SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0575

LOCATION:
75 Culver Lane, Earley Reading.

APPLICANT:
Mr & Mrs G Fairbairn C/O Mr Stephen Hodge

PROPOSAL:
Proposed single storey side extension to dwelling and erection of detached replacement garage.

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **07/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Fairbairn
C/O Mr Stephen Hodge
42
Hazel Crescent
Reading
Berkshire
RG2 7ND

Application Number: F/2000/0575

Parish: **EARLEY**

Location: **75, Culver Lane, Earley, Reading.**

Proposal: **Proposed single storey side extension to dwelling and erection of detached replacement 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. The area shown on the permitted drawings for vehicle parking, garaging and turning 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.

Condition
4. The use hereby permitted shall not be commenced until a hedge has been planted on the west side of the site in accordance with details which shall have been submitted to and approved by the Local Planning Authority and thereafter maintained as such.

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

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 23 March 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)

Date. 10 May, 2000

My ref. JM/MT/F/2000/0575

Your ref.

Mr S Hodge
42 Hazel Crescent
Reading
Berkshire
RG2 7ND

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
E-mail:

Dear Mr Hodge

RE: CONDITION 4 OF PLANNING PERMISSION FOR SINGLE STOREY SIDE EXTENSION AND REPLACEMENT GARAGE AT 75 CULVER LANE, EARLEY (F/2000/0575)

Thankyou for your letter which was received on 31 March 2000.

It is acceptable for the hedge to be planted on completion of the building work. However, this must be carried out in the first planting and seeding seasons (1 November – 31 March) following the completion of the development. Any plants which die, or become damaged or within 5 years of being planted shall be replaced with new hedging of a similar species before the end of the first available planting season following their loss or removal (November – March inclusive).

I hope this clarifies matters. If you have any further queries, please do not hesitate to contact the case officer, Joss Miller, on the above number.

Yours sincerely

John Mitchell

Development Control Manager

STEPHEN HODGE BSc
BUILDING
SURVEYING
SERVICES

42 Hazel Crescent
Reading
Berkshire
RG2 7ND

Tel: 0118 986 0251

PLANNING SERVICES | HPT 27866
POL | TLS
DC ✓ JM
APP
CS

Your ref: F/2000/0575

29 March 2000

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

Dear Madam

Re: 75 Culver Lane, Earley, Reading - Application F/2000/0575

I have just received the approval notice for the above application and telephoned today, 29 March 2000, to clarify Condition 4 of the permission. In your absence I was put through to the Landscape Officer, Catherine Brimble, to discuss the matter.

Condition 4 appeared to require a hedge to be planted prior to the garage being built. I explained to the Landscape Officer that it was impractical to plant a hedge so close to the garage position, prior to the building work as it would be destroyed during the construction - digging foundations and building brick walls etc.

The second point was that on the drawing it had been noted that some of the existing hedge would be cut back and the odd tree removed. However until the actual work is undertaken it is impossible to know precisely how much of the existing shrubs/trees will need to be removed. It seems realistic to assess the situation once the garage is built and then agree details of any hedge planting you deem necessary.

Catherine Brimble agreed that the above was a sensible approach and asked me to confirm the conversation in writing to you.

I trust the above is satisfactory, and either I or the client will contact you again once the garage has been constructed.

Yours faithfully

S Hodge

S Hodge

Condition
4. The use hereby permitted shall not be commenced until a hedge has been planted on the west side of the site in accordance with details which shall have been submitted to and approved by the Local Planning Authority and thereafter maintained as such.

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

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 23 March 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)

Date. 10 May, 2000

My ref. JM/MT/F/2000/0575

Your ref.

Mr A P Cowling
Stoneperry Builders
7 South Drive
Sonning
Berkshire
RG4 0GB

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
E-mail:

Dear Mr Cowling,

RE: CONDITION 4 OF PLANNING PERMISSION FOR SINGLE STOREY SIDE EXTENSION AND REPLACEMENT GARAGE AT 75 CULVER LANE, EARLEY (F/2000/0575)

Thankyou for your letter which was received on 17 April 2000.

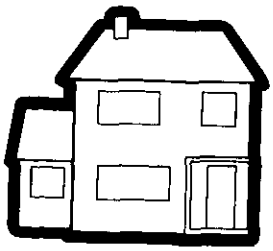
It is acceptable for the hedge to be planted on completion of the building work. However, this must be carried out in the first planting and seeding seasons (1 November – 31 March) following the completion of the development. Any plants which die, or become damaged or diseased within 5 years of being planted shall be replaced with new hedging of a similar species before the end of the first available planting season following their loss or removal (November – March inclusive).

I hope this clarifies matters. If you have any further queries, please do not hesitate to contact the case officer, Joss Miller, on the above number.

Yours sincerely

John Mitchell

Development Control Manager



STONEPERRY BUILDERS

7 South Drive
Sonning
Berks. RG4 0GB
Tel: 0118 969 8326

Wokingham District Council
Planning and Transportation Department
Shute End
Wokingham
RG40 1WH

RECEIVED 26419
JM RR
COPIES TO:
ACK:
FILE:

13 April, 2000

Dear Sirs

PROPOSED SINGLE STOREY SIDE EXTENSION AT 75 CULVER LANE;

YOUR APPLICATION No. F/2000/0575, OUR REFERENCE 75CULVERWDC

We refer to Condition 4 of your Approval dated 23 March, 2000.

We are the Client's chosen Contractor and, subject to Building Regulations requirements we intend to begin the works at 75 Culver Lane shortly. We note the requirement of Condition 4 that a hedge is planted before the use permitted begins.

Since a newly planted hedge is unlikely to withstand the attentions of builders during the construction of the new Garage, we assume that it will be in order to build first and for the hedge to be planted immediately on completion of our works. We would be grateful for your confirmation of our understanding please.

Yours faithfully

pp A P Cowling

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 18 April, 2000
My ref. BC/DC/2000/0575

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 G Fairbairn
c/o Stephen Hodge
42 Hazel Crescent
Reading
Berkshire
RG12 7ND

Dear Sirs

PLANNING PERMISSION 2000/0575
SITE: 75 CULVER LANE, EARLEY

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 2000/0575 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

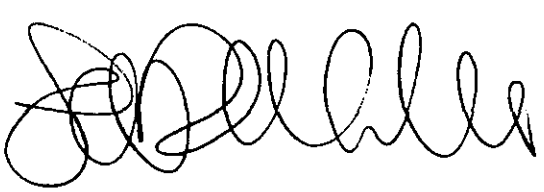
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the 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

FROM: Joss Miller

DATE: 18 February 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0575

Proposal: Proposed single storey side extension to dwelling and erection of detached replacement garage..

Site Address: 75 , Culver Lane, Earley, Reading.

Applicant: Mr & Mrs G Fairbairn C/O Mr Stephen Hodge.

Your observations are required in respect of this application **by 13/03/2000**.

PLANNING SERVICES | HFT | TLS | POL | ENF | DC | APP | CS | 27 MAR 2000 | COPIES TO: | ACK: | FILE:

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0575	SM
BUILDING CONTROL NUMBER	P2000/0514	Paul
APPLICANT/AGENT	Stephen Hodge	
ADDRESS OF SITE	75. Culver Lane HARLOW	
DESCRIPTION OF PROPOSED WORK	S/S side ext (detached replacement garage - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	00/75/01A	00/75/01
FLOOR PLANS	-~	-~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/4/00.	

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	

Application Number F/2000/0575
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking, garaging & turning
3	SC53	SR12	Works
4	SC51	SR05	'hedge' 'planted' 'Def'

RECORD OF SITE VISIT

SITE ADDRESS: 75 Culver Lane Earley Reading.

APPLICATION NUMBER: F/2000/0575

OFFICER: Joss Miller

DATE OF SITE VISIT: 21/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on telegraph pole at side of house.

2. DESCRIPTION OF SURROUNDINGS

Detached & semi-d. houses. (bungalows to rear of applicant)

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

27. ~~No~~. Garage on this side. boundary - see below

Road on other

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 4 spaces.

LEVELS gradual slope down garden 400mm.

BOUNDARY TREATMENT 1.6m fence to road same to neighbours.

OTHERS

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0575

Applicant : Mr & Mrs G Fairbairn C/O Mr Stephen Hodge.

Location : 75, Culver Lane, Earley, Reading.
Proposal : Proposed single storey side extension to dwelling and erection of detached replacement garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/2/00

Date of Neighbour Notifications : 18/2/00

Date of Site Visit : 21/2/00

Date Registered : 11/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 07/04/2000

Consultation Responses :
Landscape - no objections
Highways - condition

Planning Issues :
Effect on street scene and neighbouring properties DRE1.
Identified settlement.

Application Number: F/2000/0575

Appraisal :

This application is for a single storey side extension and replacement garage.

Neighbours.

The single storey side extension is 4.2m deep and 1.8m wide with a height of 2.6m to eaves and 4.1m to the ridge. It is a sufficient distance from all neighbouring properties to avoid any adverse impact sufficient to warrant a refusal.

The replacement garage is 1.4m longer than the existing garage. It is 2.2m to the eaves and 3.7m to the ridge. There is already a certain amount of established impact due to the existing garage, & the roof of the proposed garage is hipped away from the neighbouring properties. There are no side windows in the garage and it is 5m from the neighbouring dwelling from the nearest point.

Street Scene:

The garage is approximately 11m from the front boundary with a height to the ridge of 3.7m. There is some hedgerow at the front. The garage will not have sufficient adverse impact to warrant a refusal. The side extension will be partially obscured by the boundary hedge and so any adverse effect on the street scene will be minimised.

Parking

There is sufficient parking on the site

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

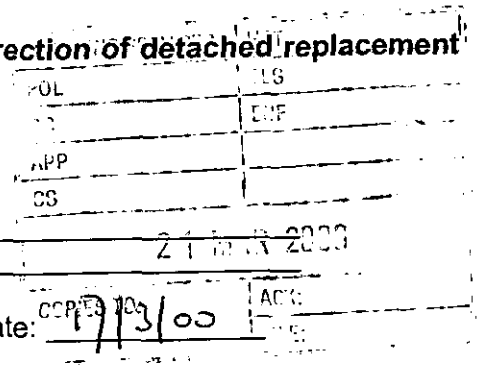
(tick appropriate box)

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0575**

75 , Culver Lane, Earley, Reading.

Proposed single storey side extension to dwelling and erection of detached replacement garage.



Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 17/3/00

Councillor J Lissaman

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 6463

Date: 13/3/00

My ref: F/2000/0575

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 G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2000/0575
75, Culver Lane, Earley, Reading.
Proposed single storey side extension to dwelling and erection of detached replacement garage..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 13/3/00

My ref: F/2000/0575

CONFIDENTIAL

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2000/0575
75 , Culver Lane, Earley, Reading.
Proposed single storey side extension to dwelling and erection of detached replacement garage.

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 23/3/00

Yours faithfully

Chris Lloyd
Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0575**
75 , Culver Lane, Earley, Reading.
Proposed single storey side extension to dwelling and erection of detached replacement garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor J Lissaman

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

26165

To:
Neil Etherington
Senior Arboricultural Officer

From: Joss Miller

Date: 18 February 2000

Application Number: F/2000/0575

Proposal: Proposed single storey side extension to dwelling and erection of detached replacement garage..

Site Address:
75 , Culver Lane, Earley, Reading.

Applicant:
Mr & Mrs G Fairbairn C/O Mr Stephen Hodge.

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

TO: **DEVELOPMENT CONTROL**
Jess Miller

FROM: Environmental Design

DATE: 3rd March 2000

Location: 75 Culver Lane Earley

Proposal: Proposed single storey side extension to dwelling and erection of detached replacement garage

Application Number: F/2000/0575

In response to your consultation dated 18th February 2000 for the above application, the landscape comment is as follows:

This application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 18 February 2000

Application Number: F/2000/0575

Proposal: Proposed single storey side extension to dwelling and erection of detached replacement garage..

Site Address:
75 , Culver Lane, Earley, Reading.

Applicant:
Mr & Mrs G Fairbairn C/O Mr Stephen Hodge.

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).

SC 23 - PARKING, GARAGING & TURNING (SR06)

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

24-2-00

Received by Wokingham District Council

Application No: F/2000/0575

PROPOSAL:
Proposed single storey side extension to dwelling and erection of detached replacement garage.

LOCATION:
75 , Culver Lane, 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)
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 13/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	11 FEB 2000
Officer: JM	Application No. F/2000/0575

Map No. 41. Site 0.14....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

11.FEB.2000* 0575

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION REPLACEMENT TO DWELLING AND ERECTION OF DETACHED A GARAGE

Location: 75 CULVER LANE

Parish: EARLEY Ward: Whitegates 18-2-2000

Applicant: MR/MRS FAIRBAIRN

Fee Received 95-00 (3) 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	~~Side & Rear elevation~~ ~~garage~~ ✓		
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 : 18.2.2000 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:

SIN + 27 Whitegates Lane ✓

1 Pitts Lane, Farley

1a Sidmouth Grange Road, Farley

03 290 75

ADDRESS 75 CULVER LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/412/62	Mr. A. Clarke	Garage	6/9/62	App. N
29273	R/O	w/DR.		
30315	MR. C. SMITH	O/L. DET. HOUSE R/O	8.6.88	CH
32831	1A SIDMOUTH GRANGE	ROAD "	8.9.89	Rec.
37050	Withdrawn 13.2.91			
37344	R/O		3.5.91	CH
BRA101394	MR. L. DENYER	BUNGALOW	16.6.91	APP
39163	MR. G. FAIRBAIN	1st. Lt.	21.4.92	CH
FP/92/0381	"	"		APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 11.FEB.2000* 0575

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 FAIRBAIRN
	Address and postcode	75 CULVER LANE EARLEY READING BERKSHIRE RG6 1DX
	Phone number	0118 9664067
2	Agent's Name	MR STEPHEN HODGE
	Address and postcode	42 HAZEL CRESCENT READING BERKSHIRE RG2 7ND
	Phone number	0118 9860251
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.	75 CULVER LANE EARLEY READING BERKSHIRE RG6 1DX
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION DETACHED 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.	WALLS - RED BRICK TO MATCH EXTG REAR EXTN ROOF - BROWN PLAIN TILES TO GARAGE MARLEY MODERN OLD ENGLISH DARK RED TO STUDY TO MATCH EXTG EXTENSION OTHER DETAILS ON DRG 00/75/01
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:	Proposed:
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

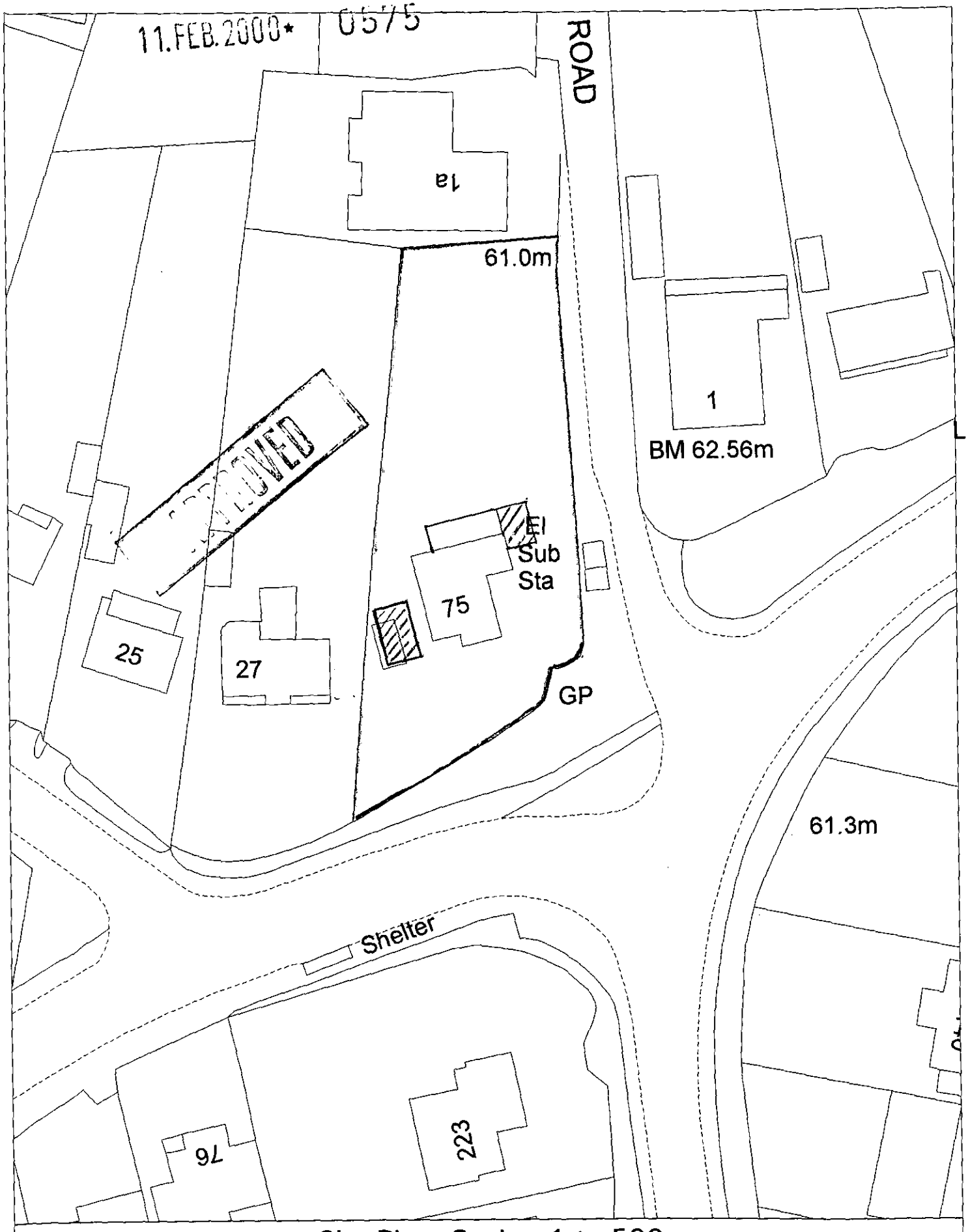
None of the land forms part of an agricultural holding.

Your signature: S Hodge

on behalf of MR & MRS G FAIRBAIRN

Date 10-02-00

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



Site Plan, Scale: 1 to 500

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Date: 3 February 2000

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Site Plan, Scale: 1 to 1250

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Date: 15 February 2000

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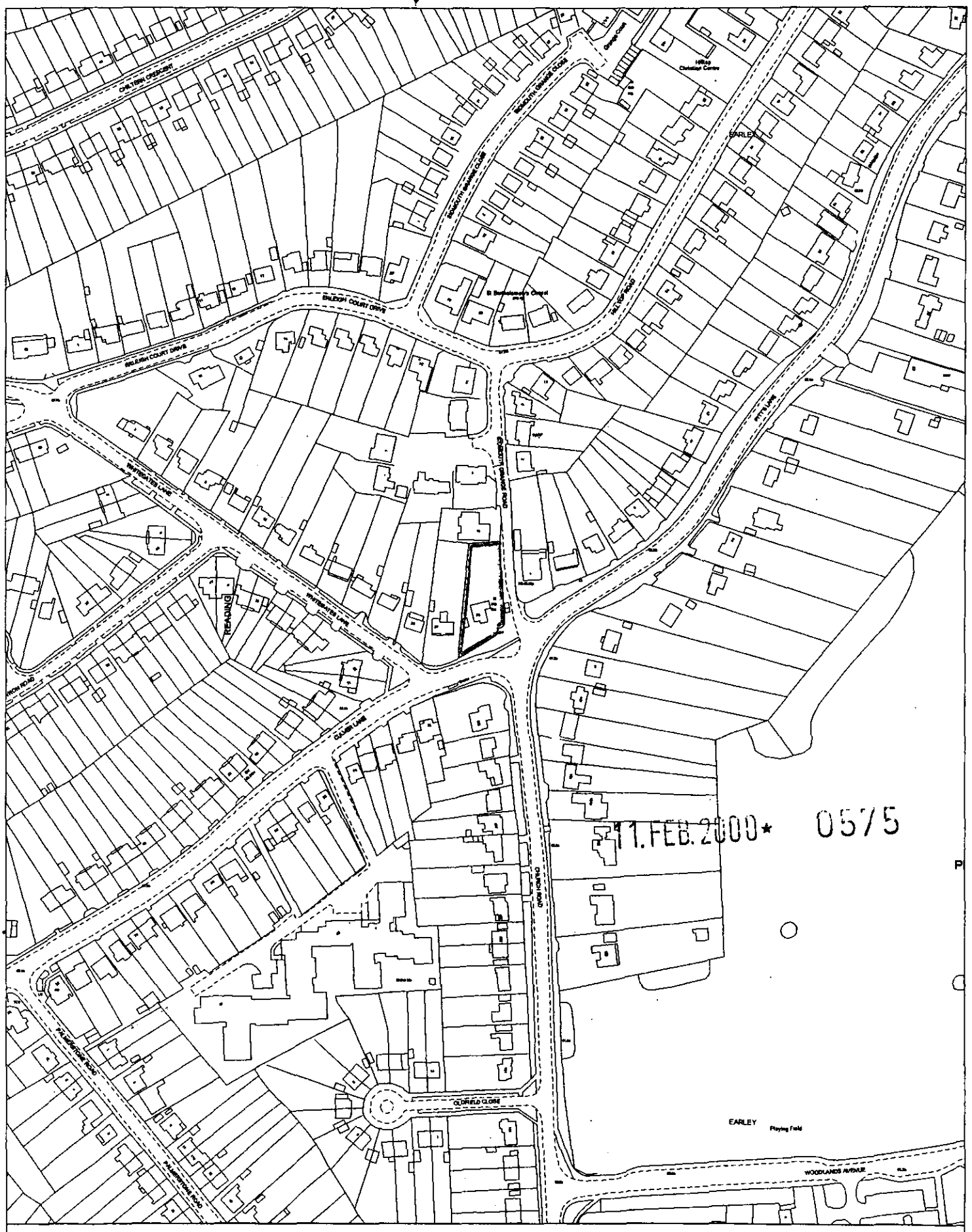

Site Plan, Scale: 1 to 2500

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Date: 3 February 2000

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