SYSTEMS LTD

APPLICATION NO:
F/2001/3148

LOCATION:
39 Hartsbourne Road, Earley Reading.

APPLICANT:
Mr & Mrs R Green C/O Mr P Udry A1 Space Design

PROPOSAL:
Proposed single storey side extension to link house and garage.

EARLIEST DATE FOR DECISION: **09/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/03/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Green
C/O Mr P Udry
A1 Space Design
65 Mersey Way
Thatcham
Berkshire
RG18 3DL

Application Number: F/2001/3148

Parish: **EARLEY**

Location: **39, Hartsbourne Road, Earley, Reading.**

Proposal: **Proposed single storey side extension to link house and garage.**

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 match in size, colour, texture and profile those of the existing building.

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

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

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

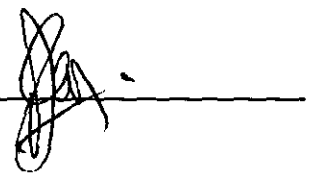
Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: 

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.

Received by Wokingham District Council

Application No: F/2001/3148

PROPOSAL:
Proposed single storey side extension to link house and garage.

LOCATION:
39, Hartsbourne Road, Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/02/2001. 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

16 January 2001

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

Tel: 0118 974 6480

Date: **16 January 2001**

My ref: F/2001/3148

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/2001/3148
39, Hartsbourne Road, Earley, Reading.
Proposed single storey side extension to link house and garage.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3148**
39, Hartsbourne Road, Earley, Reading.
Proposed single storey side extension to link house and garage.
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 6480

Date: **16 January 2001**

My ref: F/2001/3148

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2001/3148**
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Proposed single storey side extension to link house and garage.
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 6480

Date: **16 January 2001**

My ref: F/2001/3148

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2001/3148**
39, Hartsbourne Road, Earley, Reading.
Proposed single storey side extension to link house and garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3148	HP
BUILDING CONTROL NUMBER	FP 2001/1466	Alan
~~APPLICANT~~/AGENT	Mr P. Udry	
ADDRESS OF SITE	39. Hartsbourne Road EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	rec'd 12/1/01	rec'd 24/1/01
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES?	/	
DATE	16/3/01	

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 : Helen Pollock

Application Number : F/2001/3148

Applicant : Mr & Mrs R Green C/O Mr P Udry A1 Space Design.

Location : 39, Hartsbourne Road, Earley, Reading.
Proposal : Proposed single storey side extension to link house and garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/02/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01

Date Registered : 10/01/2001

Earliest Date for Decision : 09/02/2001

Latest Consultation Date/Site Notice Expiry Date : 09/02/2001

This application will have expired on: 07/03/2001. 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 :

Earley T.C: no objection

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene.

Application Number: F/2001/3148

Appraisal:

The proposed development is for a single storey side extension to link the house to the garage and form a shower room/WC and a laundry room.

The property is a chalet style bungalow with a detached single storey flat roofed garage. There is an existing wall of the same height as the roof of the garage between the house and garage, which has a door to allow access to the rear garden, it is proposed that the wall be moved 0.9m forward and the door be replaced with a window. The enclosed area would be 2.4m wide and 4.6m deep. It would have a flat roof to match the garage standing 2.7m tall.

1. Impact upon neighbouring properties

The proposed development would not be visible from any of the neighbouring properties, as it would not protrude beyond either the existing garage or conservatory. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the street scene

The proposal does bring the existing wall closer to the street but is still set back from the front of the garage by 1.4m and is 5.4m back of the front building line of the house. The only alteration to the street scene would be the replacement of the door with a window, which is of a style in keeping with the house, the materials used would match existing and as such there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3148
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

there is an existing wall to the height of the eaves of the hse + roof of the garage between the 2 with a door to the rear garden. No Aspect to Street would be altered v. little.

- Neighbour 37. has rear flat roofed ext. v. large rear garden.

- existing Con.

1.8m fence enclosure.

Rear of 41 @ Same level as 39.

RECORD OF SITE VISIT

SITE ADDRESS: 39 Hartsbourne Road Earley Reading.

APPLICATION NUMBER: F/2001/3148

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/02/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes – on post in front garden.

2. DESCRIPTION OF SURROUNDINGS

Residential - detached dwellings

3. DESCRIPTION OF SITE/BUILDING

detached bungalow with flat roofed Single garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

good distance from 37 also bungalow (chalet) with single garage next to that of 39.
41 is a house.

5. SITE CONSTRAINTS

TREES (conifers to front, Silver ~~fir~~ birch to side (rear)

ACCESS/PARKING 1 garage + 3/4 on driveway.

LEVELS N/A

BOUNDARY TREATMENT low wall to front. 1.8m fence to side.

OTHERS

FROM: Helen Pollock

DATE: 16 January 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/3148

Proposal: Proposed single storey side extension to link house and garage..

Site Address: 39, Hartsbourne Road, Earley, Reading.

Applicant: Mr & Mrs R Green C/O Mr P Udry A1 Space Design.

Your observations are required in respect of this application **by 09/02/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

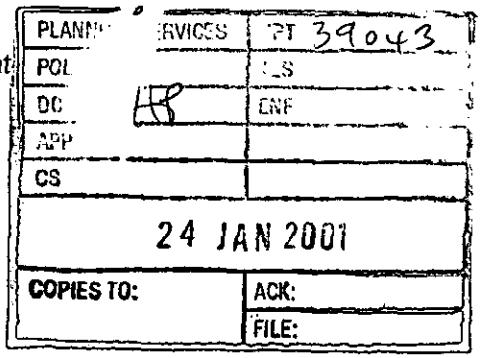
A1 Space Design

Building Design Services

65 Mersey Way
Thatcham
Berkshire
RG18 3DL

Tel: (01635) 872925
Fax: (01635) 868508

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



Attn: Ms H. Pollock

22nd January 2001

Dear Ms Pollock

Re: F/2001/3148 Single Storey Side Extension to 39 Hartsbourne Road, Earley, Reading

Please find enclosed six copies of the revised plan, as requested, showing the other side elevation.

Hoping the enclosed meet with approval and look forward to your reply.

Yours sincerely

Paul Udry

Date: 29 January 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3148

Location: 39, Hartsbourne Road, Earley, Reading.

Proposal: Proposed single storey side extension to link house and garage.

Applicant: Mr & Mrs R Green C/O Mr P Udry A1 Space Design.

Case Officer: Helen Pollock

The new plans show the following: Additional side elevation (laundry room). Drawing no BD 92979 Rev 1.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 JAN 2001
Officer: HP	Application No. F/2001/3148

Map No. 52 Site 009
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO LINK HOUSE AND GARAGE.

Location: 39 HARTSBOURNE ROAD

Parish: EARLEY Ward: Redhatch / 16.1.01 B.

Applicant: MR & MRS C. GREEN

Fee Received 95.00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3148**

39, Hartsbourne Road, Earley, Reading.

Proposed single storey side extension to link house and garage.

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

and ~~my reason(s)~~ are please contacting

Signed: Z Rolls

Councillor Rolls

Date: 18/1/01

Rec'd 2.00pm 18-1-01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 JAN 2001
Officer: HP	Application No. F/2001/3148

Map No. 52 Site 0.09

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

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

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

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

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(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO LINK HOUSE AND GARAGE.

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Parish: EARLEY Ward: Redhatch / 16.1.01 JB.

Applicant:
MR & MRS C. GREEN

Fee Received 95.00 (4) Required ..... Additional ..... Refund .....

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1	1:2500 OS location plan showing property edged in blue/red			
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5	Elevation plans	Other side elevation (laundry room)		
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 : 16.1.01 Parish Council Informed - YES / NO

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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

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:

.....SIN + see map.....

ADDRESS 39 HARTSBOURNE ROAD PARISH EARLEY

PLOT No. 1 & Part Plot 2 ORD. SHEET No. SU. 7471 (52)

BUILDER J. T. Cook & Son Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
143/54	J. T. Cook & Son Ltd	Outline	9/3/54	N/A.	C/A.
854/55	"	Semi/Det. House	8/11/55	App.	C/A
56/56	"	Detached-Semi-Bungalow	10/2/56	App.	App.
932/57	Mr. G.C. Heywood.	Garage	12/11/57	App.	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
10.JAN.2001* 3148

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 MRS G. GREEN
	Address and postcode	39 HARTSBOURNE ROAD, EARLEY READING BERKSHIRE
	Phone number	01189 620602
	Agent's Name	MR P. UDRY
	Address and postcode	A1 SPACE DESIGN, 65 MERSEY WAY, THATCHAM, BERKSHIRE RG18 3DL
	Phone number	(01635) 872925
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 (1)
4	Give brief details of the proposal for example, two storey side extension. About the application	GROUND FLOOR EXTENSION BETWEEN HOUSE & GARAGE
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.	RED/BROWN BRICK. BLACK BITUMEN ROOF & WHITE EXTERNAL FASCIAS AND WINDOWS AND DOORS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 0
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: P Lody

on behalf of MR MRS G. GREEN

Date 6.1.2001

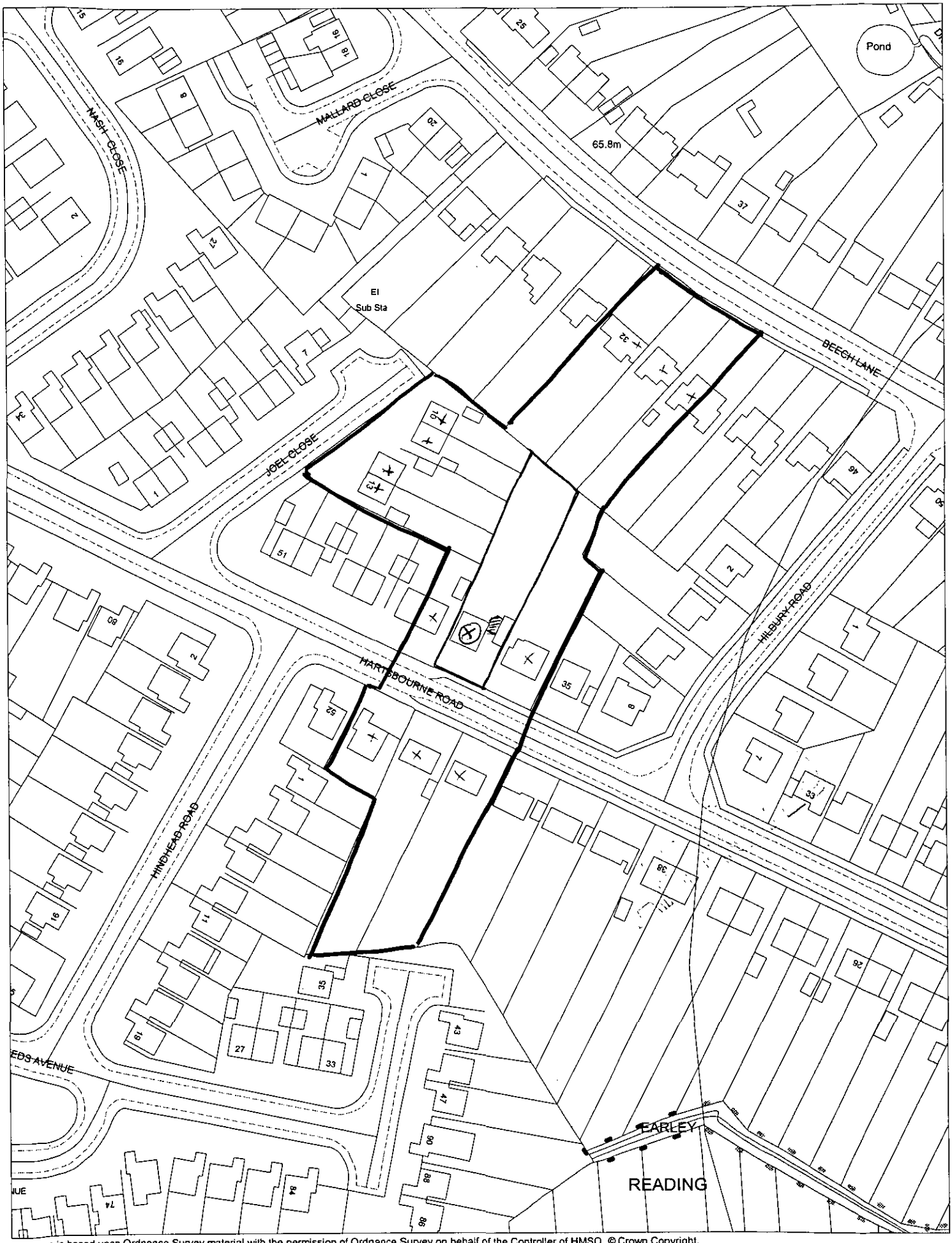
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3148**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

10.JAN.2001* 3148



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Development Control Section, Environmental Services, Wokingham District Council.

11 January 2001

Scale: 1 : 1250

N W E S