick

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS BTS | JUM
19 JUL 2000
COPIES TO: | ACK:
FILE:

Dr. & Mrs C E Lewis
27 Aldbourne Avenue
Earley
Reading
Berkshire
RG6 7DB

18th July 2000

Mrs J Miller
Case Officer
Planning Dept
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

Dear Mrs Miller,

Re: Planning Application F/2000/1807 Proposed Extension to 2 Ramsbury Drive, Earley

We wish to object to the scale and potential alterations that could be made with this planning proposal.

- The proposal doubles the size of the existing semi-detached house with consequent visual impact for neighbours

- The plans reveal many worrying features that point to the creation of an entirely separate dwelling. This has obvious implications for neighbours as would completely alter the environs. Indeed the developer applicant also plans to build a bungalow in the grounds of this address.

- Clues to creation of two dwellings:-
  1. Separate entrance halls with independent access
  2. Two dining rooms
  3. Large bathroom apparently lacking window as designed but its size would easily enable subdivision.
  4. Only one linking door to the extension from the original house.

We are concerned that the Council would not be able to prevent splitting the extended house into separate dwellings once built.

Yours sincerely,

Dr. C E Lewis

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	JKM
24 JUL 2000	
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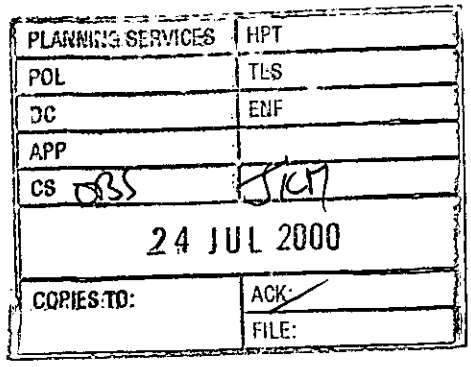
	FILE:



6, Ramsbury Drive
Earley
Reading
RG6 7RT

20th July 2000

The Planning Officer
Planning Services
Shute End
Wokingham
Berks
RG40 1WR

Application: F2000/1807, 2, Ramsbury Drive, Earley

Dear Sir/Madam.

I have inspected the above application and strongly oppose this plan for the following reasons:

- It is clear that this is a plan to build an additional house rather than an extension. This will turn the existing semi-detached houses into a terrace.

  The proposed extension and the existing house are virtually mirror images of each other. There is only one door between them and this could easily be bricked up, leaving each with its own external doors. There is an unmarked area (to the left of the formal dining room on the plan) that would be used for a staircase in the new building. The "breakfast room" would become the kitchen in the existing house (it is a kitchen now). The upstairs has a separate bathroom and landing for each house.
  I also note that the garage is being moved so that a dividing fence could be extended from between the two houses down to the bottom of the garden.

- The proposed building would be grossly oversized for the land it would stand in. The extension is larger than the original building. There is no extension that is anywhere near the size of this in the area. It would be entirely out of character in this neighbourhood and therefore contrary to the Loddon Area Local Plan, LBE2 and Wokingham District Local Plan, WBE1 (Development in its Local Context).

- A 5-bedroomed house, according to the Council's policy requires, 4 off-road parking spaces. There is no mention of this number on the plan. This is not a hypothetical issue as Mr.Fowles keeps a large van in his drive and up to four cars parked in the street. If it were turned into two 3-bedroomed houses then 5 spaces would be required for which there is certainly no space. This is contrary the Council's WBE1 (Development Control Policy)

- It seems very strange that Mr.Fowles doesn't mention in the proposal that he currently has a planning appeal in progress for the same site (F/1999/0198).

I think that the unreasonable enlargement of the property the Council's policies and I hope that the Council will accept my objections and reject this application.

Yours Sincerely



T.M.Hackwill

YOUR REF: JOSS MILLER

F/2000/1807.

(SITE ADDRESS - 2 Ramsbury Dr)

PLANNING SERVICES	RPT 15
POL	TLS
DC	ENF
APP	
CS OBS	JKM
18 JUL 2000	
COPIES TO:	ACK:
	FILE:

15 RAMSBURY DRIVE
LEARLEY
READING
RG6 7RT

16th JULY 2000.

Dear Sir

I am appealing against the proposed two storey side and single rear extension for the following reasons.

I The plans submitted for the above show the re-siting of the existing garage and no boundary fence across the middle of the garden.
Under plans submitted for a bungalow (your ref: F/1999/0198) to be erected in the rear garden; this clearly shows the garage being demolished and a boundary fence across the middle of the garden.

II Mr. Fowles intent is not to improve the property but to create a completely new and seperate dwelling turning a high standard semi-detached into terraced housing.

Reasons

(i) 1st floor is a mirror image of existing dwelling only reading a partition wall through the middle of the bathroom. No window/windows have been shown on the plan as this would go towards exposing his hand in what he was up to. The study becoming the 3rd bedroom.

(ii) Ground floor - there are 2 dining rooms and a very large breakfast room which Ralf would become the 2nd kitchen.
2 front doors / side door are being shown and with the removal of the w.c. off the hall would give you access to a new flight of stairs to the 1st floor.

(Reasons cont.)

(iii) By re-siting the garage towards the house, he achieves rear access to what would become the middle terrace.

III With what Mr. Fowles is trying to achieve with this extension would certainly be out of character with the surrounding high quality housing.

IV I would like to see a preservation order put on the copper beech tree in the rear of the garden; as I can see this tree being destroyed.

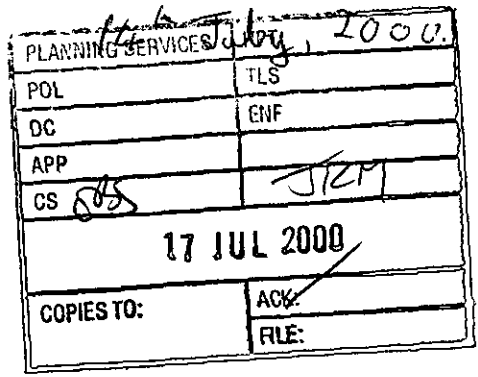
Yours sincerely

MR. S. O. MABERE

Tel: 0118 966 3403

41 Ramsbury Drive
Maiden Erlegh
Reading, Berkshire
RG6 7RT

F/2000/1807



Planning Services
P.O. Box 157
Shute End,
Wokingham

Dear Sirs

Re Proposed Extension to
No. 2 Ramsbury Drive
Earley

We wish to object to the proposed extension to No 2 Ramsbury Drive. We are aware that many of the properties in Ramsbury Drive (including our own) have been extended over the years, but as far as we are aware all extensions have been carried out in keeping with the area and to add additional accommodation for the owners.

Firstly we feel the timing is inappropriate as the owners of No. 2 are at present appealing against a previous application which was turned down by the Council. This entailed a completely new seperate dwelling to be erected in the garden of number 2, and we feel this matter should

Tel: 0118 966 3403

41 Ramsbury Drive
Maiden Erlegh
Reading, Berkshire
RG6 7RT

be resolved first.

We are also alarmed that the proposed extension to the existing semi appears to be nothing less than a completely new dwelling as there seems to be two quite seperate hallways and entrances on the plans, leading to the suspicion that at some future time the semi could be used for multiply occupation.

Therefore, we would ask that in this instance planning permission should be refused

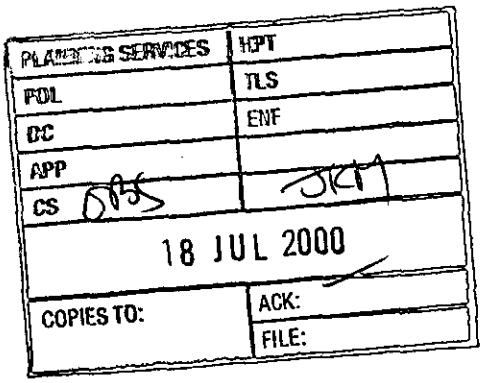
(a) As there are existing unresolved questions over the proposed new building in the back garden of No. 2.

(b) The plans seem to turn two semi-detached houses in to what could become a terrace of three houses

(c) The suspicion that the owner/occupier (a builder) will sell both properties on if allowed to develop and move on to the next project, leaving the existing home owners with a spoiled environment

Yours faithfully (R. & D. P. SCHWARTZ

R. & D. P. Schwartz



9 Ramsbury Drive
Earley
Reading RG6 7RT

15th July 2000

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

Dear Sir,

Planning Application No. F/2000/1807
2 Ramsbury Drive, Earley

We are writing to explain why we think that planning should not be granted for the extension to the above property, which is on a corner plot facing our house. From our reading of the plans it appears that the extended house could easily be divided into two separate self-contained establishments, which would effectively create a small row of three terraced houses. This is not compatible with the other houses in the road, which are all either detached or semi-detached properties.

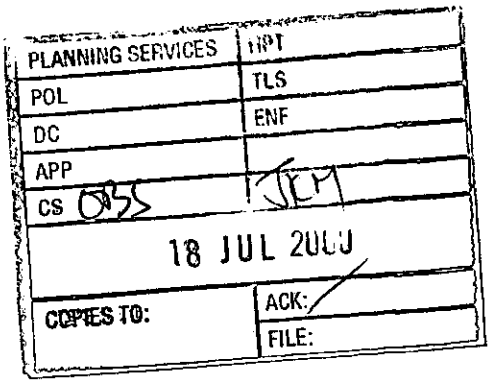
Access to the new extension would be via a new entrance at the side of the property, not the current front door which also remains on the plans. This new entrance would indirectly face our property. The fact that an extra entrance and hallway has been included in the plans suggests that the reason for the extension is in fact to create a separate establishment.

We also understand that the same site currently has a different set of plans under appeal with the Planning Inspectorate (reference APP/X0360/A/00/1045930). These plans are for a separate bungalow to be built in the garden of 2 Ramsbury Drive. It therefore appears that we could end up with three houses on the site of this semi-detached house, instead of one.

Yours faithfully,

Dr G. Charles Mr I. Alaeddinoglu

38 Aldbourne Avenue,
Earley,
Reading,
Berkshire. RG6 7DB
Tel 0118 9663091



16 July 2000

The Development Manager,
Wokingham District Council
PO Box 157
Shute End,
WOKINGHAM,
Berks RG40 1WR

Dear Sir,

Planning Application No F2000/1807 - Proposed Extension at 2 Ramsbury Drive Earley

I refer to the above mentioned application and would like to register my objection to this proposal.

The proposed extension is to all intents and purposes a new three bedroom dwelling with its own self contained front entrance door and which will undoubtedly become a separate family unit in the future. The proposed extension could be easily adapted internally in the future without the need to obtain planning consent which would enable it to be used as a separate dwelling. Indeed the repositioning of the existing garage in the rear garden highlights an intention to ensure future access to the rear of the existing house.

The proposal is out of keeping with the character of the neighbourhood and will transform this pair of semis into a terrace of three houses.

I understand also that there is outstanding appeal into your Council's refusal to grant planning permission for the erection of a detached bungalow in the rear garden of the property and clearly if this were to be allowed on appeal and the existing application were to be approved this would amount to a significant over development of the plot to the detriment of the surrounding neighbourhood.

There are other similar corner plots within the locality and to grant permission here for this proposal would detract from the character of this residential area resulting with cramped infill plots.

Accordingly I feel very strongly that planning permission for this application should be refused.

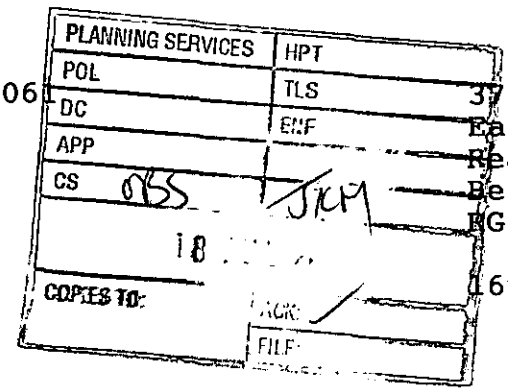
Yors faithfully,

Mr. I.S. Phillips.

Tel: 0118 966 3061

37 Ramsbury Drive
Earley
Reading
Berkshire
RG6 7RT

16th July 2000



Dear Mr. Miller,

Planning Application No. F/1999/0198

On the 13th January last we wrote with regard to the application by the owner, Mr. Fowles, of No. 2 Ramsbury Drive to build a detached property in the garden of his semi-detached house. The land on which he proposes to build was fenced off almost immediately after he moved in. We felt this was totally out of keeping with the area which consists of 1930s properties, apart from seven houses built in the 1950s. One of our concerns was that if this application was allowed to proceed, then it would create a precedent for the remainder of the area. We were subsequently advised by you that this planning application had been refused.

We have received your advice dated 10th July that Mr. Fowles has lodged an appeal against this refusal and we intend to write to The Planning Inspectorate at Bristol to give our views on the matter.

However, not only is Mr. Fowles appealing against the refusal to build a detached property in his garden, we are appalled to find that he has since put in a further planning application, F/2000/1807, to add a two-storey side and single-storey rear extension to his existing semi-detached house, effectively doubling its size. Whilst we would have no objection to anyone building an extension in keeping with the remainder of the area, it would appear that this plan lends itself to being used as two separate properties, viz. front door and hall to existing house; side door and hall to proposed extension.

We sincerely hope that these proposed developments will not be allowed to proceed as either would not only have a serious, detrimental effect on Ramsbury Drive, but would pave the way for further Developers to move in to the area.

Yours faithfully,

F.G. King
P.J. King

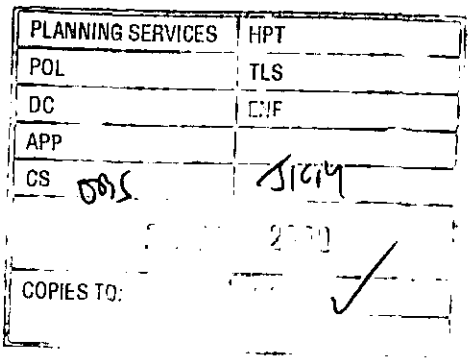
Cont'd ...

Mr. Joss Miller
Case Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Copy sent to: Earley Town Council
(re Planning Application)
Radstock House
Radstock Lane
Earley
Reading
Berkshire

J Tatton
Celador
21 Aldbourne Avenue
Earley
Reading
RG6 7DB

17 July 2000



Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Mitchell

Application Number: F/2000/1807

Site Address: 2 Ramsbury Drive Earley Reading

Proposal: Proposed two storey side and single storey rear extension to dwelling.

I am grateful to you for your letter of 29 June alerting me to the application the Council has received to carry out the above development.

A number of houses on the Aldbourne Avenue/Ramsbury Drive development have been extended and therefore normally I would not be concerned about such a proposal. This proposal, however, is different from most (possibly even unique) and has certain features that cause concern.

Having looked at the plans, it is clear that the proposed extension is a mirror image of the existing house. This in itself is 'interesting' and of concern but when taken together with another planning application for the same property the further dimension to the issue becomes even clearer.

I wish to register the most serious concerns about the size and nature of the proposed extension. As mentioned above, the proposed 'extension' is a mirror

construction is presented as an extension but in fact the real intention is to create a further dwelling. The inescapable suspicion therefore is that the real purpose of the application is property development/speculation with a view to making a significant profit on the investment.

I have already mentioned another planning application for the same property and I believe this is relevant to consideration of the current application. The other application, which currently is subject to appeal with the Planning Inspectorate, is for a detached house in what is currently the garden of 2 Ramsbury Drive. The garden at present is divided by a fence which I note is not shown on the plan for the application for the 'extension'. I mention this other application as it reinforces the point made above about property development/speculation being the real motive for these applications.

I have no doubt that at some time in the future the intention is to sell off at least one of the dwellings at 2 Ramsbury Drive. This would mean of course that no. 2 and the existing adjoining semi-detached property would then form a terrace of houses. Not only is this unacceptable as it would be completely out of character with the nature of housing in the immediate area it is also unfair on the owner of the adjoining property. The owner would no longer own a semi-detached property in keeping with local properties but would own and end of terrace property.

If a restriction was placed on the sale of a part or all of 2 Ramsbury Drive I have no doubt that the applicant would regard renting either one or both (or possibly three if all applications were to succeed) of the properties as the solution to that particular complication.

To sum up, I have no doubt that the real purpose of this application is property development/speculation by the creation a further property, or provision of the infrastructure for this, thereby creating a terrace situation. This would increase the density of properties in the area, change the nature of the immediate locality and have an adverse affect on the local environment. The pressure on parking would also increase. This is bad enough at present with cars lined up along Ramsbury Drive parallel to the garden of no. 2.

I oppose this application in the strongest possible terms.

Yours sincerely

J. Tatton

J. Tatton

PLANNING SERVICES
POL
DC
APP
CS

3259

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1807 PLANNING OFFICER: Joss Miller

PARISH: EARLEY

PROPOSAL: Two storey side and single storey rear extension to dwelling

ADDRESS: 2 Ramsbury Drive

APPLICANT: Mr. M. Fowles

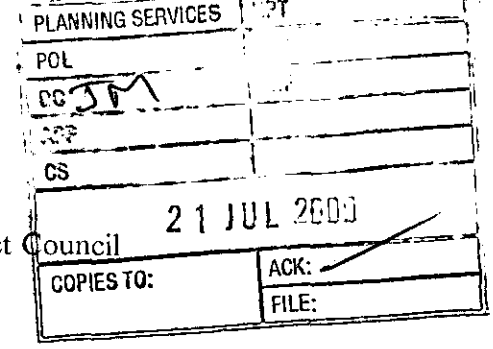
Councillors felt that this application should be refused. It was felt that the proposal represented an overdevelopment of the site and that, by its scale and massing effect, would be of detriment to the street scene.. Furthermore, it was felt that insufficient adequate parking would remain on the site and this would result in some vehicles being parked in the road.

If the Planning Officer is mindful to approve this application, it is requested that a condition be imposed to ensure that this extension cannot, at some later stage, be used a separate dwelling from the main property.

The Town Council is in receipt of eight letters of objection and one letter of approval with conditions to this application.

SIGNED: _____ DATE: 20 JUL 2000

CLERK TO EARLEY TOWN COUNCIL



Planning Officer
Wokingham District Council

7 Ramsbury Drive
Earley
Reading
RG67RT
18 July 2000

Re planned extension for 2 Ramsbury Drive

F/2000/1807

Dear Sir,

While I have no objection in principle to an extension to the side and rear of 2 Ramsbury Drive I have a number of serious concerns regarding what is currently proposed.

The plans while purporting to be for an extension to an existing dwelling are a poorly veiled attempt to build another completely new dwelling. The normal, for the area, secondary side entrance is clearly a main entrance complete with porch that leads into a reception hall. The whole interior layout is designed to be completely segregated from the existing dwelling with minimum additional work. The repositioning of the garage will allow the existing garden to be simply portioned to make two separate gardens while retaining rear access to the existing dwelling.

It is interesting that some of the rooms have not been titled and the position of the bathroom window/s is/are not shown, again this area could easily remain as a bathroom for the existing dwelling and a second bathroom constructed for the new dwelling.

The addition of a large bay window as shown in the plans would unbalance the look of the building as a whole, taking number 4 Ramsbury drive into account, indeed it would give the appearance of a terrace of three.

Plans have already been submitted, currently under formal appeal, for a second dwelling on the plot of number 2 Ramsbury Drive. While this in itself has no direct bearing on the current proposal it is indicative of the desire to create a second dwelling on the plot.

I would ask you to take these serious concerns into account when reaching your decision on the planning application, placing conditions on use of the dwelling may prevent the property being sold in two separate units but would not prevent it being practically used as two separate units. To allow this would change the entire aspect of the area, which is totally unacceptable.

B Cook

B Cook

Received by Wokingham District Council

Application No: F/2000/1807

PROPOSAL:
Proposed two storey side and single storey rear extension to dwelling.

LOCATION:
2, Ramsbury Drive, 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 24/07/2000. 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

29 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 JUN 21.10	Map No. 52 Site ...0.08...
Officer: JM | Application No. F/2000/1807	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 2 RATSBURY DRIVE

Parish: EARLEY Ward: Redhatch

29.6.2009 30/6

Applicant: MR M FOWLES

Fee Received 95-00 (1) 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	PARKING - need 4 spaces only 3 shown		
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 : 29.6.2000 ✓ 30/6

Parish Council Informed - YES / NO ✓ 30/6

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
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 ✓ 30/6

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:

no pre-apps

NEIGHBOURS:

✓ 30/6 S/N + 21-27 (odd) ALDBOURNE AVENUE

1-19 (odd) + 4 RAMSBURY DRIVE

ADDRESS 2 RAMSBURY DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/396/64	Mr. K. H. Smith	Sunroom	6/8/64	App. N/A.
PD/377/70	"	GARAGE	6.8.70	APP N/A.
29102	w/dr			
F/1999/0198	Mr M Fowles	Detached dwelling	29.2.00	Ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

21. JUN. 2000 * 1807

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. MARK FOWLES
	Address and postcode	2 RAMSBURY DRIVE EARLEY
	Phone number	
2	Agent's Name	THE EDWARDS IRISH PARTNERSHIP
	Address and postcode	36 LANGBOROUGH ROAD WOKINGHAM BERKS
	Phone number	0118 - 9894403
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.	2 RAMSBURY DRIVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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.	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

Environmental Services

For office use only.
Application number:

21. JUN. 2000* 1807

WOKINGHAM DISTRICT COUNCIL

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. MARK FOWLES
	Address and postcode	2 RAMSBURY DRIVE EARLEY
	Phone number	
2	Agent's Name	THE EDWARDS IRISH PARTNERSHIP
	Address and postcode	36 LANGBOROUGH ROAD WOKINGHAM BERKS
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4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION

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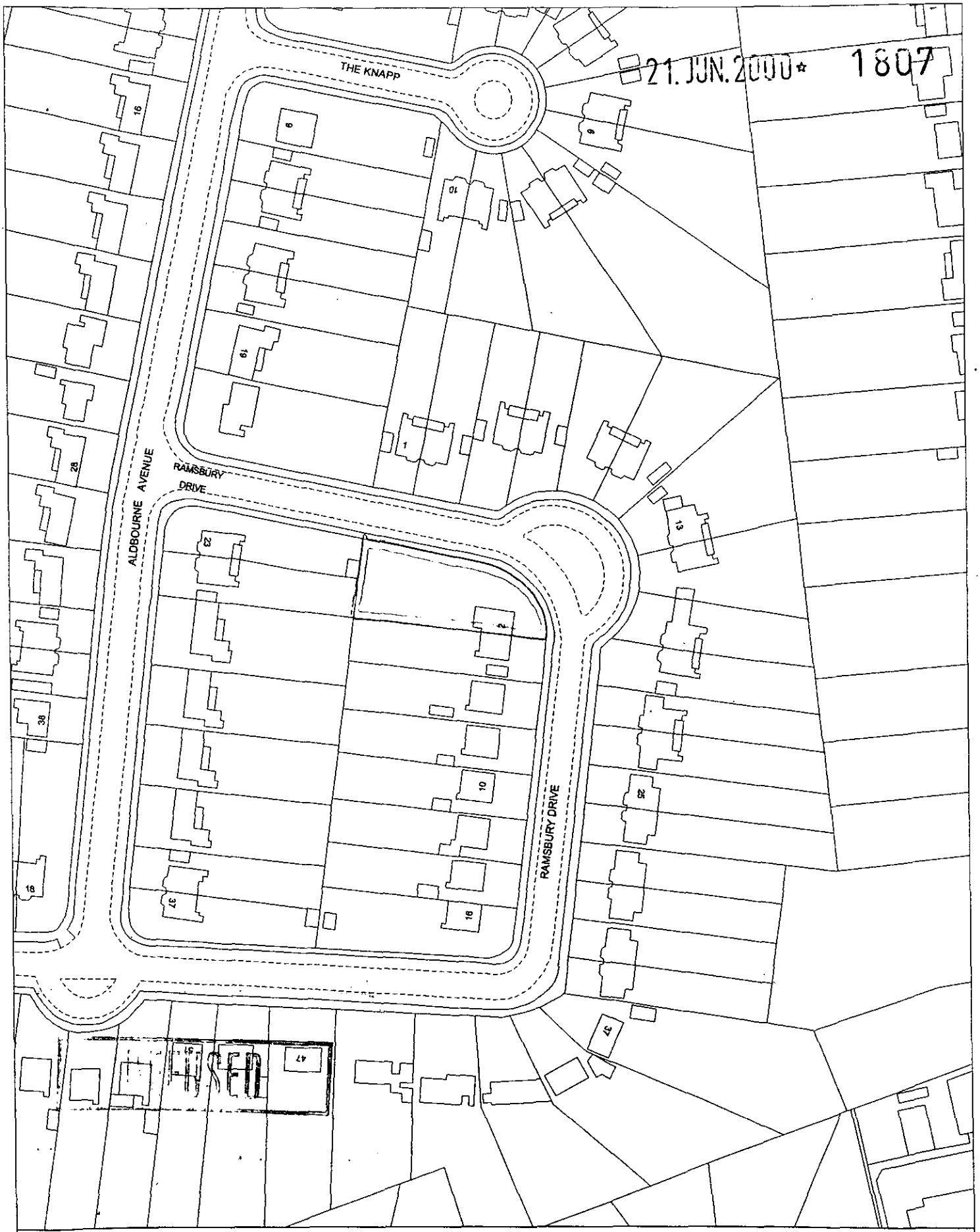
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑	No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over



21. JUN. 2000* 1807

Site Plan, Scale: 1 to 1250

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Date: 10 December 1999

N
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Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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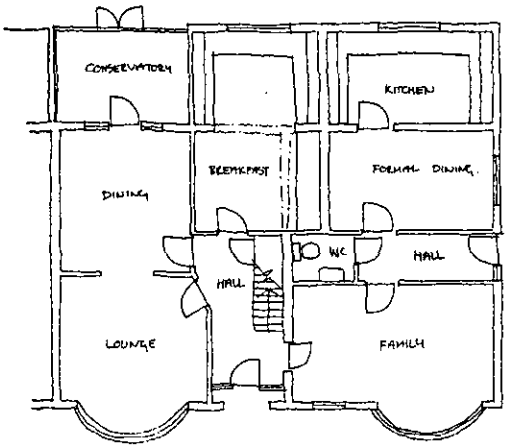
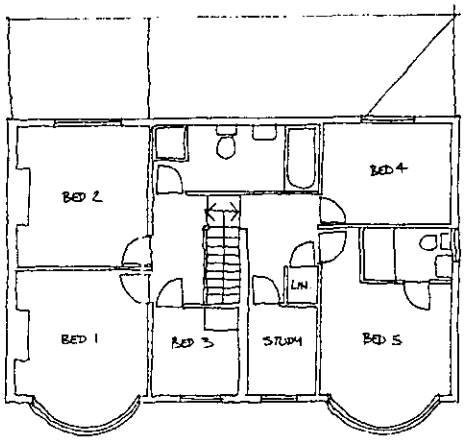


PROPOSED GROUND FLOOR 1:100



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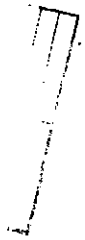
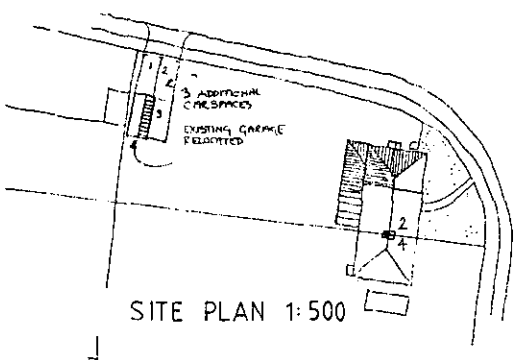
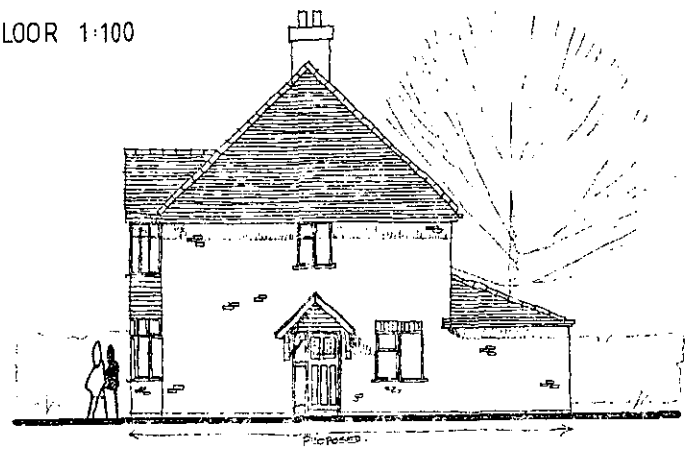
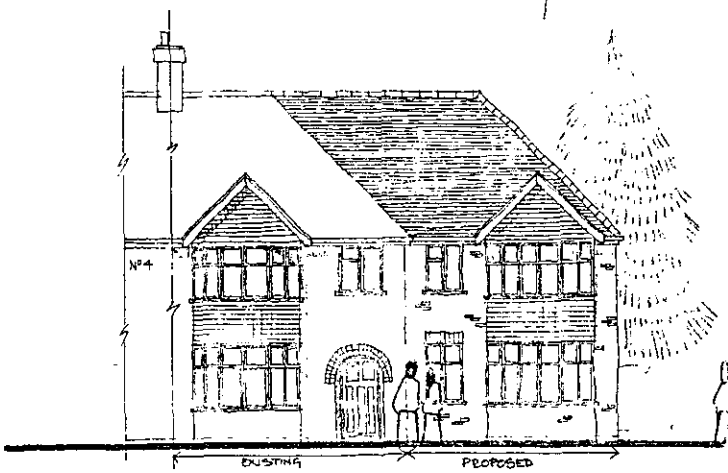




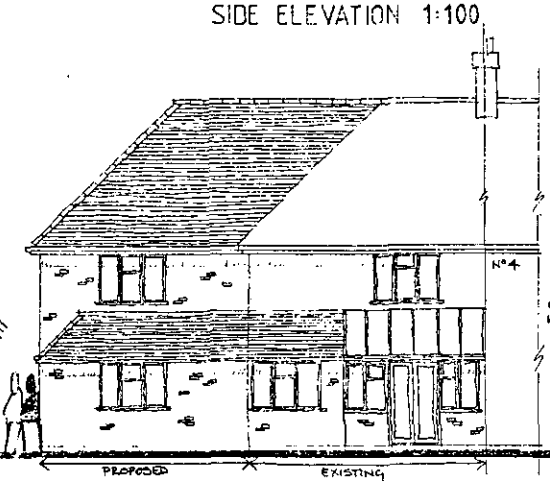
SITE PLAN 1:500



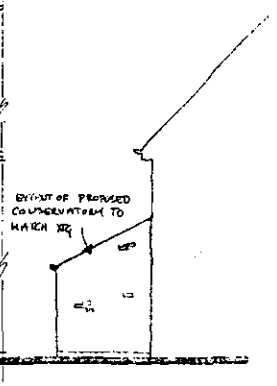
SIDE ELEVATION 1:100



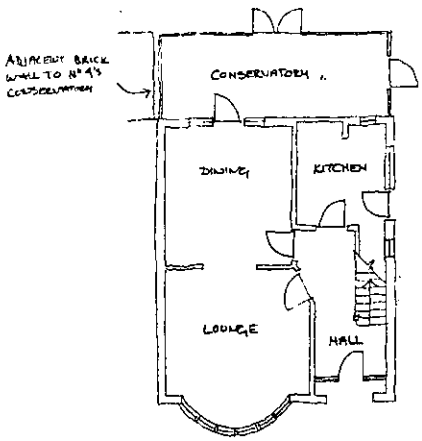
FRONT ELEVATION



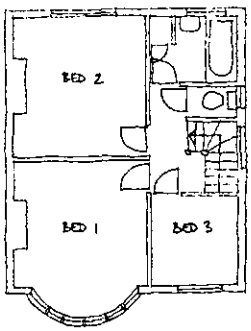
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

AS EXISTING PLANS 1:100

REV A ADDITIONAL CAR SPACE ADDED 08/00

Project

2 RAMSBURY DRIVE
EARLEY

Client

M FOWLES

Drawing

PROPOSED EXTENSION

Scale	Date
1:100	06/00

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks RG40 2BJ
[illegible]

Job 1374	Dwg. 01A