4

SOUTHPORT U.K.
LONDON OFFICE

X SYSTEMS LTD

APPLICATION NO:
F/2001/3404

LOCATION:
107 Anderson Avenue, Earley Reading.

APPLICANT:
Mr Dickson C/O Peter H Watkins

PROPOSAL:
Proposed erection of detached dwelling.

EARLIEST DATE FOR DECISION: **24/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
18/04/2001

CASE OFFICER: **Martin Durkan**

REFUSED

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Dickson
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2001/3404

Parish: **EARLEY**

Location: **107, Anderson Avenue, Earley, Reading.**

Proposal: **Proposed erection of detached dwelling.**

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

Reason
1. The proposed development would result in an unacceptable increase in the scale and density of development on the site that would represent overdevelopment of the site. It would thereby be out of keeping with surrounding development in the locality and consequently detrimental to the character and amenity of the area. As such, it would be contrary to policies LD3 and EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).

Reason
2. In the absence of a noise impact assessment submitted in accordance with Planning Policy Guidance 24: 'Planning and Noise', it has not been demonstrated that the occupiers of the proposed dwelling would be adequately protected against disturbance caused by traffic noise from the nearby A329(M) road. As such, the proposed development would be contrary to policy EN2 of the Berkshire Structure Plan and policy WOS7 of the Wokingham District Local Plan Deposit Draft (as amended).

John Mitchell

John Mitchell
Development Control Manager
Date: 17/04/2001

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.

HEWETTS

SOLICITORS

55-57 London Street, Reading, Berkshire RG1 4PS
DX 4055 READING 1 Tel: 0118 957 5337
Facsimile: 0118 939 3073
email: enquiries@hewetts.co.uk
www.hewetts.co.uk

Mr J Mitchell
Planning Department
Wokingham District Council
DX 33506
Wokingham

Our Ref: NBB/mlc/Holt
Your Ref: JM

9 May 2001

Direct Tel: 0118 955 9613
Direct E-Mail: n.barnett@hewetts.co.uk

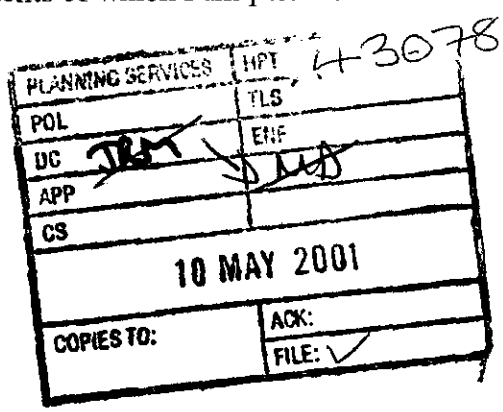
Dear Mr Mitchell

MRS F L HOLT
PLANNING APPLICATION NO: F/2001/3404

Thank you for your letter of 3 May 2001 the contents of which I am pleased to note.

Yours sincerely

N B BARNETT



Partners
G A Kew ********** R P Gambles

Consultants: C N Kennedy C H Josephi C R Fuller F INST LEX Conveyancing Executive: T C Butcher F INST LEX
Family Law Executive: E A Bettes F INST LEX

Members of:
Employment Lawyers Association
Society for Computers and Law

This firm is regulated by the Law Society in the conduct of investment business

Association of Personal Injury Lawyers
Family Law Panel

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3404

Applicant : Mr Dickson C/O Peter H Watkins.

Location : 107, Anderson Avenue, Earley, Reading.
Proposal : Proposed erection of detached dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		27/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/03/01

Date Registered : 21/02/2001

Earliest Date for Decision : 24/03/2001

Latest Consultation Date/Site Notice Expiry Date : 24/03/2001

This application will have expired on: 18/04/2001. 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 :

1) EARLEY TOWN COUNCIL - RECOMMEND REFUSAL ; OVER-DEVELOPMENT, OUT OF KEEPING, INFRINGEMENT OF BUILDING LINE, PARKING PROBLEMS

2) ENVIRONMENTAL HEALTH - NOISE ASSESSMENT REQUIRED BEFORE ANY PERMISSION IS GRANTED.

3) HIGHWAYS - NO OBJECTION SUBJECT TO CONDITIONS.

4) NEIGHBOUR OBJECTION ; LOSS OF LIGHT, UNSATISFACTORY ACCESS.

Planning Issues :

SITE DESIGNATION :

IDENTIFIED SETTLEMENT (LALP - LTV1, WDLP - WOS2)

MAIN ISSUES :

1) IMPACT ON THE CHARACTER AND AMENITY OF THE AREA

2) IMPACT ON ADJOINING OCCUPIERS

3) NOISE FROM A329(M)

Application Number: F/2001/3404

Appraisal:

1. Impact on the character and amenity of the area
The site comprises a large detached house within a substantial curtailage on the corner of Anderson Avenue and Fairview Avenue. There is a separate garage to the west of the site with access from Fairview Avenue. The proposal is to subdivide the site and to erect a second two-storey house to the west of the existing house.

The new house would be set within a restricted curtailage with a site/building ratio that would compare unfavourably with the generous garden areas of the adjacent properties. (The rear gardens of the adjoining houses in Fairview Avenue are about 280 sq m in area; the rear garden of the proposed house would be only about 100 sq.m). The garden would also be poorly shaped and provide little privacy, with much of it fronting onto the main road. This would be in sharp contrast to the large, traditional linear gardens of the adjoining houses. The *existing* house on the site would also have a considerably reduced garden area as a result of the subdivision of the site.

The new house would also relate poorly in design terms to the adjoining pairs of semi-detached houses in Fairview Avenue, as well as to the existing house on the site. There would, in addition, be poor outlook from the ground floor lounge windows of the new house. Overall, the scheme would represent a cramped form of development that would relate poorly to, and be out of character with, the existing development in the area.

2. Impact on the adjoining occupiers
The existing house on the site has a window at first floor level in its western flank wall facing the proposed house. However, the submitted drawing shows that this window would be removed along with the French doors in the same elevation at ground floor level. This would overcome any privacy problems for the occupiers of the new house.

The new house would have a lounge window at ground floor level in its rear (east) elevation, facing the rear garden of the existing house on the site. However, with a standard 1800m fence in between there would be no overlooking problems. The only window in the rear of the new house at first floor level would be a bathroom window. This could be the subject to a condition to avoid any loss of privacy for the occupants of no.107.

The adjoining property at 2 Fairview Avenue has a bathroom and landing window at first floor level and a kitchen window at ground floor level in its southern flank wall facing the application site. There are no windows proposed on the north elevation of the proposed house facing 2 Fairview Avenue. The new house would be separated from the facing windows on no.2 by a gap of at least 3m. There would also be an 1800mm fence in between. The occupiers of no.2 would therefore not suffer any significant loss of daylight, outlook or privacy, despite the concerns expressed by the occupier.

3. Noise

The site is only approximately 30 metres from the A329(M) and environmental health officers are concerned about possible disturbance to the occupiers of the house from traffic noise. They have advised that a noise assessment should be carried out in accordance with PPG24 in order to consider what measures might need to be taken to ameliorate the impact of noise disturbance. However, neither a noise assessment nor any noise attenuation proposals have been submitted with the application.

The recommendation is therefore that planning permission should be refused on the grounds of the impact of the proposed development on the character and amenity of the area and the absence of any noise assessment or noise attenuation scheme.

Recommendation: ~~Approval.~~ **Refusal.**

Application Number F/2001/3404

Reasons for Refusal

No	Reasons for Refusal
1.	*The proposed development would result in an unacceptable increase in the scale and density of development on the site that would represent overdevelopment of the site. It would thereby be out of keeping with surrounding development in the locality and consequently detrimental to the character and amenity of the area. As such, it would be contrary to Policies LD3 and EN1 of the Berkshire Structure Plan, Policies LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).*
2.	*In the absence of a noise impact assessment submitted in accordance with Planning Policy Guidance 24: 'Planning and Noise', it has not been demonstrated that the occupiers of the proposed dwelling would be adequately protected against disturbance caused by traffic noise from the nearby A329(M) road. As such, the proposed development would be contrary to Policy EN2 of the Berkshire Structure Plan and Policy WOS7 of the Wokingham District Local Plan Deposit Draft (as amended).*

RECOMMENDATION AND REASONS AGREED.....John Mitchell.....
(Development Control Manager)

Date.....17/4/07.....

RECORD OF SITE VISIT

SITE ADDRESS: 107 Anderson Avenue Earley Reading.

APPLICATION NUMBER: F/2001/3404

OFFICER: Martin Durkan

DATE OF SITE VISIT: 27/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL : MIX OF TWO-STOREY HOUSES AND SINGLE-STOREY BUNGALOWS. A329(M) LIES TO THE SOUTH-WEST ABOUT 30M FROM SITE.

3. DESCRIPTION OF SITE/BUILDING

TWO-STOREY DETACHED HOUSE WITH SEPARATE GARAGE ON CORNER OF ANDERSON AVENUE AND FAIRVIEW AVENUE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

ONLY PROPERTY AFFECTED WOULD BE 2 FAIRVIEW AVENUE TO NORTH OF SITE.

5. SITE CONSTRAINTS

TREES NO

ACCESS/PARKING EXISTING ACCESS AND PARKING

LEVELS EVEN

BOUNDARY TREATMENT 3M HIGH HEDGE

OTHERS

Tel: (0118) 974 6446

Date: 5/4/07

My ref: F/2001/3404

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/2001/3404
107, Anderson Avenue, Earley, Reading.
Proposed erection of detached 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 **Martin Durkan** on **(0118) 974 6446.** 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 20th April

Yours faithfully,

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **F/2001/3404**
107, Anderson Avenue, Earley, Reading.
Proposed erection of detached dwelling.

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.

Tel: (0118) 974 6446

Date: 5/4/01

My ref: F/2001/3404

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/2001/3404
107, Anderson Avenue, Earley, Reading.
Proposed erection of detached 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 **Martin Durkan** on **(0118) 974 6446.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durka DATE: 12th April 2001

Location:	107 Anderson Avenue, Earley, Reading
Proposal:	Proposed erection of detached dwelling
Application Number:	F/2001/3404

In response to your consultation dated 28th February 2001 for the above application, the tree and landscape comments are as follows:

The existing site boundary contains a 2.5m high clipped Beech Hedge which is not shown on the applicants drawing. The new boundary is proposed as a 1.8m high fence and 0.6 m high wall. In my opinion the proposals would be considerably enhanced by the retention of the hedge since this forms a pleasing boundary to the property and would provide a good screen between the proposed development and adjacent housing.

I presume that the low wall is proposed to accord with sight line requirements and if this is the case I raise no objections.

In order to ensure the long term retention of the hedge the applicant should provide for approval protection details in accordance with B 5837 : 1991 - Trees in Relation to Construction. Otherwise I have on objections to the proposal in principle.

ROBERT PETROW
Consultant Landscape Architect

PLANNING SERVICES	HPT
POL	TLS
DC	CRF
APP	
CS	
17 APR 2001	
COPIES TO:	ACK:
	FILE

FROM: Martin Durkan

DATE: 28 February 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3404

Proposal: Proposed erection of detached dwelling..

Site Address: 107, Anderson Avenue, Earley, Reading.

Applicant: Mr Dickson C/O Peter H Watkins.

Your observations are required in respect of this application **by 24/03/2001** .

Councillors felt that this application should be refused. It was felt that the proposal represented an overdevelopment, that the new dwelling would look cramped and out of keeping with its neighbours, and was an infringement of the building line of Fairview Venue and Anderson Avenue.

DELEGATED

There was also concern about the parking on the site, and it was felt that the limited space available may result in vehicles being parked on the road. Since this is a corner plot, it was felt that this could cause and obstruction and represent a danger to other road users.

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
POL
DC
APP
CS
ENF
14 MAR 2001
COPIES TO: jpe/anderson
ACK:
FILE:

From: Joanne Ellis, Environmental Health

To: Martin Durkan, Development Control

My Ref:

Your Ref: F/2001/3404

Date: 13 March 2001

PROPOSAL: ERECTION OF DETACHED DWELLING

ADDRESS: 107 ANDERSON AVENUE, EARLEY

These proposals have been evaluated and I have the following comments:

The site is located close to the A329M, this is a busy road and hence I have concerns that the dwelling will experience excessive levels of noise from the traffic due to their close proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24. It may not be possible to adequately mitigate this noise with the current proposals so an acoustic assessment should be carried out and submitted prior to any consent being granted.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.
   Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.



Joanne Ellis

Attachments: none

Date: 5-4-01 15:34

Message size: 1040 bytes

From: Suzanne McLaughlin <Suzanne.McLaughlin@wokingham.gov.uk>

To: Martin Durkan <martin.durkan@wokingham.gov.uk>, "'martindurkan@fsmail.net'" <martindurkan@fsmail.net>

Subject: 107 Anderson Avenue Earley

Martin
I've looked at the draft reason for refusal on noise grounds and am happy
with the wording.
Suzanne

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 28 February 2001

Application Number: F/2001/3404

Proposal: Proposed erection of detached dwelling.

Parish: EARLEY TOWN

DELEGATED

Site Address:
107, Anderson Avenue, Earley, Reading.

Applicant:
Mr Dickson C/O Peter H Watkins.

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).

(1) Garage to have minimum internal dimensions of 5.0m x 2.5m.
(2) C049, R049.
(3) C122, R122.
(4) C128, R128.
(5) C129, R129.
(6) C130, R130.
(7) C140 (INSERT: 5metres), R140.

NOT

Signed: _____ **Print name:** Adam Coggins 12/03/01

HEWETTS

SOLICITORS

55-57 London Street, Reading, Berkshire RG1 4PS
DX 4055 READING 1 Tel: 0118 957 5337
Facsimile: 0118 939 3073
email: enquiries@hewetts.co.uk
www.hewetts.co.uk

DC MD
065
COPIES TO: FOR: ✓
FILE:

Mr M Dirkin
Planning Department
Wokingham District Council
DX 33506
Wokingham

Our Ref: NBB/mlc/Holt
Your Ref: MD

21 March 2001

Dear Mr Dirkin

MRS F L HOLT
PLANNING APPLICATION NO: F/2001/3404

I am instructed by Mrs Holt of 2 Fairview Avenue, Earley, Reading, Berkshire with regards to Planning Application Number F/2001/3404, namely the proposed direction of a house on land adjacent to 107 Andersen Avenue, Earley, Reading, Berkshire by Mr & Mrs Dickson.

I have before me a copy of a letter received from Earley Town Council dated 6 March 2001 and after speaking with them at length regarding this matter understand that they are recommending the Planning Application be refused upon the basis that:

1. The proposed site is cramped;

2. The proposed site is overdeveloped;

3. The house is forward of the building line;

4. It would have highway implications.

No doubt you will have by now received representations from Earley Town Council regarding this matter.

My instructions are to voice my Client's objections to the Planning Application which are as follows:

/Continued...

Partners
G A Kew ********** R P Gambles

Consultants: C N Kennedy C H Josephi C R Fuller F INST LEX Conveyancing Executive: T C Butcher F INST LEX
Family Law Executive: E A Bettes F INST LEX

Members of:
Employment Lawyers Association
Society for Computers and Law

This firm is regulated by the Law Society in the conduct of investment business

Association of Personal Injury Lawyers
Family Law Panel

1. The erection of a house as set out in the proposed Planning Application would infringe my Client's right to light. I am advised that my Client has three main windows on the side of her property which will be overshadowed by the proposed building. One of these windows is her kitchen window, one of these windows is a landing window and one of these is a bathroom window. Albeit that the proposed house has no windows in it and therefore our Client's property will not be overlooked the light to these three windows will not only be restricted but, to some degree, extinguished;

2. Secondly, the driveway to the proposed property will join Andersen Avenue and Fairview Avenue on a dangerous corner. Indeed, it will be itself on a junction and with the poor visibility from anyone leaving the driveway would, in our Client's view, cause a potentially hazardous situation.

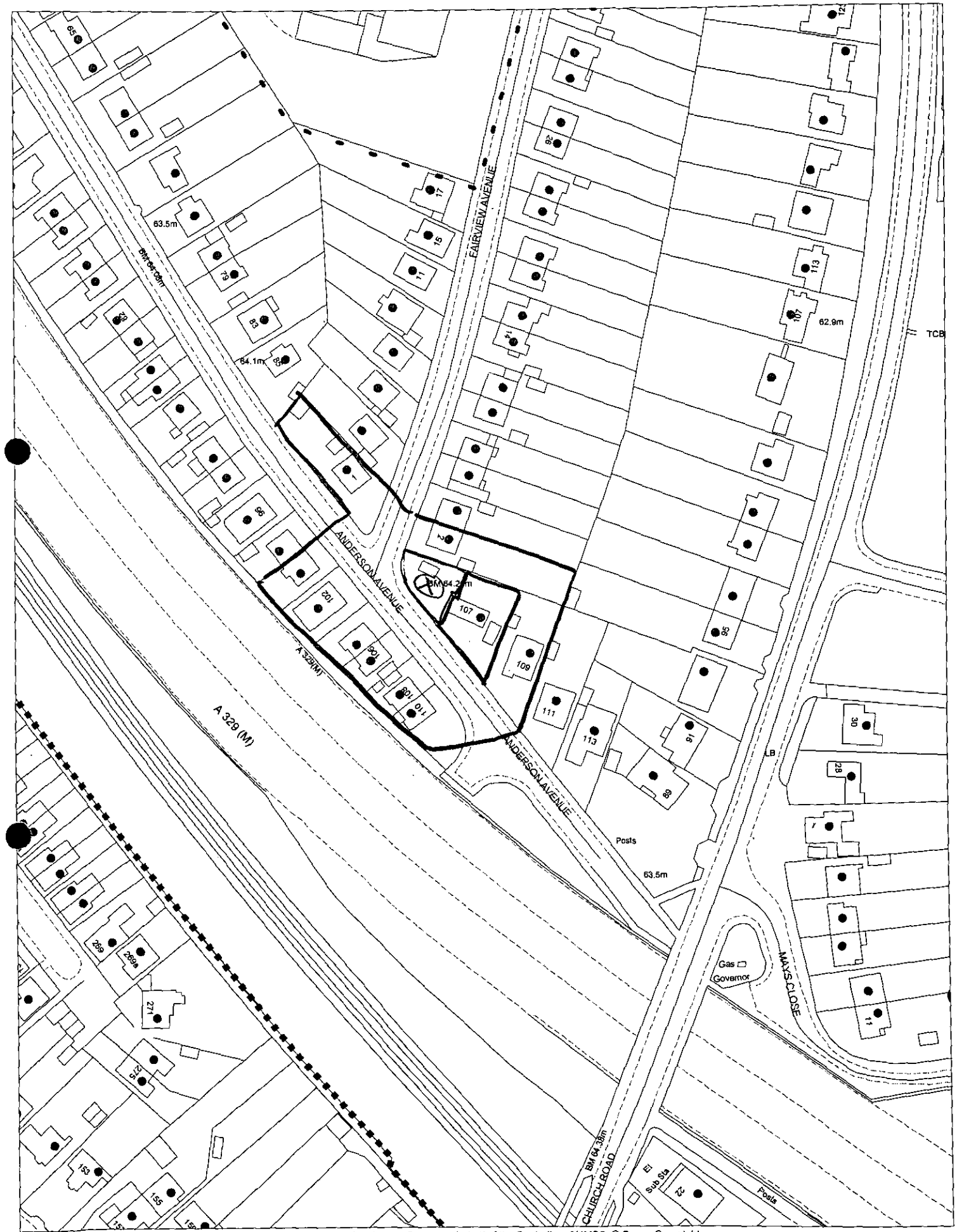
I would therefore be grateful if you would have regard to my Client's views on this matter when considering the Planning Application.

If I can be of any further assistance to you then please do not hesitate to contact me.

Yours sincerely

P. p. N.B. Barnett

N B BARNETT



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Development Control Section, Environmental Services, Wokingham District Council.
14 February 2001

Scale: 1 : 1250

N W E S

MD

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3404 relates.

Address of site 107 ANDERSON AVE EARLEY READING BERKS RG6 1HA

Signed

Date 6.3.01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3404
CASE OFFICER: Martin Durkan

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3404

PROPOSAL:
Proposed erection of detached dwelling.

LOCATION:
107, Anderson Avenue, 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 Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2001. 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

28 February 2001

0118 9423696

48 Broomfield Road
Tilehurst
Reading RG30 4AL.
18th. Feb. 2001

Re 107 Anderson Ave. Earley.

Dear Mrs Hurst.

Please find enclosed a copy of the ownership certificate for the above.

Yes, the scale of the location plan is 1:1250.

Yours sincerely

P. Wells

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~8 FEB 2001~~ Valid 21 FEB 2001	Map No. 46 Site 0.02
Officer: MD. / Application No. F 2001 3404	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: (F) PROPOSED ERECTION OF DETACHED DWELLING

Location: ~~LAND ADJ TO~~ 107 ANDERSON AVE

Parish: EARLEY Ward: Whitegates 28.2.01

Applicant: MR DICKSON

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (b) 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	Scale ? 1:1250		✓ 21/2
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	No S66.	Phoned 16/2 ✓	21/2
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 : ..... 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:

..... S/N + See map. .....
.....
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.....
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1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

21 FEB 2001 * 3404

1.	APPLICANT'S NAME	MR. DICKSON
	ADDRESS	107 ANDERSON AVENUE EARLEY
	POST CODE	PHONE 07976 398453
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PETER H. WATKINS
	ADDRESS	48 BLOOMFIELD ROAD TILEHURST
	POST CODE RG30 6AL	PHONE 9423696
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND ADJACENT TO 107 ANDERSON AVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW 3 BED. DET. HOUSE
5. Give the area in hectares or part of a hectare	AREA OF SITE	225 m²
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	PW. 21007

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

CLAY TILES & BRICK AS DRAWING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

YES. FENCE & BRICK WALL

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING S.W. DRAIN

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 1 4 *	— / — *	— / — *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO *STATE No. OF HABITABLE ROOMS If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. *Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.*

SIGNED [signature] ON BEHALF OF MR. DICKSON DATE 5-2-2001

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	*Please Specify*				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) *Give the name and current operating address of the proposed occupier*
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON *SITE AFTER COMPLETION OF THE* DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work *are clearly edged in red on the plans.* Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No.

21 FEB 2001

21.FEB.2001* 3404

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . M.L. DICKSON . . . . . .

Date . . . . 16-2-2001 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

2876

ADDRESS 107 ANDERSON AVENUE PARISH EARLEY E

PLOT No. ORD. SHEET No. SU.7472 (A6

BUILDER C.K. Ward

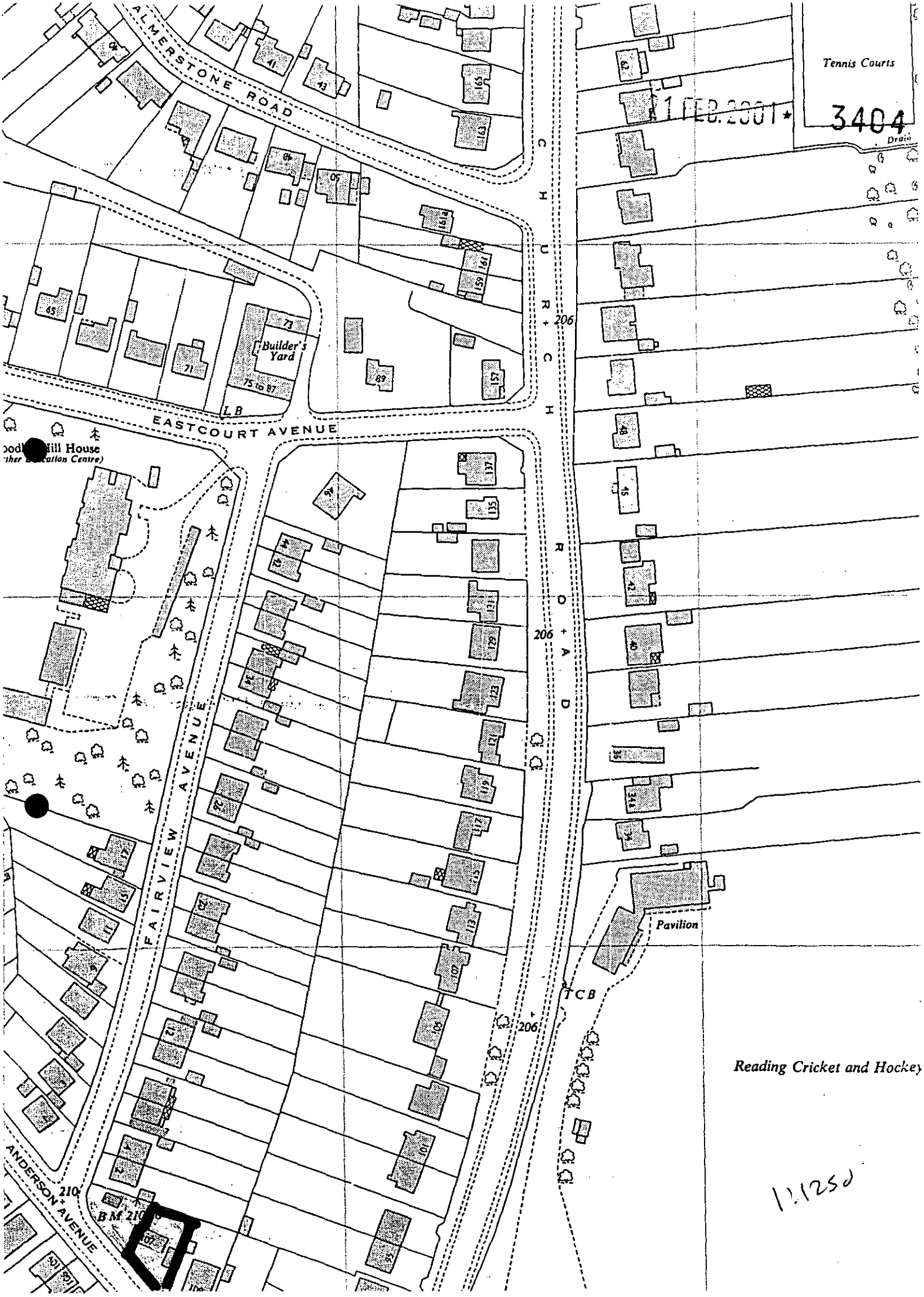
Plan No.	Applicant	Description of Development	Date of Decision	Decision	
663/55	Mr. C. H. Tipple	Detached House	13/9/55	App.	Ap
R/70/60	"	Garage, Greenhouse, Tool Shed.	10/5/60	App.	C/A
PD/318/64	Mr. Gladdish	Alterations	11/6/64	App.	N
PD 848/72	Mr J L Dickson	Extend Kitchen & Dining Rm	21.12.72	App.	N/
01021	" "	PLAYROOM OVER GARAGE	11.7.74	N/A	REFUS
BR. 8766.	Mr. J. Dickson	Sunlounge, bay window	20.7.78	REF	N/A
08640	"	" " EXT. TO LOUNGE	3.8.78	N/A	C/A
BR 9280	"	EXTENSIONS	27.9.78	APP.	N/A
18911	"	2/ST. EXTENSION	10.3.83	N/A	REF
24645	"	1ST FLOOR EXTENSION	6.12.85		RE
25190 BRA 720	"	"	24.3.86, 5.6.86	REF	C/A
BRA 1027	"	2/ST. EXTENSION	26.6.86	APP	N/
UW 97/01052/R	"	INT. ALTS. GARAGE TO RES.			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



ALMERSTONE ROAD
Tennis Courts
11 FEB. 2001
3404
Drain
CHURCH ROAD
206
Builder's Yard
75 to 87
L B
EASTCOURT AVENUE
Hill House
FAIRVIEW AVENUE
Pavilion
T C B
Reading Cricket and Hockey
ANDERSON AVENUE
210
B M 210

1:1250


FAIRVIEW HOUSE

