SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0616

LOCATION:
10 Robindale Avenue, Earley Reading.

APPLICANT:
Miss Zaremba C/O Peter H Watkins

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

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

APPLICATION EXPIRY DATE: **18/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss Zaremba
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Reading
Berkshire
RG30 6AL

Application Number: F/2000/0616

Parish: **EARLEY**

Location: **10, Robindale Avenue, 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. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the south-west elevation.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To ensure a satisfactory external appearance.

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

Informative
1. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
2. The applicant is reminded that a dropped crossing should be extended to the full width of the driveway.

John Mitchell
Development Control Manager
Date: 14/06/2000

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.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0616

Applicant : Miss Zaremba C/O Peter H Watkins.

Location : 10, Robindale Avenue, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 6/3/00

Date Registered : 22/02/2000

Earliest Date for Decision : 19/03/2000

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

Application Expiry Date: 18/04/2000

Consultation Responses :
Highways - conditions
Earley TC - Terracing effect detrimental to street scene.

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

Application Number: F/2000/0616

Appraisal :

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

Neighbours.

No 8 has had permission for a 2 storey side extn set 2 metres back from the front footprint of the house & set down from the main ridge of the roof. The extn is set in from the boundary on the front half of the property. There is an existing garage to the front of the property adjacent to the house and boundary. The single storey extension at the side and front of No 10 has a low pitched roof. There is an existing flat roofed garage on the boundary which has established impact The development is partially obscured by the 1.8m fence on the boundary. The two storey extension is 3.4m wide, set back 1m from the front footprint of the house is .5m from the boundary at the front and 5.8m at the rear. The bathroom window at the side elevation could be obscure glazed if necessary. The development will be obscured in the main from No 12 by the main footprint of the house. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene

The single storey side extension will be partially obscured due to the siting of the house and the shape of the plot. The front extension is of a modest size and is an appropriate design. The 2 storey side extension is set back 1m from the main footprint of the house and the ridgeline is approx .4m lower than that of the main roof. The 2 storey elements are approx 1.4m apart and both roofs are hipped away from each other. Therefore any effect regarding terracing will be minimised. The narrowness of the site entrance will result in the loss of amenity space at the front of the property. However this site is on a corner and the majority of properties would not have this situation. In this particular instance I feel it would not warrant a refusal.

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

(tick appropriate box)

Application Number F/2000/0616
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC53	SR12	works
4	SC08	SR08	first floor level or above. south-west elevation
		IN08	The applicant is reminded that a dropped crossing should be extended to the full width of the driveway.

RECORD OF SITE VISIT

SITE ADDRESS: 10 Robindale Avenue Earley Reading.

APPLICATION NUMBER: F/2000/0616

OFFICER: Joss Miller

DATE OF SITE VISIT: 6/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate post

2. DESCRIPTION OF SURROUNDINGS
Semi-detached houses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING
Semi-detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
8. Check previous planning permission.
12. Proposal on other side of house.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 3 spaces.

LEVELS —

BOUNDARY TREATMENT 1.8m fence to 12.

OTHERS High shrubbery to rear
Shed on side of 8 and 1.8m fence
between that and garage.

* 8 Check planning approval.

Tel: (0118) 974 6463

Date: 1/6/00

My ref: F/2000/0616

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 Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/0616
10 , Robindale Avenue, 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 12/6/00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0616**
10 , Robindale Avenue, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Carpenter

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: 1/6/00

My ref: F/2000/0616

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

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

Dear Councillor

Application Number: F/2000/0616
10, Robindale Avenue, 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 pp

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 1/6/00

My ref: F/2000/0616

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 Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2000/0616
10, Robindale Avenue, 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 Mitchell

Head of Planning and Transportation

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 24 February 2000

Application Number: F/2000/0616

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

Site Address:
10 , Robindale Avenue, Earley, Reading.

Applicant:
Miss Zaremba 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).

Sc 23 - PARKING & ~~GARAGING~~ (SR06)
DROPPED CROSSING TO BE EXTENDED TO FULL WIDTH OF DRIVEWAY.
IN08

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

2-3-00

FROM: Joss Miller

DATE: 24 February 2000

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT 27650
POL	TLS
DC	EAF
PPP	
CS	
27 [illegible]	
COPIES TO:	

Application Number: F/2000/0616

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

Site Address: 10 , Robindale Avenue, Earley, Reading.

Applicant: Miss Zaremba C/O Peter H Watkins.

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

Councillors felt that this application should be refused, as it would have a severe terracing effect which would be of considerable detriment to the street scene.

SIGNED: _____

CLERK TO

DATE: 23 MAR 2000

Received by Wokingham District Council

Application No: F/2000/0616

PROPOSAL:
Proposed two storey side extension to dwelling and single storey ~~rear~~ front & side extension.

LOCATION:
10 , Robindale 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)
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

(+) PRE-APP ATTACHED (+)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 FEB 2000 VALID 22 FEB 2000	Map No. 52 Site 0.03
Officer: JTM Application No. F/2000/0616	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: 10 ROBINDALE AVENUE ✓ 24.02.00

Parish: EARLEY Ward: ~~Little Hungerford~~

Applicant: MISS ZAREMBA

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

Enforcement Section (3) 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	} Soap & Robindale	17/2	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	}	22 FEB 2000	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Rear elevation: U. Room window/door shown incorrectly.	17/2	
6	Floor plans		22 FEB 2000	
7	Metric scale disclaimer			
8	Encroachment letter	Require letter confirming no encroachment at boundary	17/2	
9	Miscellaneous		22 FEB 2000	

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:

.....

.....

..... Pre-app. attached .....

NEIGHBOURS: S/N.

.....

.....

.....

.....

.....

.....

.....

.....

.....

Tel. 0118 9746429 (Direct Line)

Date 17-2-00

22 FEB 2000

Your ref.

My ref.

• Peter Watkins
48 Broomfield Rd
Tilehurst
RG30 6AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

22.FEB.2000* 0616

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
* 2)	~~No location plans submitted~~ - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
* 5)	~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

* Map is labelled 8 Rowndale & wrong applicant.
BUT No 10 IS COLOURED RED

P.T.O.

Please confirm whether or not any encroachment is intended at boundary NONE AS STATED ON OWNERSHIP CERT

Cont.

Tick relevant box

8) The information contained on the application form is *inaccurate/missing as follows:* ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑
rear elevation door & windows of utility room are different to floor plan – door shown in middle

13) An Environmental Impact Assessment is required. ☐

DOES IT REALLY MATTER?

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "*for illustrative purposes only*", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

CHurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

WORDS FAIL ME.

18-2-2000

Environmental Services

For office use only.
Application number:

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	MISS. B. ZAREMBA
	Address and postcode	10 ROBINDALE AVENUE EARLEY
	Phone number	9669578
2	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	9423696
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.	10 ROBINDALE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE EXT.N (OVER GARAGE)
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	CLAY TILES + BRICK TO MATCH
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 ☐

Crystal Mark 3544
Clarity approved by Plain English Campaign

22.FEB.2000 C616

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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.	✓ £95-00	
	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: I M Wall

on behalf of MISS ZALEMBA

Date 9-2-2000

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

ADDRESS 10 ROBINDALE AVENUE PARISH Earley 1.4.86 ~~WOODLEY~~

PLOT No. ORD. SHEET No. SU. 7571 (52

BUILDER P. H. Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
865/54	P.H. Smith (Reading) Ltd	Semi/Det. House	9/11/54	App. Cl
PD/563/59	Mr. A. Edwards	Garage	12/1/60	App. Nl
BR 4436	Mr. D. Radford.	erection of garage	29.11.77.	APP N/
0737	"	"	24-11-77	N/A Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

22.FEB.2000* 0616



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 14 February 2000

N
W E
S

22.FEB.2000* 0616