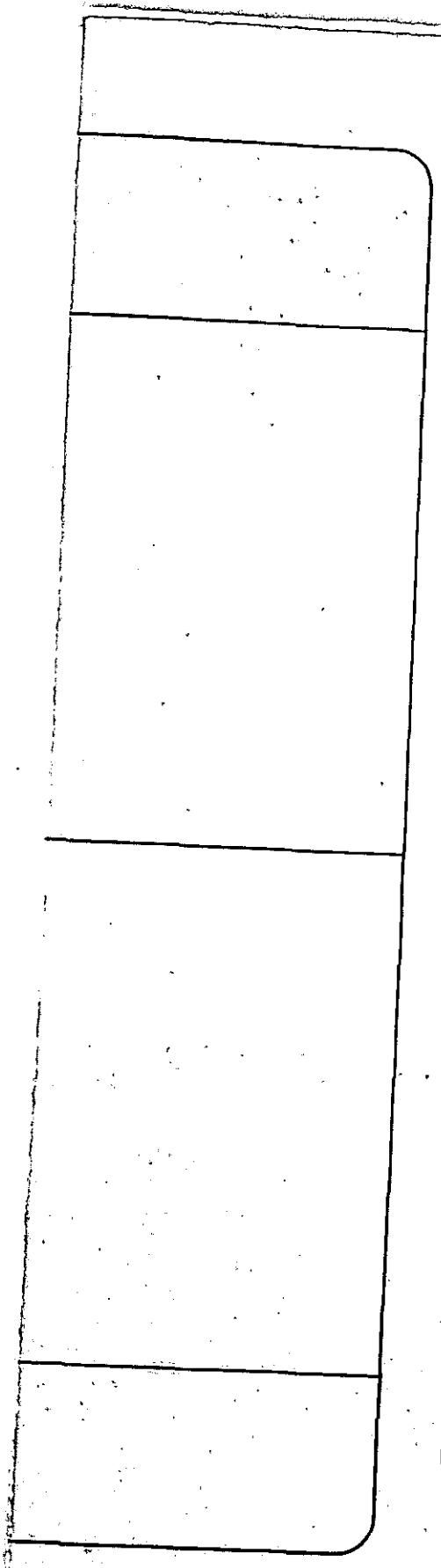

APPLICATION NO:
CLP/2001/4757

LOCATION:
80 Redhatch Drive, Earley Reading.

APPLICANT:
Mr & Mrs Fairhall C/O Mr D Burgess

PROPOSAL:
Application for Certificate of Propose Development for formation of room ir space with side dormer extension to

EARLIEST DATE FOR DECISION: **30/09/2001**

APPLICATION WILL HAVE EXPIRED O 11/10/2001

CASE OFFICER: **Helen Pollock**

APPROVED

Need to check if P.d. No

D1

1349

RAILEX
Marbleboard

EASIFILE EP7

Application No : CLP/2001/4757

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 192
AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

Certificate of Proposed Use or Development

The Wokingham District Council hereby certify that on 4th October 2001 the development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged red is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The proposal is considered to be 'Permitted Development' as it meets the criteria set out in accordance with Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 1995.

a) No part of the dwellinghouse as a result of the works would exceed the height of the highest part of the existing roof;
b) No part of the dwellinghouse as a result of the works would extend beyond the plane of any existing roof slope which fronts any highway;
c) It would not increase the cubic content of the dwellinghouse by more than 50 cubic metres;
d) The cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 70 cubic metres or 15%;
e) The dwellinghouse is not within a Conservation Area.

Signed ..... (Head of Development Control)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1WH

Date: 11th October 2001

FIRST SCHEDULE

Proposed development for formation of room in roof space with side dormer extension to dwelling.

SECOND SCHEDULE

80 Redhatch Drive, Earley, Reading.

Notes :

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date, and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Application No : CLP/2001/4757

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 192
AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

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d) The cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 70 cubic metres or 15%;
e) The dwellinghouse is not within a Conservation Area.

Signed ..... (Head of Development Control)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1WH

Date: 11th October 2001

FIRST SCHEDULE

Proposed development for formation of room in roof space with side dormer extension to dwelling.

SECOND SCHEDULE

80 Redhatch Drive, Earley, Reading.

Notes :

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

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WORK SHEET FOR : Helen Pollock

Application Number : CLP/2001/4757

Applicant : Mr & Mrs Fairhall C/O Mr D Burgess.

Location : 80, Redhatch Drive, Earley, Reading.
Proposal : Application for Certificate of Proposed Development for formation of room in roof space with side dormer extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/08/2001

Earliest Date for Decision : 30/09/2001

Latest Consultation Date/Site Notice Expiry Date : 30/09/2001

This application will have expired on: 11/10/2001. 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: Councillor understood it is p.d - but considered it to be ugly + suggest negotiations for a more pleasing design. Also suggest obscure glazing + fixed shut.

Planning Issues :
Does the proposal meet the criteria set out in Sched. 2 pt. 1, Class B of the GPDO 1995 ? - Yes.

- Garage = $28.6m^3$
  dormer = $6.24m^3$
  TOTAL $34.84m^3$

Application Number: CLP/2001/4757

Appraisal:

The proposed development is for formation of a side dormer extension to form an additional bedroom in the roof space.

The proposal is considered to be 'Permitted Development' as it meets the criteria set out in accordance with Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) order 1995.

a) No part of the dwellinghouse as a result of the works would exceed the height of the highest part of the existing roof;
b) No part of the dwellinghouse as a result of the works would extend beyond the plane of any existing roof slope which fronts any highway;
c) It would not increase the cubic content of the dwellinghouse by more that 50 cubic metres;
d) The cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 70 cubic metres or 15%;
e) The dwellinghouse is not within a Conservation Area.

It is therefore concluded that a Certificate of Proposed Development can be issued in relation to this proposal.

The town council has suggested that the proposed window in the dormer extension should be obscure glazed and fixed shut; however, the LPA has no authority to impose such conditions as the proposal can be considered as 'Permitted Development'.

Approval: ✓ ~~**Refusal:**~~

RECORD OF SITE VISIT

SITE ADDRESS: 80 Redhatch Drive Earley Reading.

APPLICATION NUMBER: CLP/2001/4757

OFFICER: Helen Pollock

DATE OF SITE VISIT: 18/09

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
Residential - mix of 1930's Semi's + bungalows

3. DESCRIPTION OF SITE/BUILDING
Semi detached 2 storey late 1960's family hse with hipped roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi with n° 78 - See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 4 driveway + garage

LEVELS N/A

BOUNDARY TREATMENT low wall to front

OTHERS

No other hse in close proximity have similar dormers to the proposal.

- Is considered it would be out of character

- Need check 4 P.d

Application Number CLP/2001/4757
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			'Permitted Development'
	Informative		If bats or signs of bats are encountered at any point during development then all works must stop immediately + Local English Nature Officer informed.

WOKINGHAM DISTRICT COUNCIL

Memorandum

DATE: 4 October, 2001

TO: Helen Pollock, Planning Services **YOUR REF**: CLP/2001/4757

FROM: Kate Wells, Legal Services MY REF: KAW/CL

CLOPUD – SECTION 192 TCPA

80 REDHATCH DRIVE, EARLEY

Further to your memo dated 1 October, I have now had the opportunity to peruse the evidence, and agree that the development is permitted under the GPDO 1995 Schedule 2, Part 1, Class B. As you are aware, with regard to the Town Council's suggestions it is not possible to attach conditions to a certificate, and therefore it will be necessary to describe exactly what would be lawful by giving precise details.

Regards

Kate Wells

Trainee Solicitor

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Helen Pollock, Planning Services

To: Legal

My Ref: CLP/2001/4757

Ext: 6480

Your Ref:

Date: 01/10/01

Please find attached an application for a Certificate of Proposed Development for the formation of rooms in roof space with a side dormer extension at 80 Redhatch Drive, Earley. I believe the proposal to be 'Permitted Development' and request that you confirm this to be correct in legal terms so that a decision notice can be issued.

Should you require any further information please do not hesitate to contact me on the above direct line number.

Kind regards,

Helen Pollock
Planning Assistant

Application Number: CLP/2001/4757

Appraisal:

The proposed development is for formation of a side dormer extension to form an additional bedroom in the roof space.

The proposal is considered to be 'Permitted Development' as it meets the criteria set out in accordance with Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) order 1995.

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It is therefore concluded that a Certificate of Proposed Development can be issued in relation to this proposal.

The town council has suggested that the proposed window in the dormer extension should be obscure glazed and fixed shut; however, the LPA has no authority to impose such conditions as the proposal can be considered as 'Permitted Development'.

Approval: ✓ ~~**Refusal:**~~

Application No : CLP/2001/4757

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 192
AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

Certificate of Proposed Use or Development

The Wokingham District Council hereby certify that on 4/10/2001 the ~~use~~/operations/~~matter~~/development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged/~~hatched~~/coloured red is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

Insert reason(s)

See attached Sheet.

Signed ..... (Head of Development Control)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1WH

Date: 11/10/2001

FIRST SCHEDULE

PROPOSED DEVELOPMENT FOR FORMATION OF ROOM IN ROOF SPACE WITH SIDE DORMER EXTENSION TO DWELLING

SECOND SCHEDULE

80 REDHATCH DRIVE, EARLEY

Notes :

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the specified in the First Schedule taking place on the land described in the Second Schedule lawful, on the specified date and, thus, **~~Error! Bookmark not defined.~~** liable to enforcement action under Section 172 of the 1990 Act on that date.

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finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

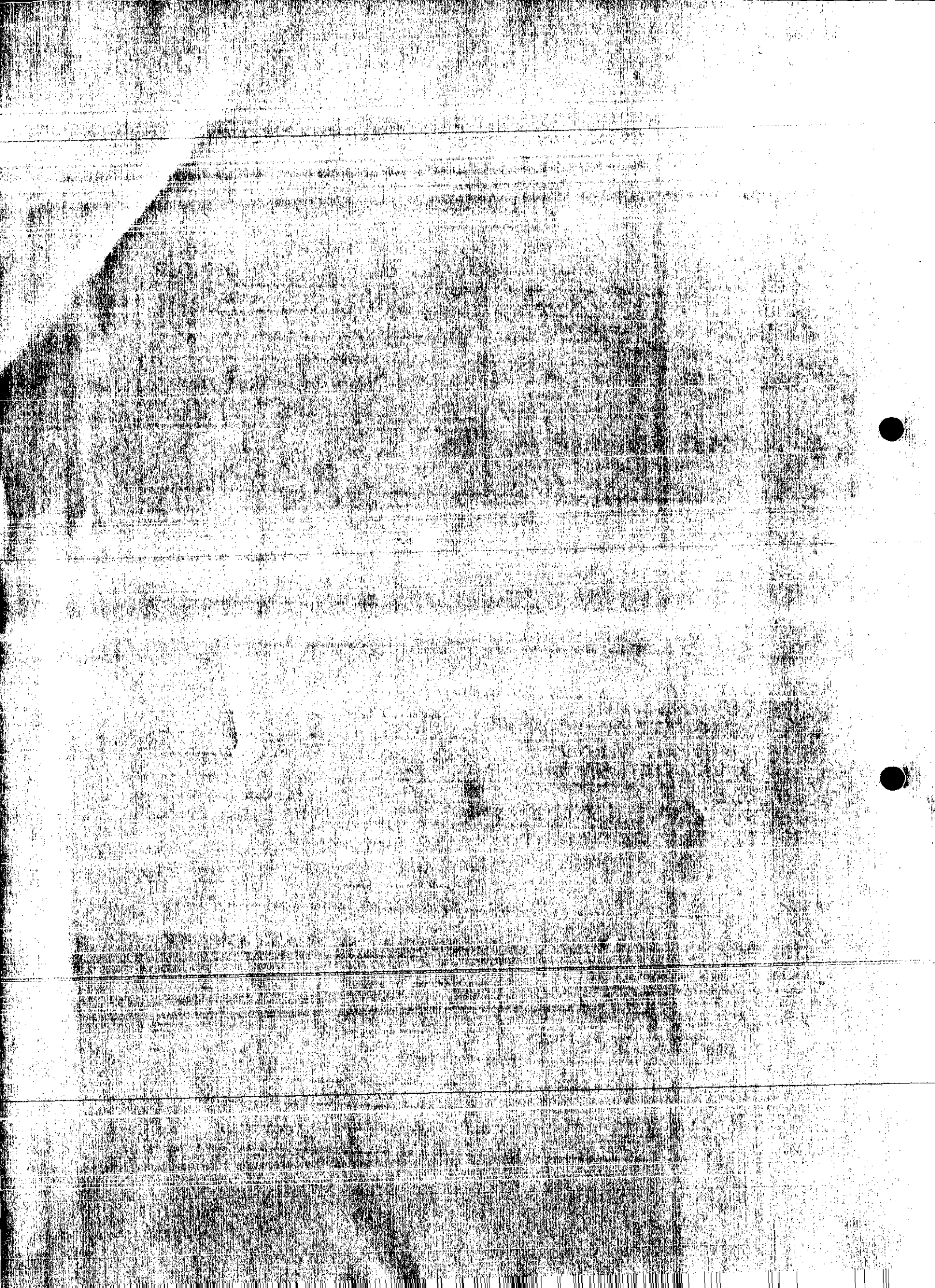
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	CLP/2001/4757	HP
BUILDING CONTROL NUMBER.	FP 2001/2167	Central
APPLICANT/AGENT	Mr D. Burgess.	
ADDRESS OF SITE	80 Redhatch Drive EARLEY	
DESCRIPTION OF PROPOSED WORK	room in roofspace with side dormer.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	91570	91570
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	CLP Approved 11/10/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/10/01	

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	



Helen Pollock

From: Andy Glencross
Sent: 17 September 2001 12:42
To: Helen Pollock
Subject: Planning Application CLP/2001/4757 80 Redhatch Drive Earley

Hi Helen

There appear to be no ecological grounds on which to object to this planning application.

However because of the possibility of bats using the roof space we should attach the following informative to any permission

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

47681

Tel. 0118 974 6480

Date: 06 September 2001

Your Ref:

My Ref: Helen Pollock / CLP/2001/4757

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

English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

THAMES & CHILTERNS TEAM ENGLISH NATURE 11 SEP 2001

POL
DC HP
COPIES TO:

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

- Ancient Woodland

Dear Sir/Madam

Application Number: CLP/2001/4757

Site Address: 80, Redhatch Drive, Earley, Reading.

Proposal: Application for Certificate of Proposed Development for formation of room in *roof space with side dormer extension to dwelling..*

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **CLP/2001/4757** in all communications and any response should be addressed to **Helen Pollock** the case officer dealing with this application at the above address.

I look forward to hearing from you.

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

To: Helen Pollock

Our ref:

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Vicki Payne Conservation Officer:

Date: 11 Sept 01

N.D.

DELEGATED

FROM: Helen Pollock

DATE: 06 September 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: CLP/2001/4757

Proposal: Application for Certificate of Proposed Development for formation of room in roof space with side dormer extension to dwelling..

Site Address: 80, Redhatch Drive, Earley, Reading.

Applicant: Mr & Mrs Fairhall C/O Mr D Burgess.

Your observations are required in respect of this application **by 30/09/2001** .

Whilst it is understood that this proposal is permitted development, Councillors did consider the design to be slightly ugly and wondered whether the Planning Officer would be in a position to negotiate a more pleasing design with the applicants. Furthermore, it was suggested that the dormer extension should be obscure glazed and non-opening to maintain the privacy of neighbours.

SIGNED: _____ DATE: 20 SEP 2001

Clerk To Earley Parish/~~Town~~ Council.

Tel: 0118 974 6480

Date:

My ref: CLP/2001/4757

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

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: CLP/2001/4757
80, Redhatch Drive, Earley, Reading.
Application for Certificate of Proposed Development for formation of room in roof space with side dormer extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Helen Pollock** Application Number: **CLP/2001/4757**
80, Redhatch Drive, Earley, Reading.
Application for Certificate of Proposed Development for formation of room in roof space with side dormer extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6480

Date:

My ref: CLP/2001/4757

CONFIDENTIAL

Councillor A 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

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80, Redhatch Drive, Earley, Reading.
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Yours faithfully

Principal Development Control Officer

Tel: 0118 974 6480

Date:

My ref: CLP/2001/4757

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: CLP/2001/4757
80, Redhatch Drive, Earley, Reading.
Application for Certificate of Proposed Development for formation of room in roof space with side dormer extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

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Yours faithfully

Principal Development Control Officer

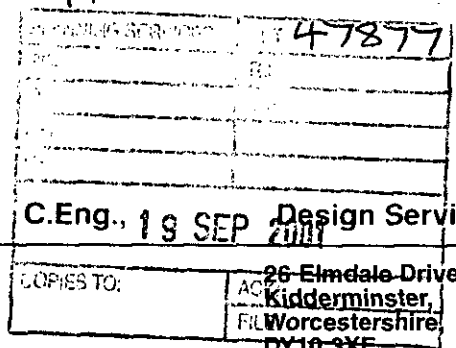
HP

47877



With Compliments

D. Burgess B.Sc. C.Eng., Design Service



26 Elmdale Drive,
Kidderminster,
Worcestershire,
DY10 3XE.
Tel: (01562) 748992.

19 SEP 2001

COPIES TO:

17/9/2001

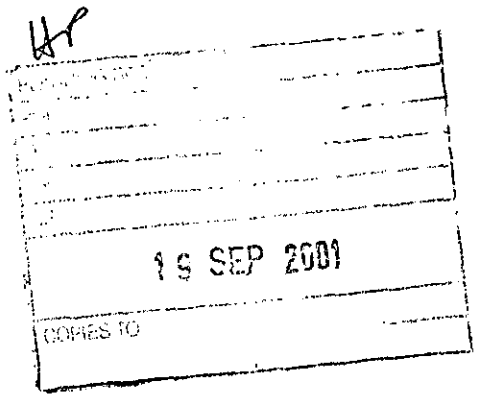
FOR THE ATENTION OF HELEN POLLOCK - CLP/2001/4757

Re: 80 REDHATCH DRIVE, EARLEY, READING

Further to your letter dated 6/9/2001 re the above project please find enclosed application form completed as requested.

Yours faithfully,

D.Burgess



For the Council's use only:

Application No: 16.AUG.2001* 4757

Date received: .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 192, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A *PROPOSED* USE OR DEVELOPMENT.

---

1. Description of proposed use or development applied for:

FORMATION OF ROOM IN ROOF SPACE WITH SIDE DORMER EXTENSION

---

2. Applicant (in block capitals)

Name: MR & MRS FAIRHALL

Address: 80 REDHATCH DRIVE
EARLEY, READING

Post Code: .....

Tel. No: HOME: 01189 611489 WORK, 01628 433678

---

3. Agent (if any)

Name: MR.D.BURGESS

Address: 26 ELMDALE DRIVE, KIDDERMINSTER
WORCS

Post Code: DY10 3XE

Tel. No: 01562 748992

4. (1) Nature of applicant's interest in the land, e.g. owner, lessee, occupier.

OWNER

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

(b) state the nature of their interest (if known).

(c) state whether they have been informed about this application.

YES/NO

---

5. Address or exact location of the land to which this application relates:

80 REDHATCH DRIVE
EARLEY, READING

Describe here and enclose (3) copies of an OS-based plan showing the boundary of the land edged in red.

---

6. Has the proposal been started? YES/NO

---

7. If the proposal consists or, or includes, carrying out building or other operations give a detailed description of *all** such operations and attach such plans or drawings as are necessary to show their precise nature.
(In the case of a proposed building the plans should indicate its precise

10. If you consider the *existing* or last, use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.

SINGLE FAMILY DOMESTIC DWELLING

---

11. If you consider the *proposed* use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.

DOMESTIC

---

12. Is the proposed operation or use temporary or permanent?
If temporary, give details.

PERMANENT

---

13. State why you consider that a Lawful Development Certificate should be granted for this proposal.

PROPOSAL IS PERMITTED DEVELOPMENT

(Continue on a separate sheet if necessary)

I/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £.47.50..

Signed: ..... Date: 9th August 2001

On behalf of: MR & MRS FAIRHALL

(Insert name of applicant if signed by an Agent).

siting and exact dimensions).
*includes the need to describe any proposal to alter or create a new access, lay out any new street, construct any associated hardstandings, means of enclosure or means of draining the land/buildings.

FORMATION OF ROOM IN ROOF SPACE WITH
SIDE DORMER EXTENSION

---

8. If the proposal relates to a change of use of the land or building(s):

(1) give a full description of the scale and nature of the proposed use, including the processes to be carried on, any machinery to be installed, and the hours the proposed use will be carried on;
(2) fully describe the existing use or the last known use, with the date when this use ceased.

NOT APPLICABLE

---

9. Briefly explain why you consider the existing, or last, use of the land is lawful, or why you consider that any existing buildings which it is proposed to alter or extend are lawful.
(You can use Section 12 of this application to state your case more fully). Specify the supporting documentary evidence (such as a planning permission) which accompanies this application.

SINGLE FAMILY DOMESTIC DWELLING

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 AUG 2001

Officer: HP | Application No. CLP/2001/4757

Map No. 38. Site 0.03

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(CLP) APPLICATION FOR CERTIFICATE OF PROPOSED DEVELOPMENT FOR FORMATION OF ROOM IN ROOF SPACE WITH SIDE DORMER EXTENSION TO DWELLING

Location: 80 REDHATCH DRIVE

Parish: EARLEY Ward: REDHATCH ✓

Applicant: MR/MRS FAIRHALL

Fee Received 47-50 (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	Show proposed development & parking layout for 2 cars		
3	Forms unsigned	NOT WDC Forms		
4	Correct S 66 certificate	Send one with each letter.		
5	Elevation plans			
6	Floor plans	No side notice.		
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 : 7.9.01 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 .....

Forestry Commission
Dinton Pastures
English Nature
} Ancient woodland ✓

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:

.....~~Site notice~~ and see map ✓.....

ADDRESS 80 REDHATCH DRIVE PARISH EARLEY

PLOT No. Part Plot 126, Part Plot 127 ORD. SHEET No. 58 SU. 7470

BUILDER Messrs. J. T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
536/48	Messrs. J.T. Cook & Son Ltd	Semi/Det. Houses	11.1.49	App. Cond
94/51	"	Outline	13.3.51	N/A. Cl
802/54	Mr. K. Parsons	Garage	12.10.54	App. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

For office use only.
Application No. _____
Date received _____
Fee paid _____

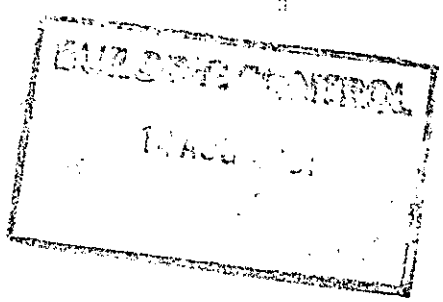
16.AUG.2001* 4757

16.AUG.2001* 4757

DELEGATED

Town and Country Planning Act 1990: section 192, as amended by section 10 of the Planning and Compensation Act 1991.
Town and Country Planning General Development (Amendment) Order 1992.

Application for a Certificate of Lawfulness for a Proposed Use or Development. (Householder application)



PLANNING

1 **Applicant (block capitals)**

Name: MR & MRS. FAIRHALL

Address: 80 REDHATCH DRIVE
EARLEY, READING

Post Code: RG6 5QR

Tel. no: HOME: 01189 611489
WORK: 01628 433678

2 **Agent, if any. (block capitals)**

Name: MR.D.BURGESS

Address: 26 ELMDALE DRIVE
KIDDERMINSTER
WORCS

Post Code: DY10 3XE

Tel. no: 01562 - 748992

3 **Specify ownership - owner/lessee/occupier** OWNER

4 **Give address of the property or the exact location of the land**

80 REDHATCH DRIVE
EARLEY, READING
RG6 5QR

5 **Proposal**
Please give details of the proposed development

FORMATION OF ROOM IN ROOF SPACE
WITH SIDE DORMER EXTENSION

6 **Has the proposal been started?**

☐ Yes ☑ No

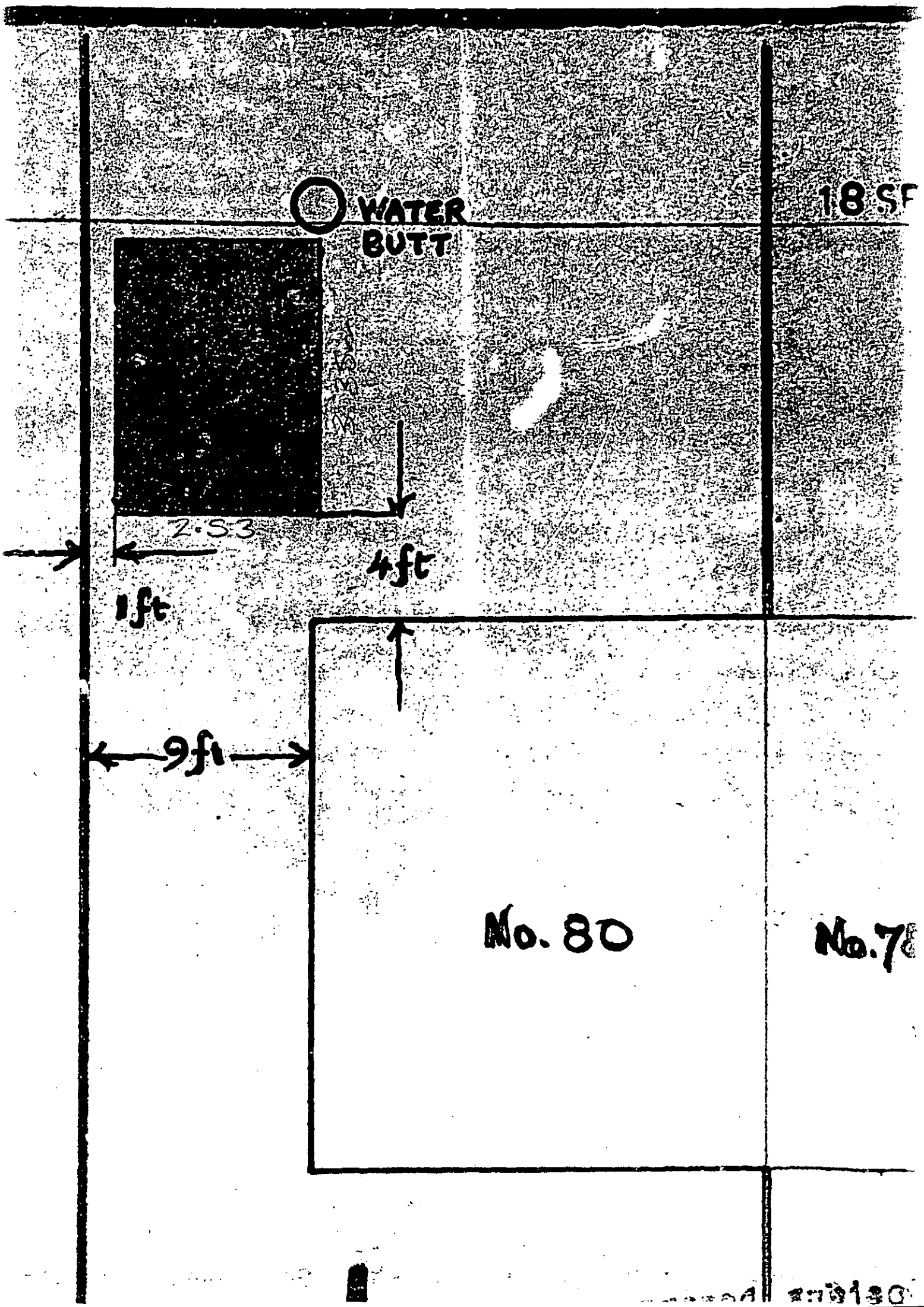
7 **List all plans accompanying this application**
This should include scaled drawings showing location and dimensions of any proposed structure in relation to the existing property

3 COPIES OFF PLAN No. G1570
(INCORPORATING SITE LOCATION/BLOCK PLAN)

I/We hereby apply for a lawful use or development certificate under section 192 of the 1990 Act in respect of the proposed use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £ 47.50

Signed: D. Burgess **Date:** 9th AUGUST 2001

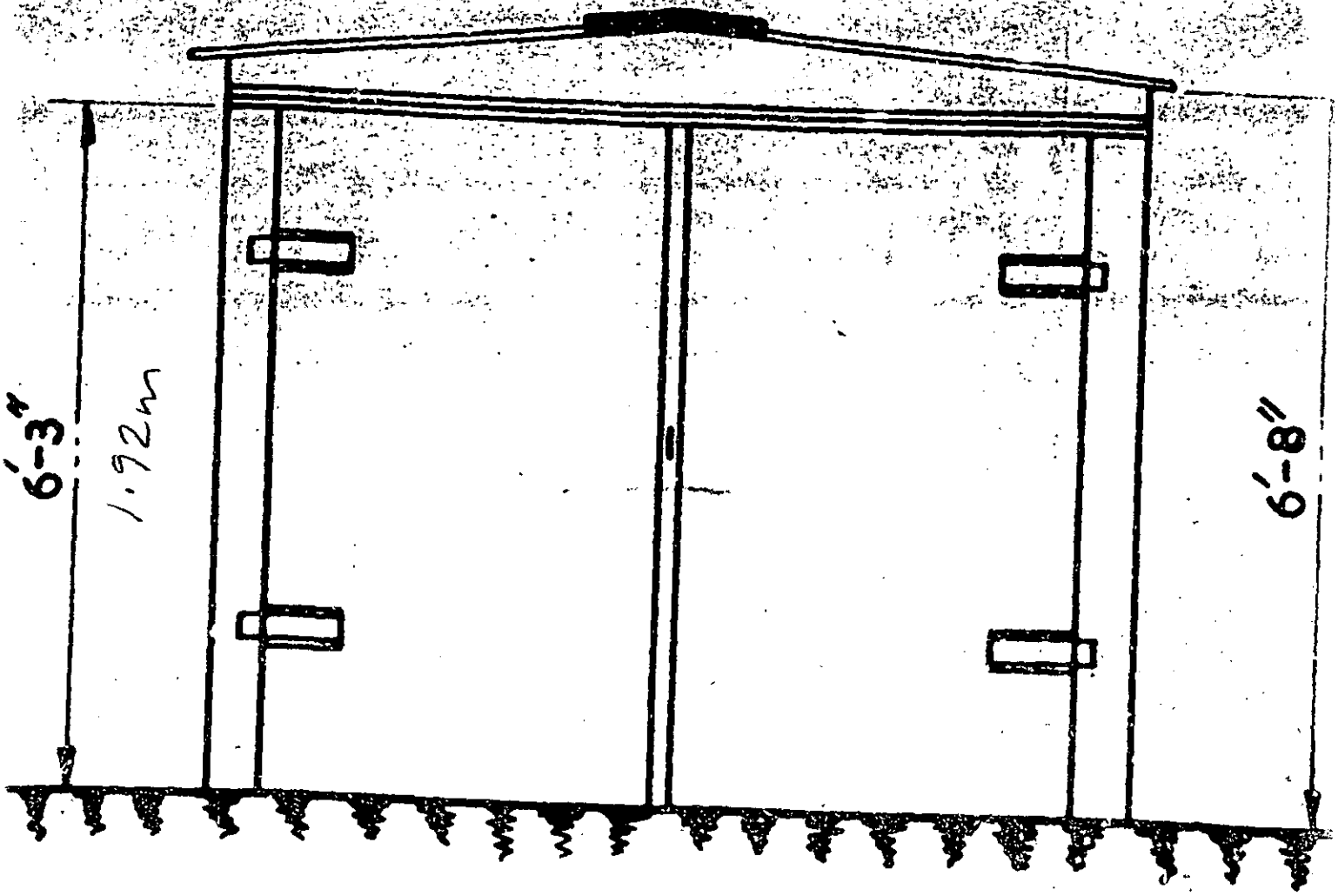
Warning: The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information, or to withhold material information, with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate that may have been issued as a result of such false or misleading information.


WATER BUTT
18 SF
2.53
4ft
1ft
9ft
No. 80
No. 7

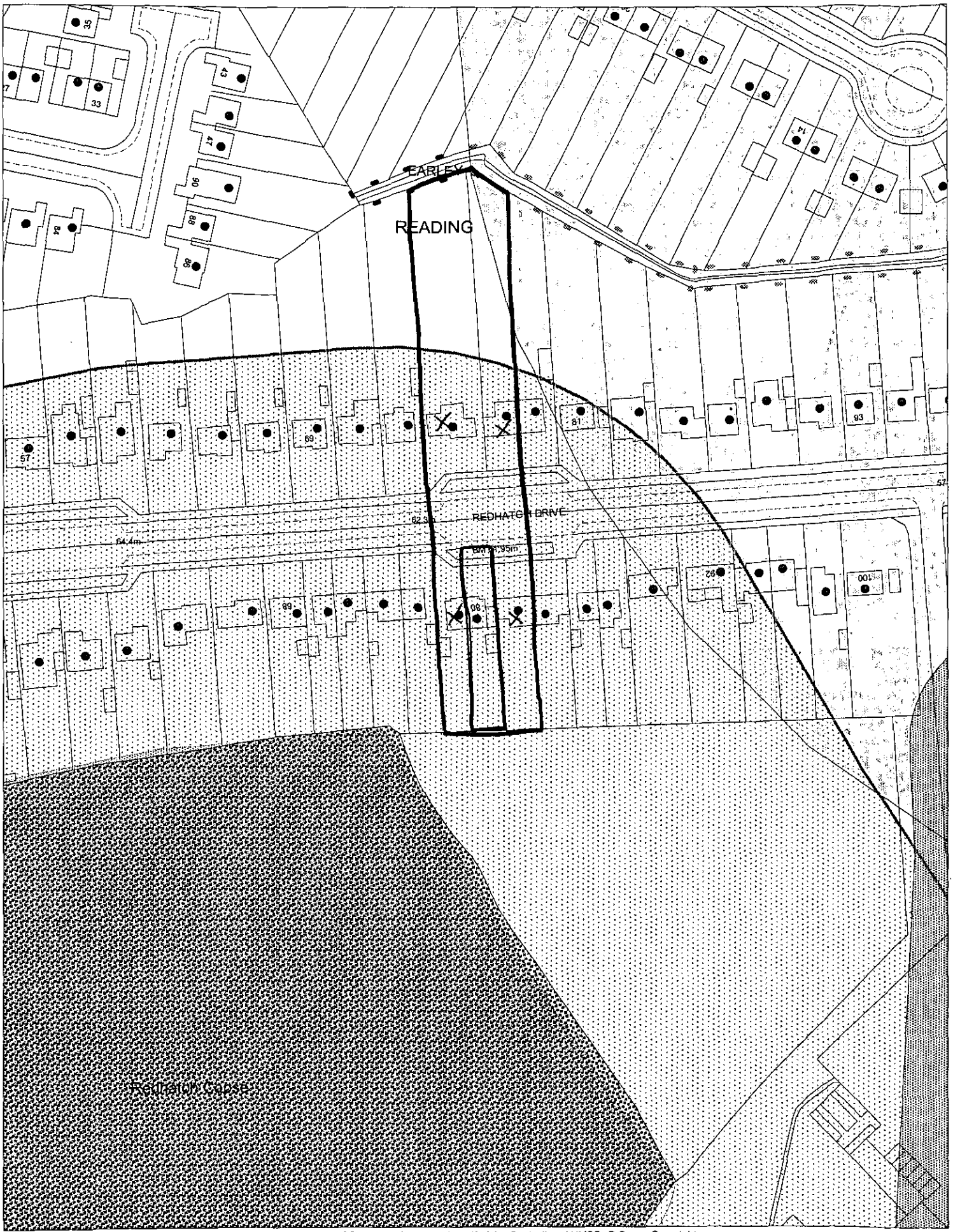
RIVE, EARLEY, READING

1/4" THICK, FULLY COMPRESSED ASBESTO

ROOF PANELS AND ASBESTOS RIDGE.



END VIEW



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Development Control Section, Environmental Services, Wokingham District Council.

20 August 2001

Scale: 1 : 1250

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