APPLICATION NO:
F/2001/3320

LOCATION:
5 Hilbury Road, Earley Reading.

APPLICANT:
Mr P McIntyre

PROPOSAL:
Proposed single storey side extension to dwelling plus removal of existing garage.

EARLIEST DATE FOR DECISION: **09/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 03/04/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr P McIntyre
5, Hilbury Road
Earley
Reading
RG6 5PU

Application Number: F/2001/3320

Parish: **EARLEY**

Location: **5 Hilbury Road, Earley, Reading.**

Proposal: **Proposed single storey side extension to dwelling plus removal of existing garage.**

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 reason for which is specified hereunder.

Reason

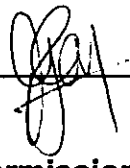
1. The proposed development by reason of its bulk would form a dominant and overshadowing feature to the detriment of the residential amenity of the occupiers of adjacent dwelling. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 27/03/2001

Notice checked by: 

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 14 February 2001

Application Number: F/2001/3320

Proposal: Proposed single storey side extension to dwelling plus removal of existing garage.

Parish: EARLEY TOWN

Site Address:
5, Hilbury Road, Earley, Reading.

Applicant:
Mr P McIntyre .

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).

C04, R04
C22, R22.

Comment.
The modified garage shall have minimum internal dimensions of 5.0m x 2.5m.

Signed: _____ **Print name:** Adam Coggins 16

ADDRESS 5 HILBURY ROAD PARISH EARLEY

PLOT No. 12 ORD. SHEET No. SU. 7471 (52

BUILDER J. T. Cook & Son Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
143/54	J. T. Cook & Son Ltd	Outline	9/3/54	N.I.A. Cl
854/55	"	Detached Bungalow	8/11/55	App. Ap
BR 1902	Mr F Lancaster	Erection of porch	8.1.75	App n/a
BR 11341	MR. CZICZAIC	GARAGE	9.7.79.	App N/A
11207	"	"	2.8.79	n/a n/a

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 06/TCB/2031 * 3320

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 Address and postcode Phone number	MR PETER MCINTYRE 5 HILBURY ROAD EARLEY, READING RG6 5PH 01189 862402
2	Agent's Name Address and postcode Phone number	
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.	5 HILBURY ROAD EARLEY, READING RG6 5PH
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACE EXISTING CONCRETE GARAGE WITH BRICK BUILT GARAGE + KITCHEN EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED FACING BRICKS TO MATCH EXISTING BROWN ROOF TILES TO MATCH EXISTING
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: 2	Proposed: 2
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: [signature] on behalf of

Date 6/2/2001

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

REFUSED. finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3320	FH
BUILDING CONTROL NUMBER	HP2001/1568	Alan
APPLICANT/~~AGENT~~	Mr P. McIntyre	
ADDRESS OF SITE	5 Hilbury Road EARLEY	
DESCRIPTION OF PROPOSED WORK	demolish existing garage construct s/s side ext to dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	27/3/01	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	14/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED	✓		
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3320

Applicant : Mr P McIntyre .

Location : 5, Hilbury Road, Earley, Reading.
Proposal : Proposed single storey side extension to dwelling plus removal of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 13/03/01

Date Registered : 06/02/2001

Earliest Date for Decision : 09/03/2001

Latest Consultation Date/Site Notice Expiry Date : 09/03/2001

This application will have expired on: 03/04/2001. 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 :

EARLEY TOWN COUNCIL - concerned re. loss of light + amenity to neigh. prop.
ENVIRONMENT AGENCY - landfill gas unlikely to present risk to proposal
HIGHWAYS - Rec. approval subject to conditions.
NEIGHBOUR - Objection(s) → concern of encroachment
→ loss of light
→ concern of overlooking

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.

Application Number: F/2001/3320

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop s/st ext plus removal of existing garage. The removal of the existing garage involves increasing the height of the garage from existing height of 2.5 m to the ridge to 4.4 m to the ridge. It is then proposed to extend to the rear of the garage by a total 4.4 m from the line of the existing garage

The neighbouring property has two side facing windows to a living room. The proposal will extend to the front of both windows therefore blocking significant light to this habitable room

Under revised drawings submitted on 15 March 2001 there are no proposed side facing windows to the north elevation of the extension

IMPACT UPON THE STREET SCENE

The visible part of the proposal in the street scene will be the replacement of garage and raising in height. The prop. eaves are in line with the existing and prop. ridge height in line with that of existing bedroom 1. Therefore it is considered that the prop. dev. will not have an adverse impact upon the street scene or the wider area

Recomendation : Approval: ☒ **Refusal:** ☐
(tick appropriate box)

Application Number F/2001/3320
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1		→	THE PROPOSED DEVELOPMENT BY REASON OF ITS BULK WOULD FORM A DOMINANT AND OVERSHADOWING FEATURE TO THE DETRIMENT OF THE RESIDENTIAL AMENITY OF THE OCCUPIERS OF ADJACENT DWELLING - AS SUCH THE PROPOSAL IS CONTRARY TO POLICY LBE2 OF THE LODDON AREA LOCAL PLAN AND POLICIES WOS3 AND WBE1 OF THE WOKINGHAM DISTRICT LOCAL PLAN.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3 WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	OS1, EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: Chris Hutchen
(Development Control Manager)

Date: 27/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 5 Hilbury Road Earley Reading.

APPLICATION NUMBER: F/2001/3320

OFFICER: Farah Humayun

DATE OF SITE VISIT: 13/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

RES. - BUNGALOWS

3. DESCRIPTION OF SITE/BUILDING

BUNGALOW WITH ATTACHED GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 3 - 30" distance on boundary, 2 side facing windows - x ventilation - HIGH HEDGING TO BOUNDARY.

NO 5 - EXISTING GARAGE, = SIMILAR EXTN TO NO 7.

NO 7 - SET FORWARD TO NO 5. LARGE EXTN TO REAR ~~GARAGE~~ SUMMER ROOM BEHIND

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS NO 7 AT LOWER LEVEL.

BOUNDARY TREATMENT 1.8 M CB FENCE.

OTHERS

FROM: Farah Humayun

DATE: 14 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3320

Proposal: Proposed single storey side extension to dwelling plus removal of existing garage..

Site Address: 5, Hilbury Road, Earley, Reading.

Applicant: Mr P McIntyre .

Your observations are required in respect of this application **by 09/03/2001** .

Councillors were concerned that this application would result in a loss of light and a loss of amenity to neighbouring properties. If the Planning Officer is mindful to approve this application, it is requested that windows facing No. 3 are obscure glazed.

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

3 Hilbury Road
Earley
Reading
RG6 5PU

Your ref: Farah Humayun
F/2001/3320

6 March 2001

Farah Humayun
Planning Officer
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Madam

Ref: Application Number: F/2001/3320
Site Address: 5 Hilbury Road, Earley, Reading
Proposed single storey side extension to dwelling, plus removal of existing garage

I have inspected the site plans for the above and I have the following comments to make:-

1. Our house is built 33" from the boundary line. As the proposed extension will extend the whole length of the building I would like confirmation that it will be at least 13" from this boundary to accommodate any overhang from eaves and gutters encroaching over my land.

2. Due to the proximity, the wall will block the light from one of my windows in the lounge. In addition, an apex roof will further decrease the amount of light normally received in this room as the windows in question are only 4' x 1'8" wide. I would be grateful if you could confirm that the new high window in the kitchen facing my property will be non-opening and of opaque glass.

3. We note that an extraction fan is to be fitted in the bathroom with ducting to an outside wall of the garage. I would also like confirmation that this will be noiseless and odourless. If not, could this be directed vertically from the bathroom via the roof rather than directly onto our property?

4. As we have lived here for 37 years I understand that "ancient lights" gives us a certain right of light into the lounge.

I look forward to hearing from you.

Yours faithfully,

John Crisp

Copy: Richard Raymond, Town Clerk & Treasurer, Earley Town Council

OBS - FH

	LS
DC	ENF
APP	
CS	
07 MAR 2001	
COPIES TO:	ACK. ✓
	FILE:

ENVIRONMENT AGENCY

Our ref: SP\2001\003204\001
Your ref: F/2001/3320

Date: 5th March 2001

[illegible]	40865
[illegible]	TLS
CC FH	ENF
APP	
CS	
08 MAR 2001	
COPIES TO:	ACK:
	[illegible]

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Fao: Farah Humayun

Dear Sir/Madam

SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS REMOVAL OF EXISTING GARAGE AT 5 HILBURY ROAD, EARLEY, READING

Thank you for your letter dated 14th February 2001, which was received on 16th February 2001. You are asked to quote the following reference in any correspondence: SU77SW/6/10. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

Environmental Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name
SU 745 710	Approx 227metres	Bovis Homes

In view of the type of landfill and the form of development proposed, it is unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Surface water from roadways should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from car parking areas should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Max Ross
Development Planning Officer

cc Mr Peter McIntyre, 5 Hilbury Road, Early Reading, RG6 5PU.

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

Tel: 0118 974 6482

Date: **14 February 2001**

My ref: F/2001/3320

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3320
5, Hilbury Road, Earley, Reading.
Proposed single storey side extension to dwelling plus removal of existing garage.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3320**
5, Hilbury Road, Earley, Reading.
Proposed single storey side extension to dwelling plus removal of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6482

Date: **14 February 2001**

My ref: F/2001/3320

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3320**
5, Hilbury Road, Earley, Reading.
Proposed single storey side extension to dwelling plus removal of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6482

Date: **14 February 2001**

My ref: F/2001/3320

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3320
5, Hilbury Road, Earley, Reading.
Proposed single storey side extension to dwelling plus removal of existing garage.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3320**
5, Hilbury Road, Earley, Reading.
Proposed single storey side extension to dwelling plus removal of existing garage.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2001/3320

PROPOSAL:
Proposed single storey side extension to dwelling plus removal of existing garage.

LOCATION:
5, Hilbury Road, Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2001. 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

14 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 FEB 2001
Officer: FH	Application No. F/2001/3320

Map No. 52 - Site 003

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

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

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

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS REMOVAL OF EXISTING GARAGE

Location: 5 ITHLBURY ROAD

Parish: EARLEY Ward: Redhatch. 14-02-01 B.

Applicant: MR P MCINTYRE

Fee Received 95-00 (6) 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			
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 : 14.02.01.B 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 250m landfill site consultation

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. .....

ADDRESS 5 HILBURY ROAD PARISH EARLEY

PLOT No. 12 ORD. SHEET No. SU. 7471 (52

BUILDER J. T. Cook & Son Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
143/54	J. T. Cook & Son Ltd	Outline	9/3/54	N/A. Cl
854/55	"	Detached Bungalow	8/11/55	App. Ap
BR 1902	Mr F Lancaster	Erection of porch	8.1.75	App n/a
BR 11341	MR. CZICZAIC	GARAGE	9.7.79	App N/A
11207	"	"	2.8.79	n/a n/a

DATE OF COMPLETION

MINISTRY DECISION.

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

06.FEB.2001 5320

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 Address and postcode Phone number	MR PETER McINTYRE 5 HILBURY ROAD EARLEY, READING 0118 9862462
2	Agent's Name Address and postcode Phone number	* 9862462 *
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.	5 HILBURY ROAD EARLEY READING RG6 5PY
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACE EXISTING CONCRETE GARAGE WITH BRICK BUILT GARAGE + KITCHEN EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED FACING BRICKS TO MATCH EXISTING, BROWN ROOF TILES TO MATCH EXISTING.
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: 2	Proposed: 2
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.

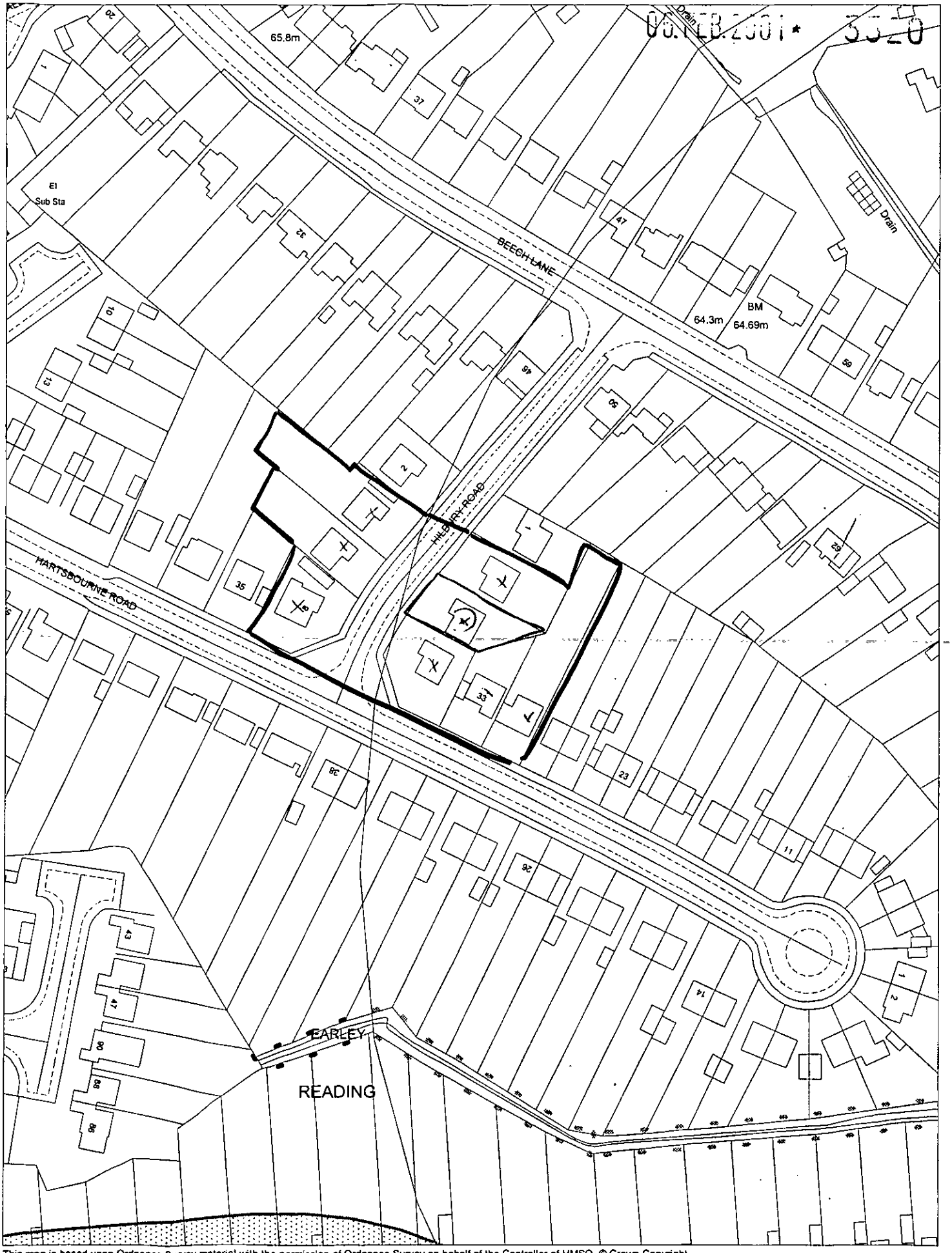
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 6/2/2001

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



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Development Control Section, Environmental Services, Wokingham District Council.

9 February 2001

Scale: 1 : 1250

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