EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0611

LOCATION:
46 Strand Way, Lower Earley Reading.

APPLICANT:
Mr & Mrs Wise C/O D J Porter

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **17/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Wise
C/O D J Porter
Castle Hill House
12 Castle Hill
Windsor
Berks
SL4 1PD

Application Number: F/2000/0611

Parish: **EARLEY**

Location: **46, Strand Way, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension**

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 and garaging 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. The ensuite bathroom window in the south west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. To ensure a satisfactory external appearance.

John Mitchell CH
Development Control Manager
Date: 28/06/2000

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)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 17 November, 2000
My ref. BC/DC/2000/0611
Your ref.

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 B Wise
c/o D J Porter
Castle Hill House
12 Castle Hill
Windsor
Berks. SL4 1PD

Dear Mr Wise

PLANNING PERMISSION 2000/0611
SITE: 46 STRAND WAY, LOWER EARLEY, READING, RG6 4BU

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 2000/0611 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 you 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 sincerely

JOSS MILLER
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0611	JM
BUILDING CONTROL NUMBER.	BN 2000/1018	Martin
~~APPLICANT~~/AGENT	D. J. Porter	
ADDRESS OF SITE	46 Strand Way ~ Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 Storey side ext + S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS		
FLOOR PLANS	no plans to check	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	3/11/00.	

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	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0611

Applicant : Mr & Mrs Wise C/O D J Porter.

Location : 46, Strand Way, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension

Site Notice Displayed ? :

YES	NO	DATE
✓		18/3

Date of Neighbour Notifications : 24/2

Date of Site Visit : 6/3/00

Date Registered : 21/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 17/04/2000

Consultation Responses :

Highways - condition
Neighbour - loss of light & outlook.
Neighbour - loss of light.

Planning Issues :
Effect on Street scene & neighbouring properties WBC Identified settlement.

Application Number: F/2000/0611

Appraisal :

This application is for a 2 storey side extension and single storey rear extension

Neighbours.
The neighbours at No 45 have no side windows and a 1.8m boundary fence. The 2 storey extension has an eaves height of 4.8m and a ridge height of 7.2m. It is sited to the east of No 45 and has a first floor bathroom window to the side elevation. All other neighbours are a sufficient distance for any effect regarding overbearing, daylight and privacy issues relating to the 2 storey element to be minimised. The single storey rear extension has a depth of 3m, a width of 5.4m, an eaves height of 2.4m and a ridge height of 3.4m. There is a 1.8m fence all around and the garden is approx 53m higher at the end. The neighbour at No 44 is set forward of the applicant (at the rear footprint) by 3m. The extension is 5m away at the nearest part and is situated to the north-west of the neighbour. The extension is of a relatively modest height and scale and so any impact regarding overbearing, privacy and daylight issues will be minimised. All other neighbours are also a sufficient distance for the above mentioned issues to be minimised.

Street scene
The single storey element is situated to the rear and so will be largely obscured from the street scene by the main footprint of the house. The two storey element is 3.1m wide and 7.2m high, some 300mm lower than the main ridge. A similar extension has been approved at No 41 recently. Any impact on the street scene is not sufficient to warrant a refusal.

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

(tick appropriate box)

The car parking complies with the Council's policies.
The Council does not consider the back building line as rigidly as the front building line. Each application is assessed on its individual merits and determined taking into account the effect on neighbours and the street scene.

Application Number F/2000/0611
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SL23	SR06	Parking & garaging
3	SC20	SR24	Ensuite bathroom
			South-west elevation.
4	SL58	SR12	works.

RECORD OF SITE VISIT

SITE ADDRESS: 46 Strand Way Lower Earley Reading.

APPLICATION NUMBER: F/2000/0611

OFFICER: Joss Miller

DATE OF SITE VISIT: 6/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on garage door

2. DESCRIPTION OF SURROUNDINGS
Detached houses on modern estate.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
44. No side windows. Stepped forward from applicant. French windows approx. 1m in from side.
45. No side windows - 4m deep conservatory approx. 5m closer to boundary than house.
Property to rear - no side windows.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING See plan.

LEVELS ground level approx. 0.3m higher at end of garden

BOUNDARY TREATMENT 1.8m fence all round.

OTHERS \

Tel: (0118) 974 6463

Date: 16/6/00

My ref: F/2000/0611

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0611
46, Strand Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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

John Marsden

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 16/6/00

My ref: F/2000/0611

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

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0611
46 , Strand Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension

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 26/6/00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0611**
46 , Strand Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

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

Tel: (0118) 974 6463

Date: 16/6/00

My ref: F/2000/0611

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 A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0611
46, Strand Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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

John Miller JP

Head of Planning and Transportation

FROM: Joss Miller

DATE: 24 February 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0611

Proposal: Proposed two storey side extension to dwelling and single-storey rear extension.

Site Address: 46 , Strand Way, Lower Earley, Reading.

Applicant: Mr & Mrs Wise C/O D J Porter.

PLANNING SERVICES	RPT 27653
POL	LS
DC	
APP	
CS	
27 MAR 2000	
COPIES TO:	ACK

Your observations are required in respect of this application **by 19/03/2000** :

It is understood from neighbours to the application site (No. 44) that a recent rear extension to their property was limited in size such that it could not extend beyond the rear building line of properties in this road.

The proposals now under consideration clearly breach the rear building line quite considerably, and the Planning Officer is asked to clarify this situation.

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO

SM 5

PLANNING SERVICES	...JT
POL	...LS
DC	ENF
APP	
CS	
15 ...	
COPIES TO:	ACK: ✓
	FILE:

44 Strand Way
Lower Earley
Reading
Berks.
RG6 4BU

13 March 2000

Re: Planning Application No F/2000/0611
Proposed extension for Mr & Mrs Wise
46 Strand Way

Dear Ms Miller

After looking at the plans of the above extension, I would like to bring to your attention that the single storey rear extension I believe is beyond the building line. We have just had an extension on our kitchen up to the building line, as we were told by our planner that we could not go beyond this point.

The other concern we have is that this proposed extension would be blocking our direct evening sunlight into our Kitchen breakfast room. Could you take these concerns into account before planning is approved, we would be extremely grateful.

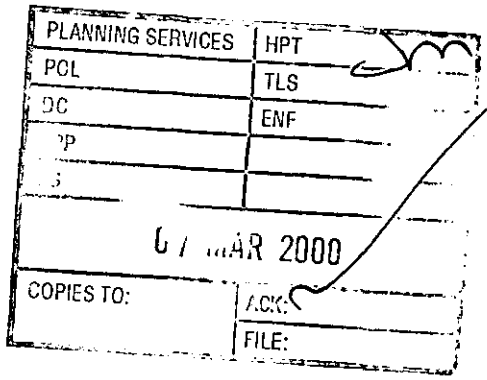
Thank you

Sharon Henden.

Mr & Mrs Henden

S A Roginski
45 Jay Close
Lower Earley
Reading
Berks

3.March, 2000



Environmental Services Dept.,
Planning Services,
PO Box 157,
Shute End, Wokingham,
Berks. RG40 1WR

Dear Mr Wood,

Application No: F/2000/0611

Site Address: 46, Strand Way, Lower Earley, Reading

Proposal: Proposed two storey side extension and single story rear extension.

Thank you, for your letter regarding the above application. I am writing to confirm that I object strongly to the two-storey side extension to the property. This property backs on to our house and the area where the proposed extension is to be built is the main source of light to what is our already dark lounge. The lounge light is currently cut out by the hawthorn bushes at the end of 46 Strand Way's garden and I feel that this extension would simply make the lack of light intolerable. We are already surrounded in our outlook by brick walls and feel that we do not want to look out on additional buildings. I think if you stood in my lounge you would appreciate my objection.

I would be very grateful if you could notify me of the progress of this application in case there is further action I can take to prevent this proposal being passed. I should add that we do not have any objection to the single story rear extension.

Yours sincerely,

S. A. Roginski (Mrs)

Mrs S Roginski

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 24 February 2000

Application Number: F/2000/0611

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Site Address:
46 , Strand Way, Lower Earley, Reading.

Applicant:
Mr & Mrs Wise C/O D J Porter.

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 (SR06)

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

2-3-00

ADDRESS 46 STRAND WAY PARISH LOWER EARLEY

PLOT No. 60 PART AREA 12 - PH. III SCHOOL SITE TO RES. ORD. SHEET No. SU. 75 70 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY PLAN			CL
28138/9	TRUSTEES OF THE POOR OF EARLEY	O/L.	13.6.85	CA
31632	HERON	RES DEV. 98 DWELLINGS	26.10.88	R
31633	"	"	18.1.89	CA
34469/70	"	DET HOUSE & GARAGE	22.11.89	CA
36192/3	"	128 DWELLINGS	22.8.90	RE
36560/1	"	125 "	17.10.90	RE
37706	"	DET. HOUSE & GARAGE	17.5.91	CA
BRA 10798	"	"	9.10.91	APP
39260	"	"	3.6.92	C/A
XP/92/0486	"	"	8.6.92	APP

DATE OF COMPLETION

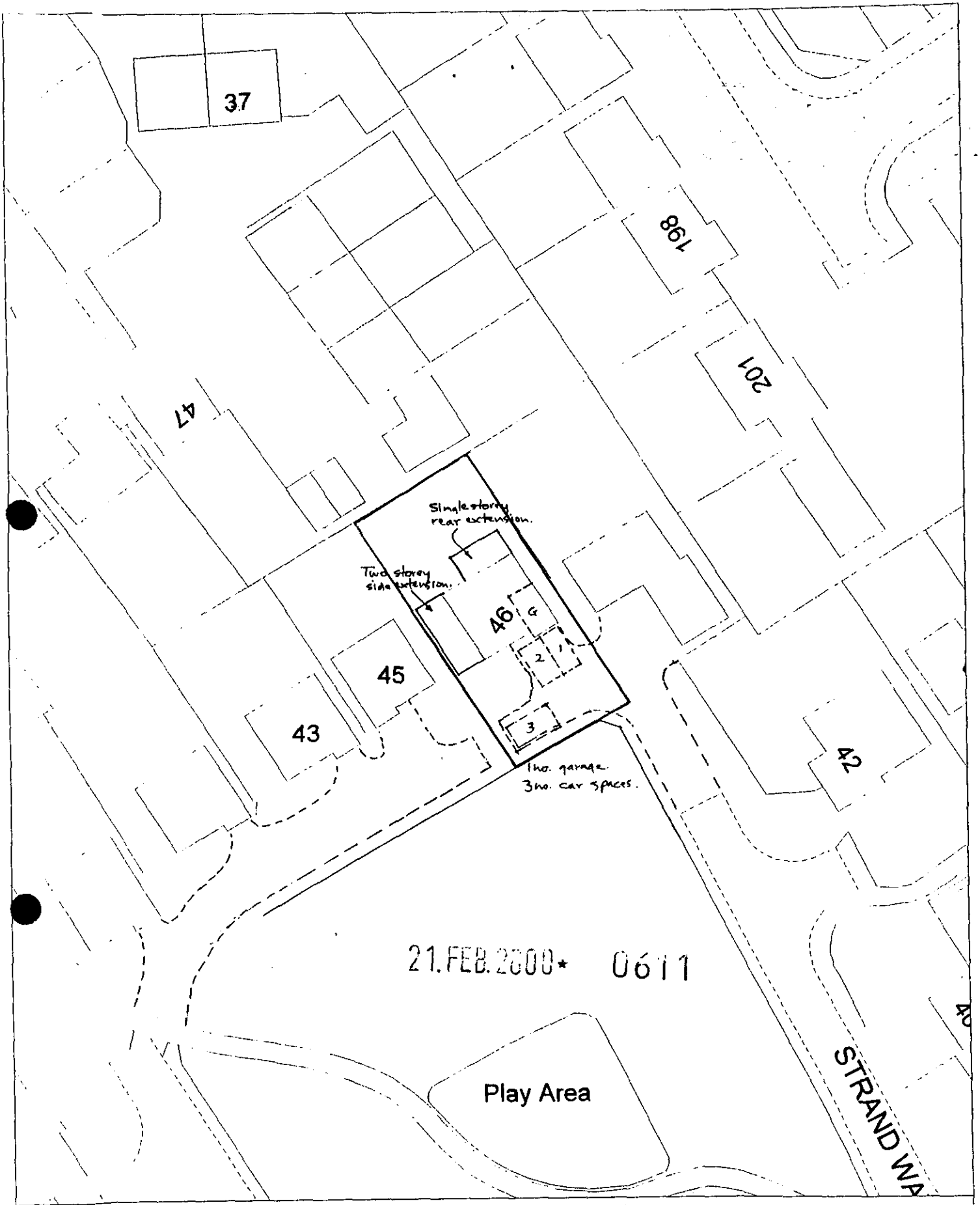
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

21.FEB.2000 C611



Site Plan, Scale: 1 to 500

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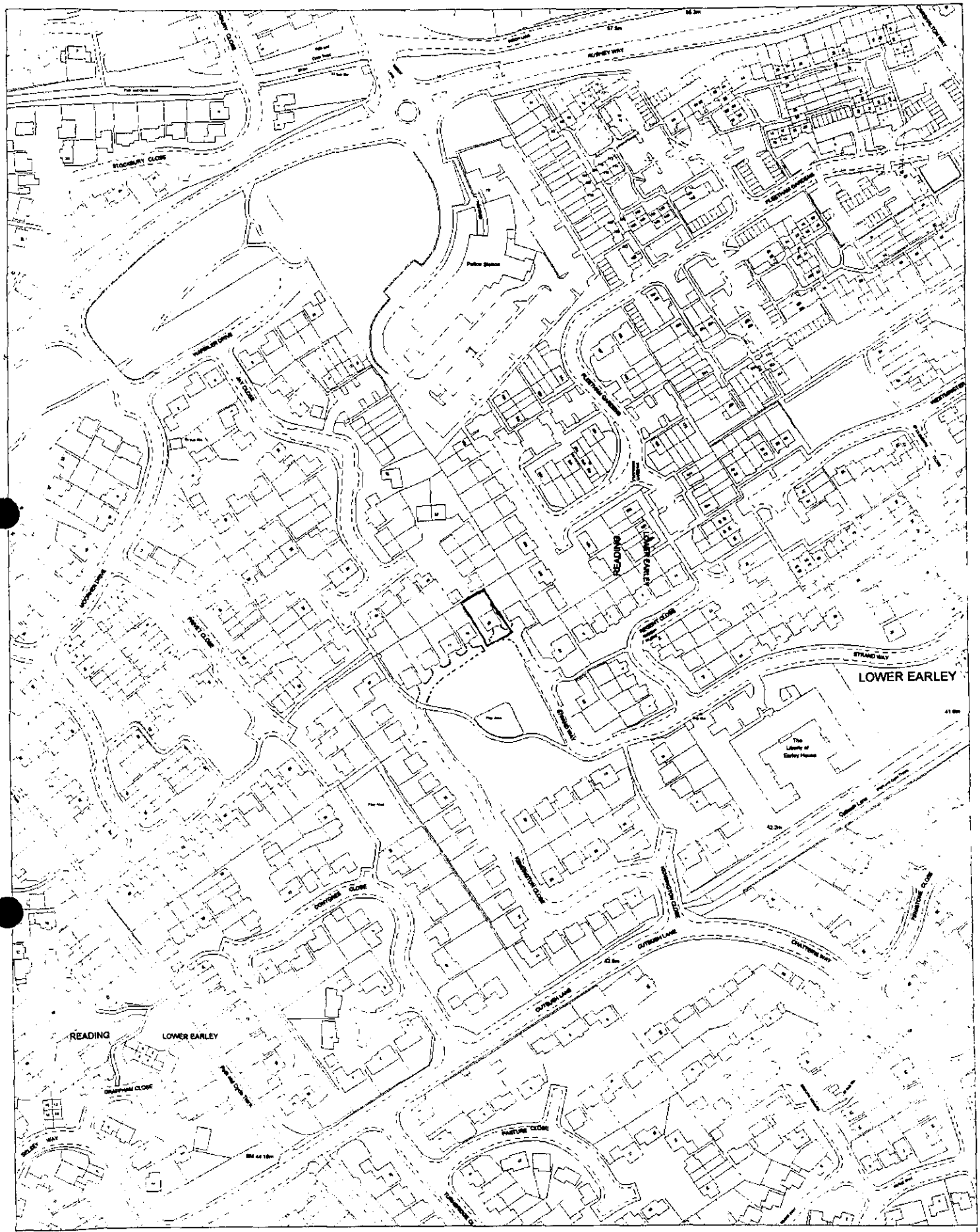
Date: 31 January 2000



Site Plan, Scale: 1 to 2500

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Date: 31 January 2000

N
W E
S

21.FEB.2000* 0611

Environmental Services

For office use only.
Application number 21.FEB.2000* 0611

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. WISE
	Address and postcode	46, STRAND WAY, LOWER EARLEY, READING, BERKS RG6 4BU
	Phone number	0118 986 3518
2	Agent's Name	D.J. PORTER F.R.I.C.S.
	Address and postcode	CASTLE HILL HOUSE, 12 CASTLE HILL, WINDSOR, BERKS SL4 1PD
	Phone number	01753 833360
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.	46, STRAND WAY, LOWER EARLEY, READING, BERKS RG6 4BU
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE EXTENSION AND SINGLE STOREY REAR 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.	FACING BRICKS TO MATCH EXISTING. ROOF TILES " " " TIMBERING " " "
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

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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: D. J. Pote F.R.I.C.S. on behalf of MR & MRS. WISE.

Date 29.01.00.

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

Received by Wokingham District Council

Application No: F/2000/0611

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension

LOCATION:
46 , Strand Way, Lower 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 19/03/2000. 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: ~~02 FEB 2000~~ VALID 21 FEB 2000	Map No. 58 Site .....
Officer: JM Application No. F/2000/0611	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 46 STRAND WAY

Parish: EARLEY Ward: Redhatch 24.02.00

Applicant: MR/MRS WISE

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (11) 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	Parking layout + show proposed development - how near is it to side boundary.	10/2	21 FEB 2000
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	It would be helpful if new development was highlighted on plans!	10/2	
6	Floor plans			21 FEB 2000
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 : 24.02.00 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:

..... S/N + 45 Jay close, homer Farley .....

.....

.....

.....

.....

.....

.....

.....

.....

D.J. Porter FRICS
Chartered Surveyor

Castle Hill House
12 Castle Hill
Windsor
Berkshire SL4 1PD
Telephone: 01753 833360
Telephone: 0118 979 0326
Fax: 0118 979 0326

The District Planning Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks RG41 1WR

16th February, 2000.

21.FEB.2000* C611

Dear Sir or Madam,

Re: 46, Strand Way, Lower Earley, Berks.

Further to your letter dated 10th February, 2000, I have amended the site plan, highlighted the extensions and added a note that no encroachment over the boundary is intended.

I therefore now return the 6 copies of the completed Householder application form, 6 copies of drg. no. 99/102/1, 6 copies of a block plan at a scale of 1:2500, 6 copies of a site plan at a scale of 1:500 and a cheque for £95 in support of my application, on behalf of the owner, for planning permission to build the two storey side extension and single storey rear extension.

Please note that the garage will accommodate a car and there are three existing spaces on the front drive. Therefore the parking provision for a five bedroomed house can be met.

If you require any further information, I would be grateful if you would not return the entire application again as this wastes money on postage and only serves to delay its determination.

Yours faithfully,

D. J. Porter

D.J.Porter F.R.I.C.S.
Chartered Building Surveyor

Environmental Services

For office use only
Application number: 21.FEB.2000* 0611

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 WISE
	Address and postcode	46, STRAND WAY, LOWER EARLEY, READING, BERKS RG6 4BU
	Phone number	0118 986 3518
2	Agent's Name	D.J.PORTER F.R.I.C.S.
	Address and postcode	CASTLE HILL HOUSE, 12, CASTLE HILL, WINDSOR, BERKS SL4 1PD
	Phone number	01753 833360
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.	46, STRAND WAY, LOWER EARLEY, READING BERKS RG6 4BU
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE EXTENSION AND SINGLE STOREY REAR 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.	FACING BRICKS TO MATCH EXISTING ROOF TILES " " " TIMBERING " " "
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 ☑

01753 762326.

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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: D. J. Porter F.R.I.C.S.

on behalf of MR + MRS WISE.

Date 29.01.00.

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

ADDRESS 46 STRAND WAY PARISH LOWER EARLEY

PLOT No. 60 PART AREA 12 - PH. III SCHOOL SITE TO RES. ORD. SHEET No. SU. 75 70 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY PLAN			CL
28138/9	TRUSTEES OF THE POOR OF EARLEY	O/L.	13.6.85	CA
31632	HERON	RES. DEV. 98 DWELLINGS	26.10.88	R
31633	"	"	18.1.89	CA
34469/70	"	DET. HOUSE & GARAGE	22.11.89	CA
36192/3	"	128 DWELLINGS	22.8.90	RE
36560/1	"	125 "	17.10.90	RE
37706	"	DET. HOUSE & GARAGE	17.5.91	CA
BRA 10798	"	"	9.10.91	APP
39260	"	"	3.6.92	CA
XP/92/0486	"	"	8.6.92	APP

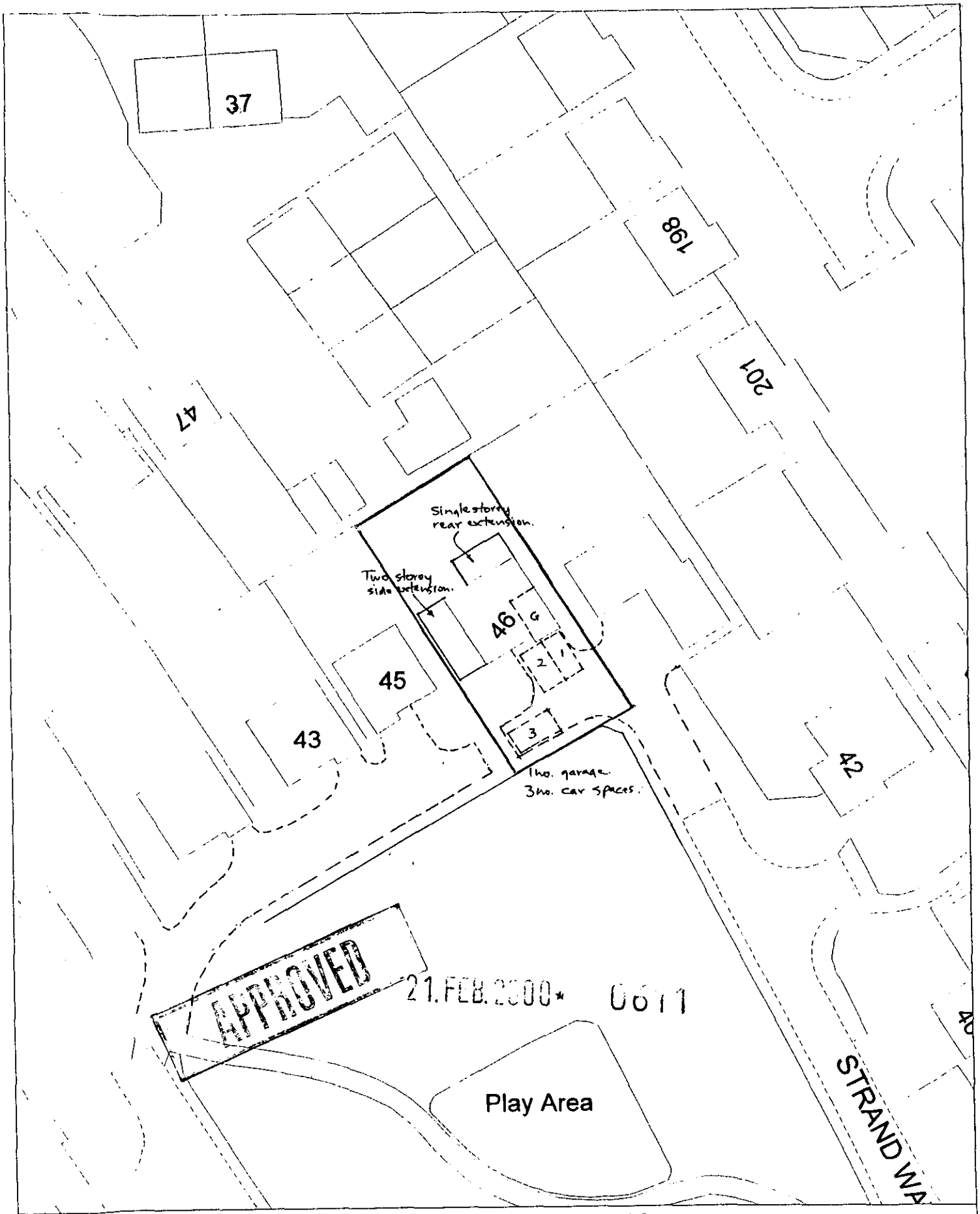
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 21.FEB.2000* Con

091074



Site Plan, Scale: 1 to 500

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Date: 31 January 2000

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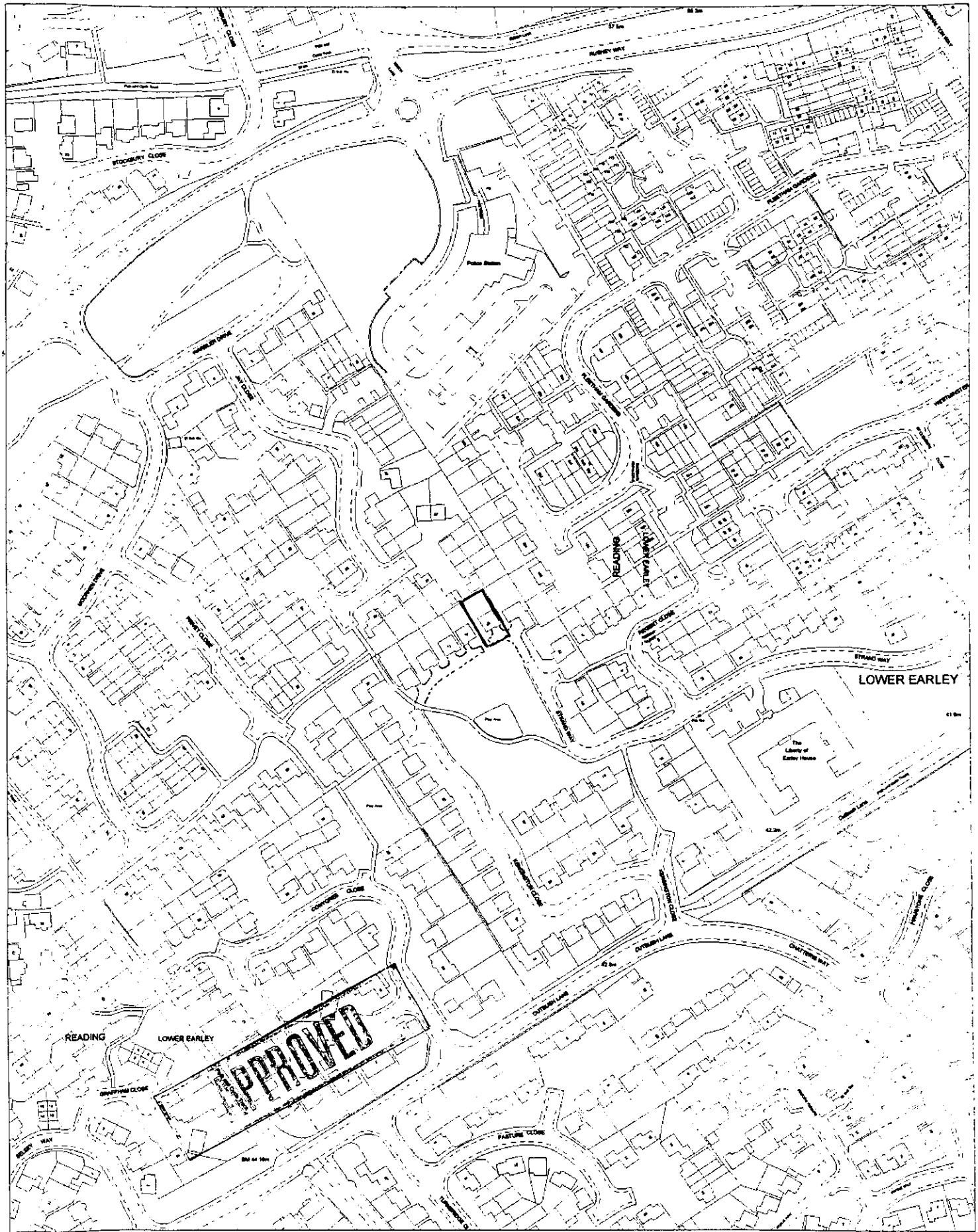

Site Plan, Scale: 1 to 2500

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Date: 31 January 2000

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21.FEB.2000* 0611