X SYSTEMS LTD

APPLICATION NO:
**F/2000/1908**

LOCATION:
**11 Catcliffe Way, Lower Earley Reading.**

APPLICANT:
**Mr D Bott C/O Rycroft Design Services**

PROPOSAL:
**Proposed two storey rear extension to dwelling.**

EARLIEST DATE FOR DECISION: **04/08/2000**

**APPLICATION WILL HAVE EXPIRED ON:**
**30/08/2000**

CASE OFFICER: **Andrew Thorley**

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr D Bott**
**C/O Rycroft Design Services**
**26**
**Ryecroft Gardens**
**Blackwater**
**Camberley Surrey**
**GU17 OHZ**

**Application Number: F/2000/1908**

**Parish:** **EARLEY**

**Location:** **11, Catcliffe Way, Lower Earley, Reading.**

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

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

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

**Condition**
2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

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

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

**Condition**
5. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

**Reason**
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

**Reason**
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

**Informatives**
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Loddon Area Local Plan Policies LTV1,LTV6, LBE1 and LBE2.
   Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2 and WOS3.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

3. This permission relates to the application as amended with revised: plans, drawing number P/BR/02/01/02 Rev B submitted to the Local Planing Authority on 12th September 2000 showing the change from Home Office to Study and does not approve the proposals as originally submitted.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/09/2000

**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.**

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 24 November, 2000
My ref. BC/DC/2000/1908
Your ref.

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

Mr & Mrs D Butt
c/o Rycroft Design Services
26 Rycroft Gardens
Blackwater
Camberley
Surrey GU17 0HZ

Dear Mr & Mrs Butt

**PLANNING PERMISSION 2000/1908**
**SITE: 11 CATCLIFFE WAY, LOWER EARLEY, READING**

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1908 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 you 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 sincerely

ANDREW THORLEY
Planning Assistant

finalised.

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 1908 | AT |
| BUILDING CONTROL NUMBER. | FP2000/1271 | Alan. |
| ~~APPLICANT~~/AGENT | Ryecroft Design Services | |
| ADDRESS OF SITE | 11 Catcliffe Way Lower EARLEY | |
| DESCRIPTION OF PROPOSED WORK | 2 storey rear ext. | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | Location | P/BR/02/01/04. |
| ELEVATIONS | P/BR/02/01/04 | P/BR/02/01/03A. |
| FLOOR PLANS | - " | P/BR/02/01/02B. |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 19/9/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 15/11/00. | |

| 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 | |

18/09/2000

**Application Number F/2000/ 1908**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | Non Std Conditions / ~~Reasons for Refusal~~ |
|---|---|---|---|
| | | | |
| 1. | C001 | R001 | Full Permission – 5years |
| 2. | C014 | R014 | External finishes to Match |
| 3. | C044 | R044 | No Windows to be inserted at Ground Floor, First Floor Level and above in the 'North West Elevation of the extension. |
| | | | |
| 4 | C044 | R044 | No windows to be inserted at first floor and above in the Northeast elevation / Roof slope of the extension |

5. Condition:
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.

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

| | | | |
|---|---|---|---|
| | | | INFORMATIVES |
| | N16 | | DDWDLP: WBE1 WOS2 + WOS3 |
| | | | LALP: LTV1 LTV6 LBE1/LBE2 |
| | N06 | | Within Curtilage |
| | | | |
| | N02 | | Revised Plans |
| | | | This permission relates to the application as amended with revised plan/ drawing number P/BR/02/01/02 rev B submitted to the local Planning Authority on 12th September 2000 showing the ~~proposed~~ change from ~~office~~ 'Home Office to Study'. |

John Mulcahy
19/9/00

**WORK SHEET FOR :** Andrew Thorley

**Application Number :** F/2000/1908

**Applicant :** Mr D Bott C/O Rycroft Design Services.

**Location :** 11, Catcliffe Way, Lower Earley, Reading.
**Proposal :** Proposed two storey rear extension to dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 01/08/2000 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 01/08/2000

**Date Registered : 05/07/2000**

**Earliest Date for Decision : 04/08/2000**

**Latest Consultation Date/Site Notice Expiry Date : 04/08/2000**

**This application will have expired on: 30/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

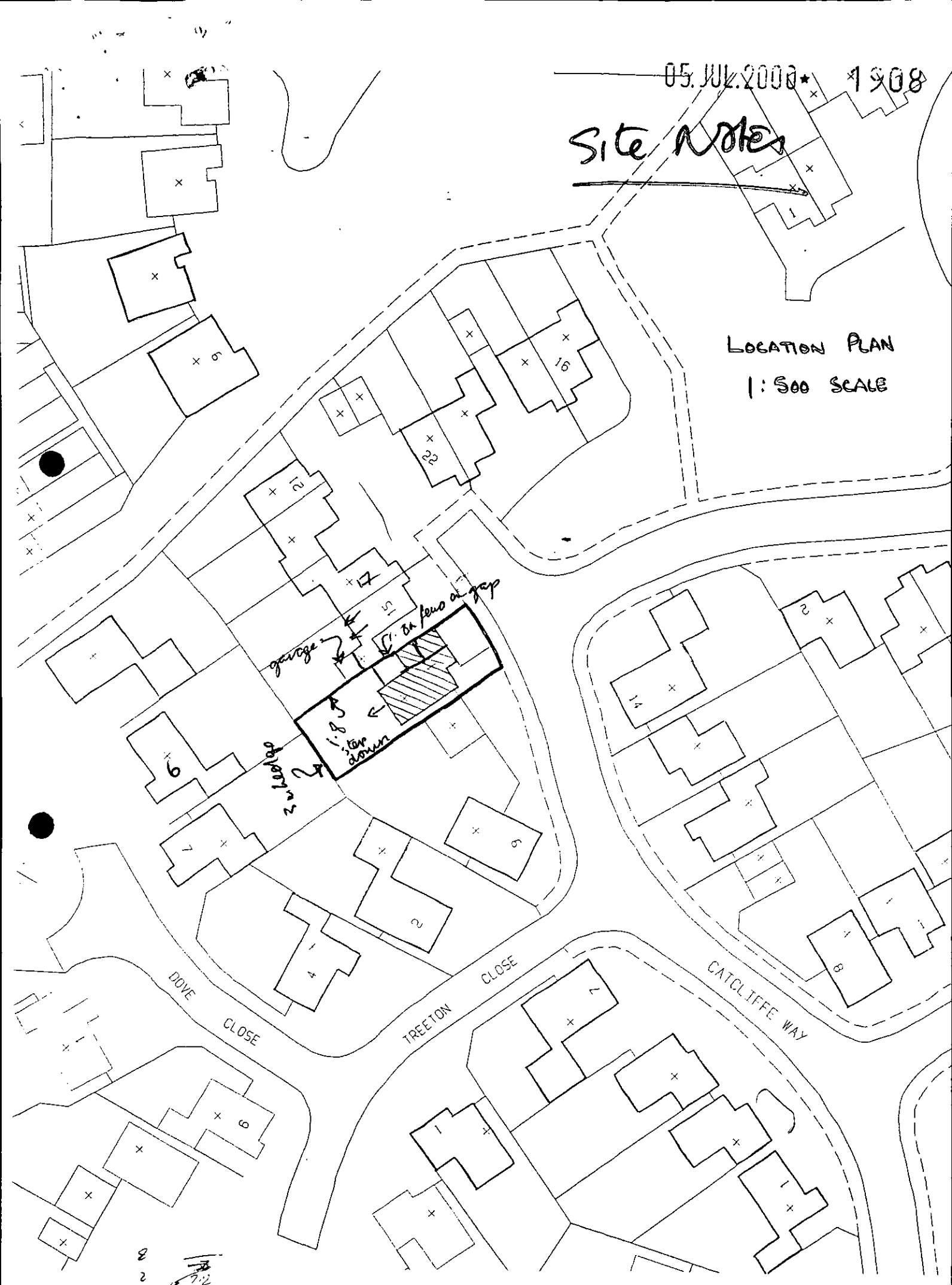
**Consultation Responses :** → (15, Catcliffe Way)
Neighbours: 2 letters of objection received (No 6 Dove Close) !
Earley Town Council: No objection in principle (see letter)
DC Rolls: No objection if approved / otherwise comments if refuse.

Highway : Revised plan required (showing parking for 3No vehicles) / ~~see comments~~ Not required see comments
(identified Settlement)

**Planning Issues :**
1) Impact on neighbours
2) Impact on streetscene
3) Highways.

05. JUL. 2008 1908

Site Notes



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

Tel: 0118 974 6441

Date: **11 July 2000**

My ref: F/2000/1908

**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/2000/1908**
**11, Catcliffe Way, Lower Earley, Reading.**
**Proposed two 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

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**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2000/1908**
**11, Catcliffe Way, Lower Earley, Reading.**
**Proposed two 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 Rolls

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

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

Tel: 0118 974 6441

Date: **11 July 2000**

My ref: F/2000/1908

**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
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2000/1908**
**11, Catcliffe Way, Lower Earley, Reading.**
**Proposed two storey rear extension to dwelling.**

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2000/1908**
**11, Catcliffe Way, Lower Earley, Reading.**
**Proposed two 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 6441

Date: **11 July 2000**

My ref: F/2000/1908

**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/2000/1908**
**11, Catcliffe Way, Lower Earley, Reading.**
**Proposed two 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2000/1908**
**11, Catcliffe Way, Lower Earley, Reading.**
**Proposed two 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**********

**Received by Wokingham District Council**

# Application No: F/2000/1908

**PROPOSAL:**
Proposed two storey rear extension to dwelling.

**LOCATION:**
11, Catcliffe Way, Lower Earley, Reading.

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

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.**
**(TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/08/2000. Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head of Planning and Transportation**

**11 July 2000**

# RECORD OF SITE VISIT

SITE ADDRESS: 11 Catcliffe Way
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1908

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 01/08/2008

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp post

2. DESCRIPTION OF SURROUNDINGS detached + semi detached 2 storeys.
Residential, modern estate, 2 storey detached houses, integral + attached garages
Red clay pantile roof

3. DESCRIPTION OF SITE/BUILDING open plan front garden Brown coloured brick, white painted casement windows + brown front door.
2 storey, detached house, integral garage & side small front garden, patio at rear, one step down to rear garden, slopes down hill. garden + shed at side. double garage on south side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
To rear No 7, lower by 2 metres rear of house - bedroom window
No 9. Unaffected. " No 6 lower by 2 metres rear of bedroom window
No 15, first floor obscure glazed window, garage wall along north boundary with No 11, front rear of property.

5. SITE CONSTRAINTS

TREES — On rear boundary not affect.

ACCESS/PARKING — one in garage + one on drive.

LEVELS — drops down at the rear towards Dove Close.

BOUNDARY TREATMENT — No 15, garage wall + 1.8m fence between garages + along boundary, encroachment.

OTHERS — No 9 not affected, 1.8m fence.
— Rear boundary 1.8m fence + 3m high approx yew / lawson cypress hedge.

Application Number: F/2000/1908

**Appraisal:**

1) Impact on neighbouring properties

The proposal is for a 2 storey side/rear extension to a 2 storey detached house. The extension will be 2.85 metres wide. At ground floor and at first floor, the extension will project 3.3 metres to the rear of the property in a south westerly direction, leaving a set back from the rear elevation of the house of 1.3 metres.

The roof slope of the existing garage will be extended at the same pitch to the first floor level. The eaves height of the garage at the front will remain at 2.4 metres, the eaves height at first floor will be 5.2 metres with a ridge height of 6.4 metres, 1.2 metres lower than the main ridge. There will two new windows in the south west elevation. A pair of patio doors leading off a utility room on the ground floor and a medium sized window at first floor. It is anticipated that the first floor room will be used as a "home office".

No.15, to the north, 2 storey, semi detached house, located a garage width away from proposal (2.8 metres). Both garage walls of No. 11 and No. 15 are almost in line with each other. Main windows at ground and at first floor face rear garden. An obscured glazed flank window at first floor is located in the middle of the gable wall. This neighbour (see letter) is concerned that there will be a reduction in light and overlooking. Due to the orientation it is considered that there will be no daylight loss to habitable rooms and minimal overlooking.

No. 7 & 9, Dove Close, to the south west, 2 storey detached neighbours, located approximately 24 metres away from proposal behind a combination of a 3 metre high hedge and a 1.8 metre high fence on rear boundary. Due to the distance away the occupants of these two properties will not be affected.

2) Impact on street scene /visual impact.

The design and materials will match the existing house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Not much front garden would be left after two additional parking spaces are provided. Approval with conditions.

**Recommendation : Approval:** [✓] **Refusal:** [ ]
(tick appropriate box)

| Applicationo | Name & Address |
| --- | --- |
| F/2000/1908 | B & A Johncock<br>6 Dove Close<br>Lower Earley<br>RG6 4HU |
| F/2000/1908 | Mr & Mrs Baskerville<br>15 Catcliffe Way<br>Lower Earley<br>Reading<br>RG6 4HX |

App. approved
Letter sent 21/09/00

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2000/1908**

**11, Catcliffe Way, Lower Earley, Reading.**

**Proposed two storey rear extension to dwelling.**

~~I wish this application to be listed~~ should the officers recommendation be for refusal and my reason(s) are please contact me

Signed: J. M. Rolls

Councillor Rolls

Date: 2/8/10

Seeing about the state of this

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 05 JUL 2000 | |
| Officer: AT | Application No. F/2000/1908 |

Map No. 65 Site 0003
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 11 CATCLIFFE WAY

Parish: WEARLEY Ward: Redhatch

11.7.2000 11/7

Applicant: MR D BOTT

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

Enforcement Section (7) 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 : 1.7.2009 ✓ 11/7

Parish Council Informed - YES / NO ✓ 11/7

### 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 ✓ 11/7 ✓ .....

### EXTERNAL CONSULTATIONS

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

---

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

### HERITAGE BODIES

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

---

### OTHERS:

.....
.....
No pre apps .....

### NEIGHBOURS:

✓ 11/7 S/N + 15, 9 & 14 Catliffe Way ✓
6, 7 Dove Close
2 Treeton Close

## HIGHWAYS CONSULTATION SHEET

**From:** Andrew Thorley **Date:** 11 July 2000

**Application Number:** F/2000/1908

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

**Parish:** EARLEY TOWN

**Site Address:**
11, Catcliffe Way, Lower Earley, Reading.

**Applicant:**
Mr D Bott C/O Rycroft Design Services.

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).

SC23.

Please could highways have an additional plan showing Parking for 3 vehicles within the curtilage of the property.
Please inform the applicant that spacing on the driveway requires to be 2.4 x 4.8m (min)

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

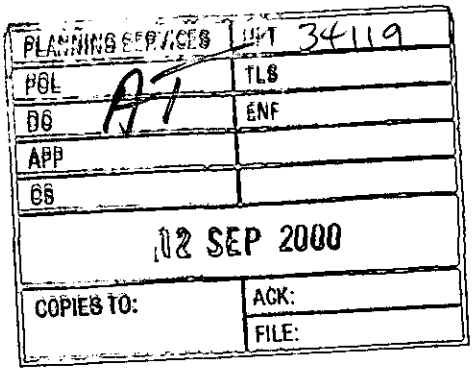
02/08/00

AMENDED COMMENTS:-

I HAVE CONSIDERED THE ADDITIONAL INFO SUBMITTED BY THE APPLICANT AND MAKE THE FOLLOWING RECOMMENDATION:-

THE PROPOSED DEVELOPMENT SHALL ALWAYS REMAIN ANCILLARY TO, AND NOT BE SOLD, LEASED NOR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING.

4/9/00




RYECROFT DESIGN SERVICES
26 RYECROFT GDNS
BLACKWATER
CAMBERLEY
SURREY GU17 0HZ

11 | SEPT | 2000.

ENVIRONMENTAL SERVICES
PLANNING DEPT
P.O. BOX 157
SHUTE END
WOKINGHAM BERKS RG40 1WR

FAO MR A. THURLEY

Dear Sirs.

Re : 11 CATCLIFFE WAY LOWER EARLEY
APP. Nº. F/2000/1908

Further to our telephone conversation last Friday we write to confirm the change in naming on the Plans from Home office to study, confirm the area will not be leased or let as a seperate business space and that a restriction on boundary windows is acceptable.

We enclose revised drwgs reflecting the changes above. We look forward to receiving your approval at your convienence

Yours faithfully

Encl 6 copies Drwg 02B.

PLANNING 33125
POL
DC
APP
CS
COPIES TO:
ACK:
FILE:

RYECROFT DESIGN SERVICES
76 RYECROFT GDNS.
BLACKWATER
CAMBERLEY
SURREY GU17 0HZ.

14 - 08 - 2000.

ENVIRONMENTAL SERVICES DEPT
PLANNING DEPT.
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKS. RG 40 1WR.

FAO MR A. THORLEY

Dear Sirs

Re : 11 CATCLIFFE WAY, LOWER EARLEY, WOKINGHAM.
APP. NO. F/2000/1908.

Thank you for your letter of 4/08, and note its content with surprise. Following conversations with my client he asks, "Are they looking at my current application or the previous" which also required an additional parking space due to the extra bedroom requested.

The current application is for a room to be used as an office, for working at home - negating the use of a car - actually reducing the need for additional parking. my client feels agrieved and unwilling to cover his garden with tarmac, when he is trying to restrict his car usage

If you should have any further comments Please do not hesitate to contact us at your convienence.

Yours faithfully

Ian Yarham.

RYECROFT DESIGN SERVICES.

cc. CLIENT.

Tel. 0118 974 6441(Direct Line)
E-mail:

Date. 4 August, 2000

My ref. AJT/F/2000/1908

Your ref.

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

Ryecroft Design Services
26, Ryecroft Gardens,
Blackwater,
Camberley,
Surrey,
GU17 OHZ

Dear Sir or Madam,

**RE: PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING – 11, CATCLIFFE WAY, EARLEY.**

Further to the planning application which was submitted to this authority on the 5th July 2000.

Our Highways engineer requests that you submit additional plans showing parking for 3 No. vehicles within the curtilage of the property.

Council policies require 3 off street parking spaces for 4 bedroom dwellings.
The Highway Authorities minimum parking standard is 2.4m wide x 4.8m long.

I suggest, that you submit a revised plan showing this requirement, otherwise if I do not hear from you within the next 14 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Andrew Thorley, on the above telephone number.

Yours sincerely,

Andrew Thorley
Planning Assistant

C.C. Mr. D. Bott. 11, Catcliffe Way, Lower Earley, Wokingham, Berks.

PLANNING SERVICES
POL
DC
A-P
CE 2 JUL
32169

FROM: Andrew Thorley

DATE: 11 July 2000

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/1908

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

DELEGATED

**Site Address:** 11, Catcliffe Way, Lower Earley, Reading.

**Applicant:** Mr D Bott C/O Rycroft Design Services.

Your observations are required in respect of this application **by 04/08/2000** .

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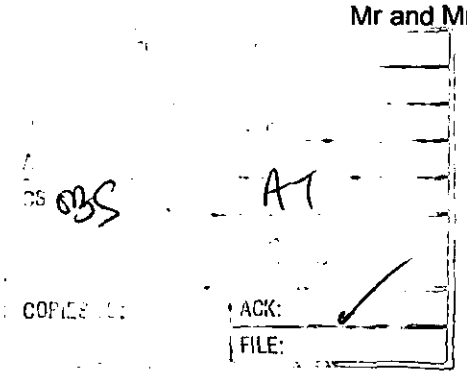
Whilst the Town Council had no objection to this application in principle, it was felt that the 'home office' proposed should be treated as a potential additional bedroom, and that adequate parking provision, should, therefore, be available.

Members of the Planning Committee requested further details of the District Council interpretation of the Government policy on home working.

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

Mr and Mrs S.W.Baskerville
15 Catcliffe Way
Lower Earley
READING
RG6 4HX




Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

20th July 2000

Dear Sir/Madam,

**Your Ref :- Application No F/2000/1908 - Proposed two storey rear extension to dwelling - 11 Catcliffe Way - Mr D. Bott.**

Following the notification of this application we have viewed the plans at Earley Town Council and would like to record the following observations and comments prior to your decision.

As the owners of the property directly affected by this planned extension we have reservations concerning the following.

1) Description of Proposal
The proposal letter received form the council describes the extension as a rear extension. We note from our inspection of the plans that it is in fact purely a side extension that is planned.

2) Side Elevation Roof Overhang.
The existing site has the garage wall of 11 Catcliffe and the garage wall of our property 15 Catcliffe directly in line along the boundary. But they do not touch as a fence panel provides a linear gap of approximately four feet between the ends of the two structures. The roof of each garage overhangs the boundary by a matter of inches either side. In order for the new side wall to be built it would need to extend down the side boundary such that our garage wall touched the new wall. As the wall is constructed upwards from the ground it will suddenly meet the roof of our garage and find that a clash occurs. It would make sense to us that the new building should be repositioned some distance back from the boundary in order to allow some movement and gap between the two structures. We cannot see how it can be constructed as drawn without serious disruption to our garage wall and roof.

3) Side Elevation - Natural Light Reduction
The proposed two storey wall on the side will seriously reduce the amount of natural light in the driveway of our property and into our bathroom. We already find that the amount of light is low due to the proximity of the existing structures.

4) Rear Elevation - Overlook
The construction of the proposed office on the first floor would allow complete overview of our rear garden. This would restrict our privacy even more. Currently our garage wall and some medium height trees give a degree of screening from next door. This structure would allow a view over the garage roof directly onto our patio and garden hence removing all privacy.

5) The construction of this proposed extension will we presume require scaffold to be positioned on our driveway to allow access for building work. This would seriously disturb the use of our driveway and garage. Not to mention the disruption caused by construction

vehicles and the fact that street parking is already a problem in this location. The owners of 11 Catcliffe would have to park both cars on the already heavily parked on road area causing difficulty in exiting our driveway which is hazardous at the best of times.

We do not wish to appear too negative about this subject but the reservations and comments made above give us serious concerns about this planned extension.
We would like to express our thanks for the opportunity to make these observations and hope that you will consider them fully prior to releasing your decision.

We do not know the procedure for this planning application but feel that a visit by a council representative to site may reflect the points above more fully. We would be willing to discuss these reservations further if required.

Contact Numbers if required for Mr S.W.Baskerville are...
Work : 0118 9783333 ext 2182
Home : 0118 9867391 ( answer phone during office hours )

For your information a copy of this letter has been forwarded to Earley Town Council

We look forward to hearing from you in the near future.

Yours Sincerely

Mr & Mrs S.W.Baskerville

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS 055 | |
| 18 JUL 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

(MRS) B M JOHNCOCK
6, Dove Close
Lower Earley
Reading
Berks
RG6 4HU

16-7-2000

Dear Mr. Thorley

With regards to the proposed extension to 19, Catcliffe Way Application Number F/2000/1908, these Houses are back to back and are all ready too close together, our lounge is not very light now, and it faces in that direction which must make it even darker, also we worry about our privacy. being over looked by People.

Thanking you

Yours Faithfully

B M Johncock

B.M. Johncock

RYECROFT DESIGN SERVICES
26 RYECROFT GDNS
BLACKWATER
CAMBERLEY
SURREY GU17 0HZ

05.JUL.2000*

03 | JULY | 2000.

PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL,
PO BOX 157,
SHUTE END,
WOKINGHAM,
BERKS. RG 40 1WR

Dear Sirs.

Re: Extension to, 11 Catchill Way, Lower Earley, Wokingham, Berks.

Please find enclosed 6 sets of completed Application forms and drwgs will which we wish to apply for approval under the Town + Country Planning Act 1990. We also enclose a cheque in the sum of £95 to cover the processing of the Application.

As can be seen my client has reduced the overall size of the extension and noted first floor use as a "Home office". This is primarily due to them spending more time working from Home - the facility of an office would greatly assist this.

We trust this application may now be looked at favourably, our client addressing your previous concerns. Should you require any further information please do not hesitate to contact the writer.

Yours faithfully

IAN TAYLHAM

cc. Mr D. BOTT.

ENC. DRUGS 1, 2, 3, 5.
APPLICATION FORMS.

ADDRESS 11 CATCLIFFE WAY PARISH ~~SHINFIELD~~ EARLEY 1.4.86

PLOT No. 25 AREA EE LOWER EARLEY ORD. SHEET No. SU.7369 05

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 21732 | DIMPEY | DET. HOUSE & GARAGE | 28-6-84 | CIA |
| BR 23183 | " | " | 28-8-84 | APP |
| 97/66836/F | Mr. & Mrs. Bott | 2/St/S. Ext. | 2/3/98 | REF |
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DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

# Environmental Services

For office use only.
Application number: 05.JUL.2000* 1908

## 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. D. BOTT |
| | Address and postcode | 11 CATCLIFF WAY<br>LOWER EARLEY<br>WOKINGHAM<br>BERKS. |
| | Phone number | |
| 2 | Agent's Name | RYECROFT DESIGN SERVICES |
| | Address and postcode | 26 RYECROFT GARDENS<br>BLACKWATER<br>CAMBERLEY<br>SURREY GU17 0HZ |
| | Phone number | 01276 32610 |
| 3 | Site<br>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 APPLICANT - SECTION 1. |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | TWO STOREY SIDE EXTENSION TO REAR AND OVER EXTG GARAGE. |
| 5 | Are there any trees on the site?<br>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. | FACING BRICK TO MATCH EXTG.<br>CONC. ROOF TILES TO MATCH EXTG.<br>WINDOWS + FACIAS ETC. TO MATCH EXTG. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: 3 | Proposed: 3 |
| **10** | Does a public right of way touch the site?<br>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.<br>a Six copies of this form signed and dated.<br>b The fee (We have attached a current scale of fees).<br>If you do not have to pay a fee, please say why below. | | |
| | | | |
| | c Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | | |
| | • 1:500 scale site layout plan. | | |
| | • 1:100 or 1:200 scale floor plans and elevations. | | |

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

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

**Certificate A**

I certify that

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

**Certificate B**

I certify that

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

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

None of the land forms part of an agricultural holding.

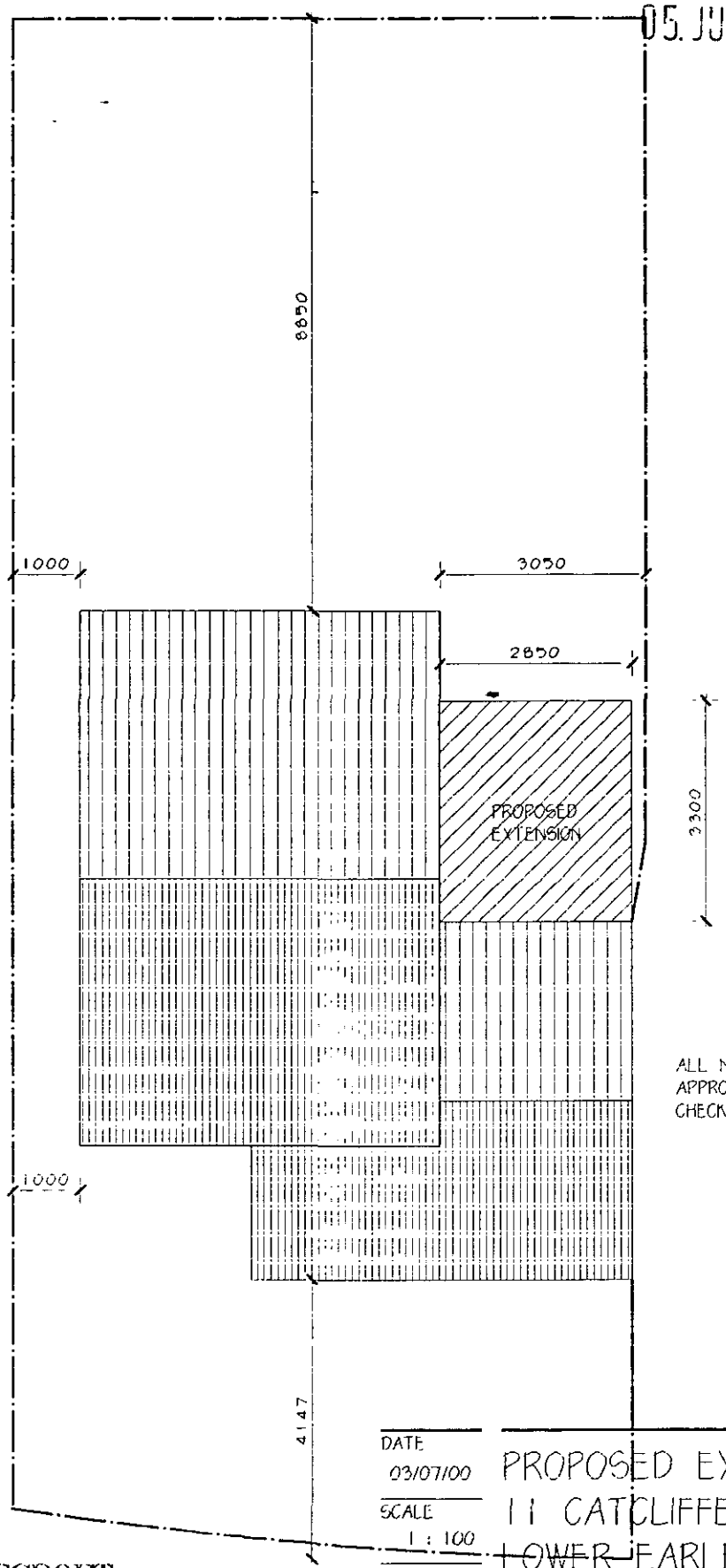
Your signature: J M Askham.

on behalf of MR. D. BOTT.

Date 03/07/2000

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

05. JUL. 2000* 1908




ALL NOTE DIMENSIONS ARE APPROXIMATE AND TO BE CHECKED ON SITE FOR ACCURACY.

DATE 03/07/00

SCALE 1 : 100

DRAWN IMY

PURPOSE PL/BR

PROPOSED EXTENSION TO, 11 CATCLIFFE WAY, ~~LOWER~~ EARLEY, WOKINGHAM, BERKS. BLOCK SITE PLAN.

DRWG No. P/BR/02/01/04 REV -

APPROVED

9/11/00.


RYECROFT DESIGN SERVICES
26 RYECROFT GARDENS, BLACKWATER, CAMBERLEY, SURREY. GU17 0HZ.
TELEPHONE 01276 32610.

05. JUL. 2000*



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Development Control Section, Environmental Services, Wokingham District Council.

7 July 2000

Scale: 1 : 1250

N
W E
S


15 JUL 2010
1908
LOCATION PLAN
1:500 SCALE
DOVE CLOSE
TREETON CLOSE
CATCLIFFE WAY
APPROVED