Tree

APPLICATION NO:
F/2000/1085

LOCATION:
24 Lambourne Gardens, Earley Reading.

APPLICANT:
T S Price C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **23/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

T S Price
C/O *Andesign*
9 Perkins Way
Wokingham
Berkshire
RG40 2TN

Application Number: F/2000/1085

Parish: **EARLEY**

Location: **24, Lambourne Gardens, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

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

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

Condition
2. 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.

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

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

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

Reason
3. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 28/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/1085

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr T S Price
c/o Andesign
9 Perkins Way
Wokingham
Berkshire
RG40 2TN

Dear Sirs

PLANNING PERMISSION F/2000/1085
SITE: 24 LAMBOURNE GARDENS, EARLEY, READING

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

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1085 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

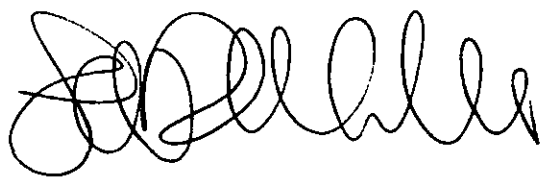
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the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

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

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

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

Yours faithfully



Joss Miller
Planning Assistant

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1085	JM
BUILDING CONTROL NUMBER.	HP 2000/0915	Paul.
~~APPLICANT~~/AGENT	Ardesigh	
ADDRESS OF SITE	24. Lambourne Gardens EARLEY.	
DESCRIPTION OF PROPOSED WORK	2 Storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2954A	AH/E/2954
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	28/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1085

Applicant : T S Price C/O Andesign.

Location : 24, Lambourne Gardens, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/4/00

Date of Neighbour Notifications : .....

Date of Site Visit : 26/4/00

Date Registered : 28/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 23/05/2000

Consultation Responses :

Neighbour - Concerned re parking
Highways - Parking plan needed.
Winnersh PC - No objections but raised concerns re. car parking.

Planning Issues :

Effect on street scene & neighbouring properties WR&EL.
Identified settlement.

Application Number: F/2000/1085

Appraisal :

This application is for a 2 storey side extension.

Neighbours.

No 23 is screened from the extension by the main footprint of the applicant's house. All other neighbours are a sufficient distance from the proposal for any impact to be minimised.

Street scene.

The proposal has a height of 7.4m a width of 3.3m, and a depth of 6.3m Although it's in a prominent position on the street scene the extension is set down .5m from the existing ridge. The depth is 1.8m less than that of the original dwelling and these issues help to reduce the bulk and massing of the proposal, thereby minimising any effect on the street scene.

Originally, the dwelling had only one allocated parking space for the 3 bedroomed property. One bedroom has been added, and one car parking space has also been added because of this. This is not sufficient to warrant a refusal.

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

(tick appropriate box)

Application Number F/2000/1085
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SCS3	SR12	works.

28/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 24 Lambourne Gardens Earley Reading.

APPLICATION NUMBER: F/2000/1085

OFFICER: Joss Miller

DATE OF SITE VISIT: 26/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Modern semi-detached and Terraced housing.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
23. Joined so wont see extn (likely). Off street scene. Open grassed areas. With tree

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING 1 space shown on plan. There's off street parking too.

LEVELS ~

BOUNDARY TREATMENT 1.8m fence to rear. but grassed

OTHERS open area to side.

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

ref:3792

Ms.J. Miller
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

22nd June 2000

Dear Ms. Miller,

re: **Application No F/2000/1085 - 24.Lambourne Gardens,Earley**

Further to our telephone conversation on 21st June, please find enclosed 6 copies of a blockplan on which I have marked the new drive with the additional parking space to support the one additional bedroom being proposed. Whilst I would agree that the parking on this estate is not ideal it would be against the normal practice to attempt to have further parking spaces, bearing in mind the other bedrooms are already existing. I would therefore ask you to liase with your Highways Section to ensure that a drive for one space can be considered to be a satisfactory solution. In addition I can confirm that it is my Clients intention should he be successful with this application to remove the caravan completely from the estate.

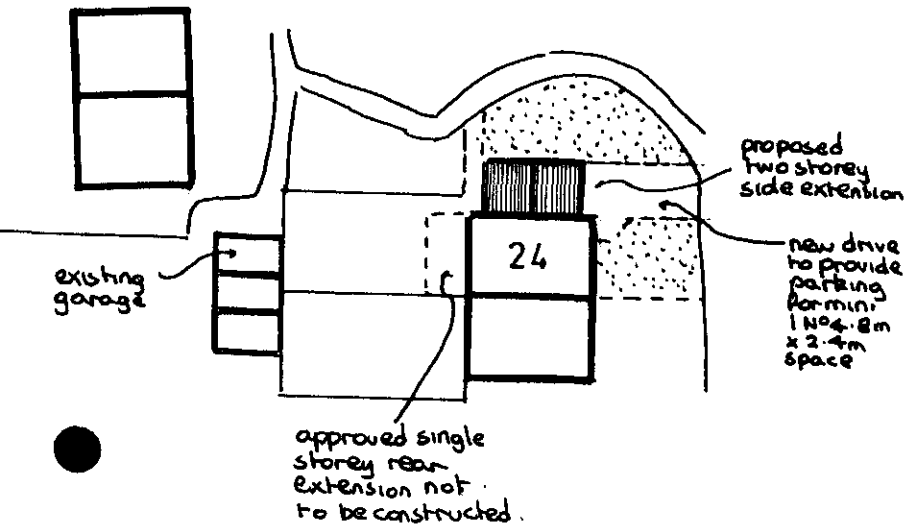
Yours faithfully,

A. Hester

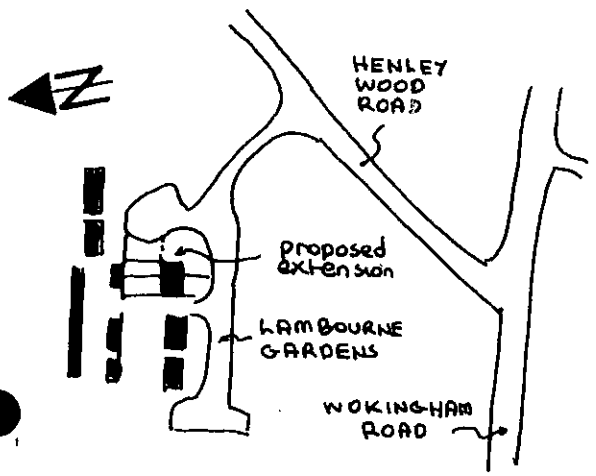
30965

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 JUN 2000	
COPIES TO:	ACK:
	FILE:

notes:-

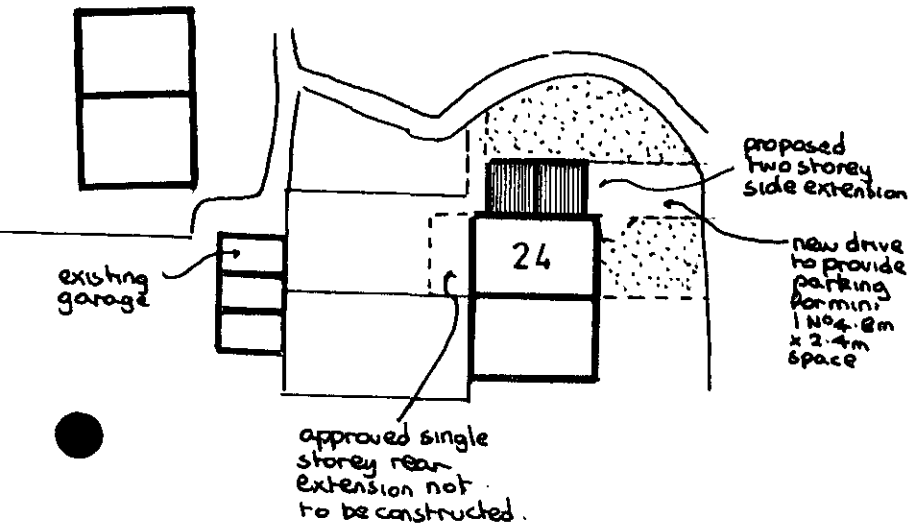


block plan 1:500

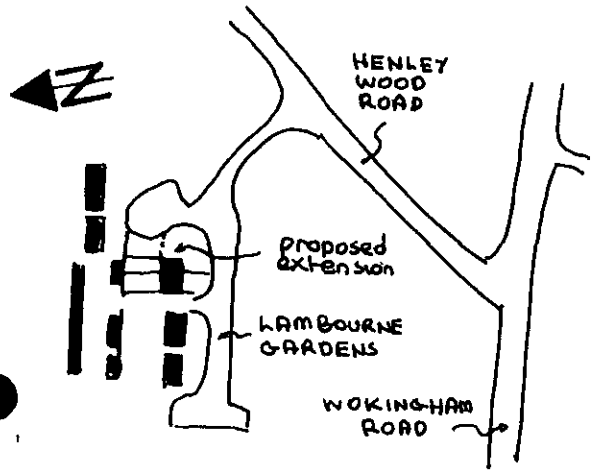


location plan 1:2500

notes:-

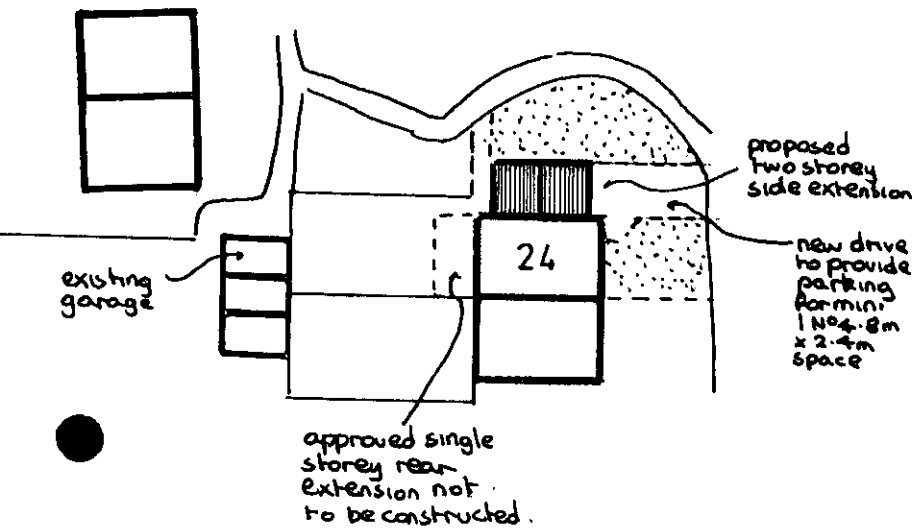


block plan 1:500

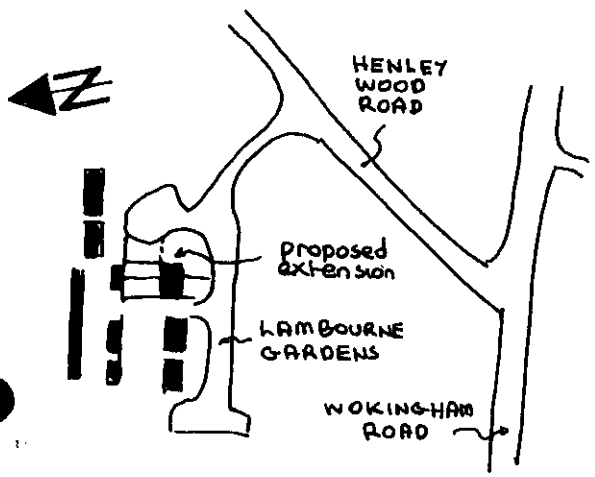


location plan 1:2500

notes:-

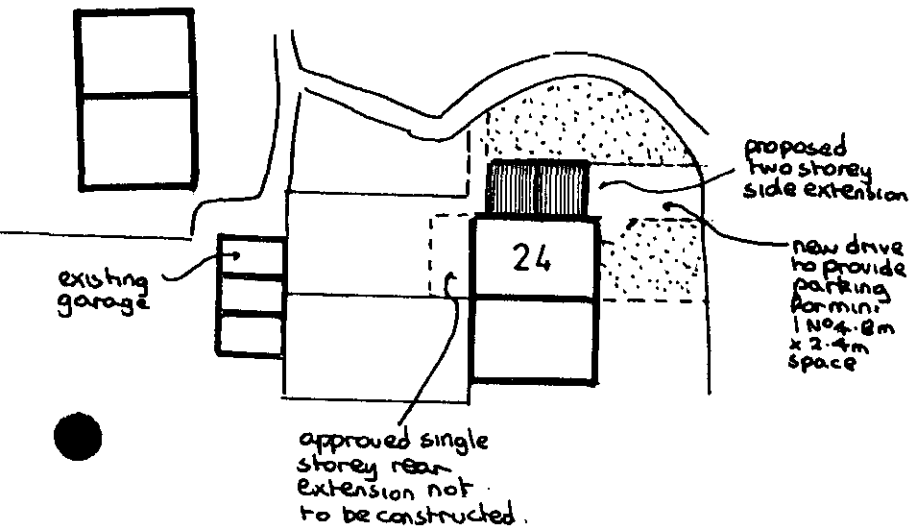


block plan 1:500

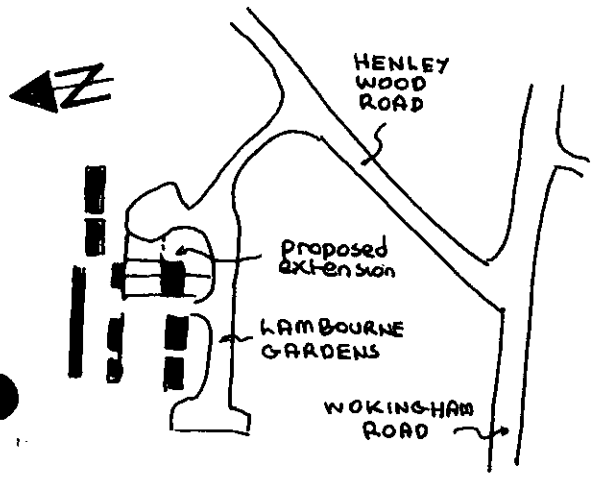


location plan 1:2500

notes:-

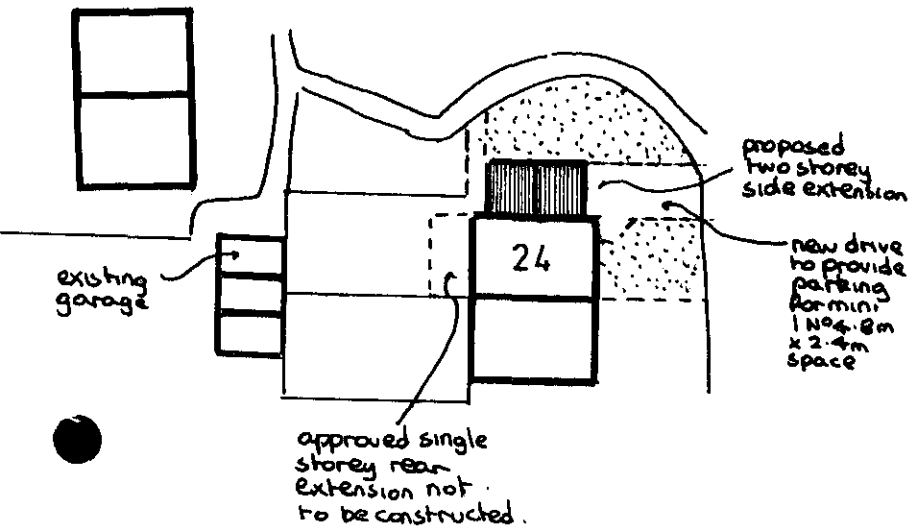


block plan 1:500

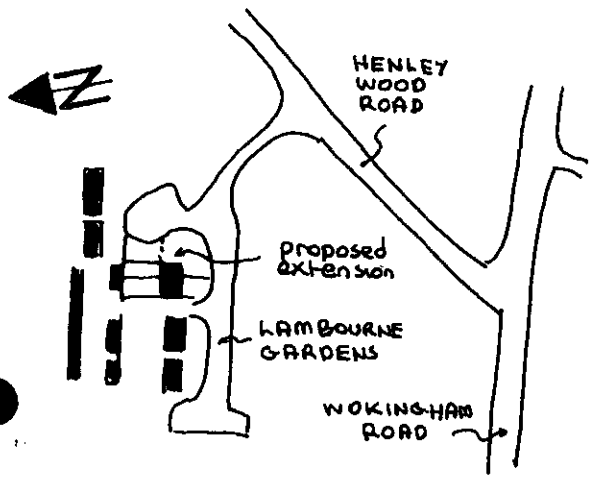


location plan 1:2500

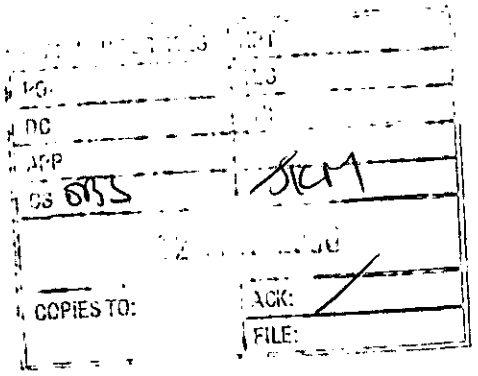
notes:-



block plan 1:500



location plan 1:2500



Miss B Bennett
3 Henley Wood Road
EARLEY
Reading
Berkshire
RG6 7EE

24 Lambourne Gdns
Earley

Wokingham District Council
Planning Service
P O Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR
Attn Chris Wood

5th May 2000

Your Ref: Joss Miller, F/2000/1085 - Application number F/2000/1085

Dear Chris

Thank you for your letter informing me of the proposed two storey side extension to take place at 24 Lambourne Gardens, Earley, READING. The only comments I would like to put forward is that at the bottom of my property is a lay by which gets full with vehicles, consequently blocking my drive way making it impossible for me to put my car into my garage or park it off road on my driveway. As I mention that this already happens and there is nothing that the council can do to help this matter, the fact the occupants of 24 Lambourne Gardens have a Caravan parked presumably where the extension is going slightly worries me as to where this will be placed whilst the extension work is carried out. Hopefully it will not be in the lay by to add to the congestion that already occurs in the area.

Awaiting your comments

Yours sincerely

Miss B Bennett

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Joss Miller

Date: 11 April 2000

Application Number: F/2000/1085

Proposal: Proposed two storey side extension to dwelling.

Site Address:
24, Lambourne Gardens, Earley, Reading.

Applicant:
T S Price C/O Andesign.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR THREE VEHICLES.

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

20-4-00

FROM: Joss Miller

DELEGATED

DATE: 11 April 2000

28650

EARLEY TOWN CONSULTATION SHEET

PLANNING
POL
DC
APP
CS
COPIES TO:

Application Number: F/2000/1085

Proposal: Proposed two storey side extension to dwelling..

Site Address: 24, Lambourne Gardens, Earley, Reading.

Applicant: T S Price C/O Andesign.

Your observations are required in respect of this application **by 05/05/2000** .

Members of the Planning Committee had no objections to the proposed extension, but were concerned whether sufficient adequate parking would remain on the site. The Planning Officer's guidance on this matter is sought.

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1085

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
24, Lambourne Gardens, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2000. 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

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

Tel: (0118) 974 6463

Date: **11 April 2000**

My ref: F/2000/1085

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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

Dear Councillor

Application Number: F/2000/1085
24, *Lambourne Gardens, Earley, Reading.*
Proposed two storey side extension to dwelling.

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

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

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1085**
24, Lambourne Gardens, Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6463

Date: **11 April 2000**

My ref: F/2000/1085

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

Dear Councillor

Application Number: F/2000/1085
24, Lambourne Gardens, Earley, Reading.
Proposed two storey side extension to dwelling.

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1085**
24, Lambourne Gardens, Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6463

Date: **11 April 2000**

My ref: F/2000/1085

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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

Dear Councillor

Application Number: F/2000/1085
24, Lambourne Gardens, Earley, Reading.
Proposed two storey side extension to dwelling.

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

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

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1085**
24, Lambourne Gardens, Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 MAR 2000
Officer: JM	Application No. F/2000/1085

Map No. 52 Site 0:03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 24 LAMBOURNE GARDENS

Parish: EARLEY Ward: L. Hungerford 11.4.2000

Applicant: T S PRICE

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

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

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.4.2000 ✓ Parish Council Informed - (YES) / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

No pre-apps .....

.....

.....

NEIGHBOURS:

S/N + 1, 23, 25, 26 + 32 Lambourne Gardens ✓

1a, 3 + 519 Henley Wood Rd

Environmental Services

For office use only.
Application number: 28.MAR2000* 1085

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	T.S. PRICE
	Address and postcode	24 LAMBOURNE GARDENS FARLEY, BERKS RG6 7EG
	Phone number	0118 9663549
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	0118 9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
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 ☐ SUBJECT TO COUNCIL VIEW

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of T.S. PRICE

Date 27/3/2000

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

ADDRESS 24 LAMBOURNE GARDENS PARISH ~~WOODLEY~~ Earley 1.K.86

PLOT No. 24

ORD. SHEET No. SU.7571(52)

BUILDER Dominove Property Co Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/1161/63	Mr. R. P. Montague	Outline	11.4.63	N/A. C/A.
110/165	Dominove Property Co Ltd	Semi/Det. House	5.8.65	App. C/A.
~~BRA 4118~~	~~Messrs. T. Price~~	~~Partial underpinning~~	4.1.88	~~App~~
43/44/	"	S/E. 4C.	6.9.94	C/A
96/640344/7	"	S/E. 4bts.	26.7.96	C/A
FP96/5513	"	"	9.7.96	4 App
BN96/0470	"	underpinning		

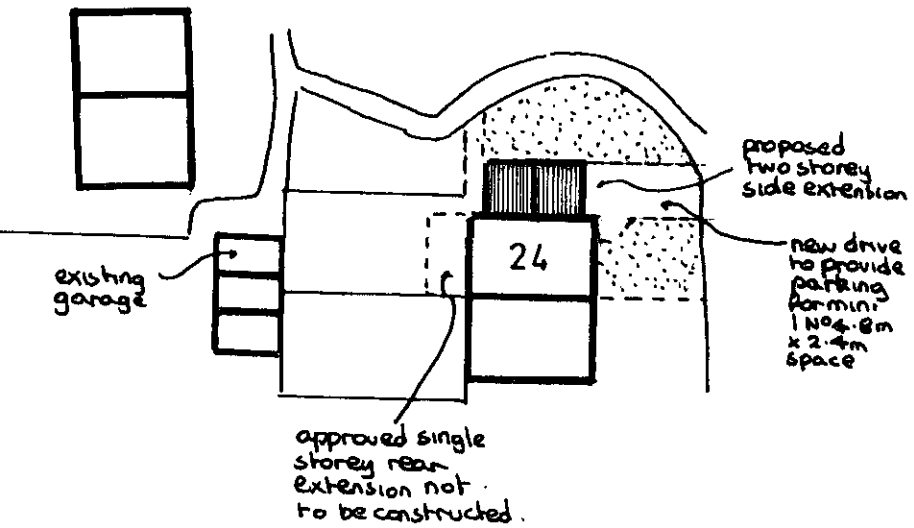
DATE OF COMPLETION

MINISTRY DECISION

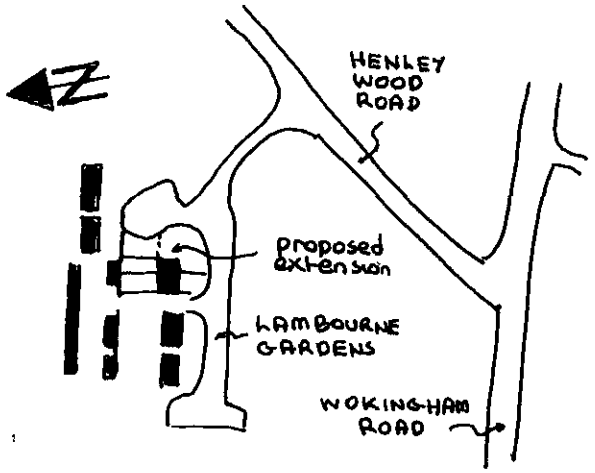
SPECIAL ORDERS

DRAINAGE

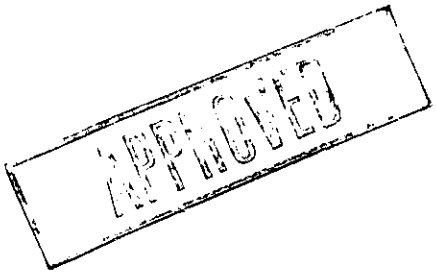
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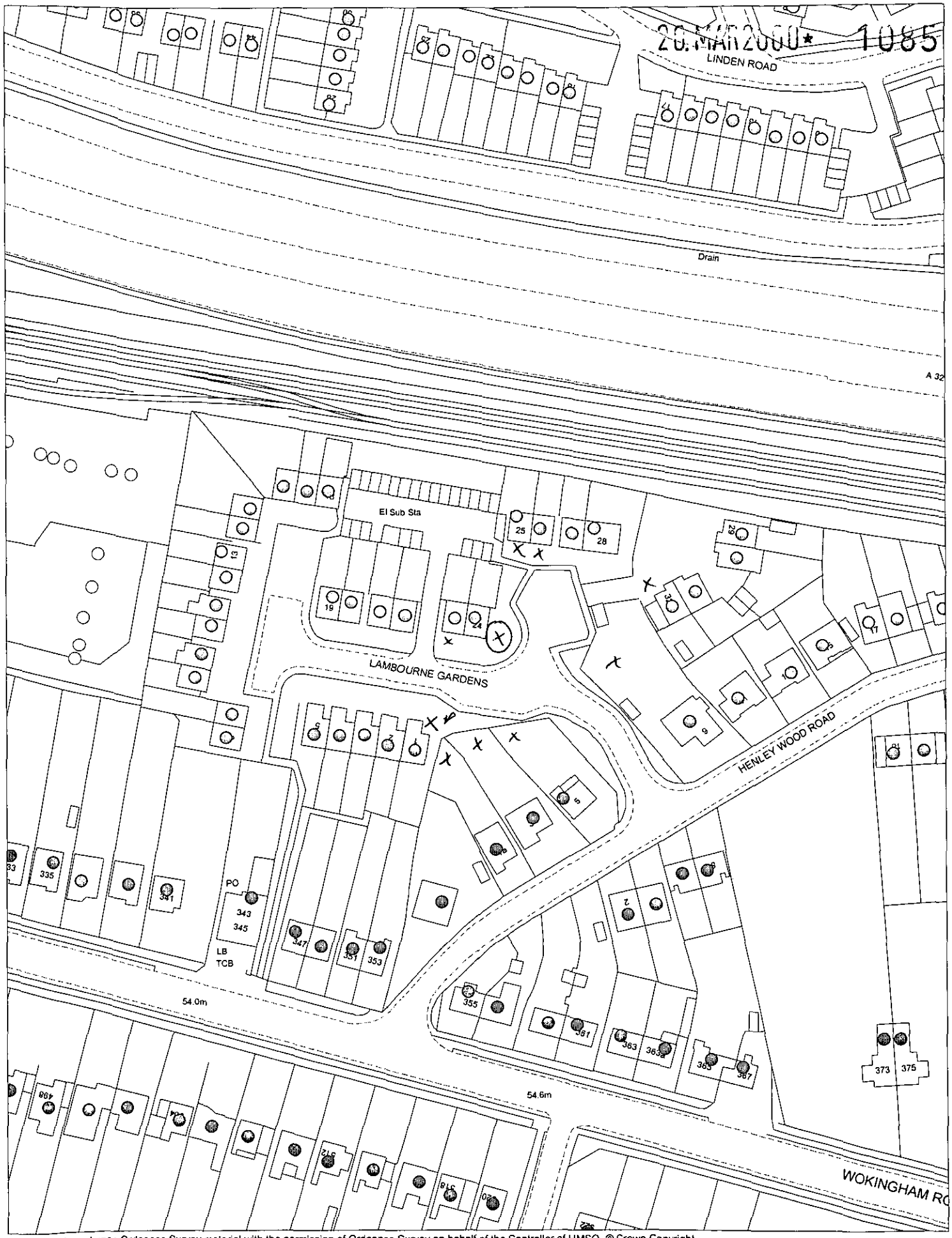


block plan 1:500



location plan 1:2500





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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2000

Scale: 1 : 1250

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