APPLICATION NO:
F/2002/5916

LOCATION:
2 Ebborn Square, Lower Earley Reading.

APPLICANT:
Mr R Harper C/O ARD

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **16/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

1033

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Harper
C/O ARD
13 Circuit Lane
Earley
Reading
Berks
RG30 3HB

Application Number: F/2002/5916

Parish: **EARLEY**

Location: **2, Ebborn Square, Lower Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling.**

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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Condition
6. The access shall have a minimum width of 2.5 metres.

Condition
7. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
8. Prior to work commencing details of protective fencing for the adjoining protected Mulberry tree, conforming to BS 5837:1991 shall be submitted to and approved by the Local Planning Authority and be implemented as approved and maintained as such until completion of building works.

Condition
9. A laurel hedge to match the existing one shall be planted around the south west edge of the new parking space to the rear of the property.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of highway safety and convenience.

Reason
6. In the interests of highway safety and convenience.

Reason
7. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
8. To protect this protected tree.

Reason
9. In the interests of visual amenity.

Informative

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

2. The Head of Engineering Services 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.

Informative

3. 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:

Loddon Area Local Plan Policies LBE1, LBE2, LBE9 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WBE11 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 10/04/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5/916	RK
BUILDING CONTROL NUMBER.	BR 2002/2913	
~~APPLICANT~~/AGENT	AHD	
ADDRESS OF SITE	2 Ebbom Square Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + s/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Location	✓
ELEVATIONS	02/02/03A	02/02/03A
FLOOR PLANS	02/02/02	02/02/02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/5/02	

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 : Richard Kelly

Application Number : F/2002/5916

Applicant : Mr R Harper C/O ARD.

Location : 2, Ebborn Square, Lower Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/02/2002

Earliest Date for Decision : 16/03/2002

Latest Consultation Date/Site Notice Expiry Date : 16/03/2002

This application will have expired on: 11/04/2002. 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 :

Highways: conditional approval
Early P.C.: No objection
Trees: objects to principle of 3rd parking space.

Planning Issues :

Application Number: F/2002/5916

Appraisal :

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

Application Number F/2002/5916
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C132	R132	
6	C134	R134	INSERT '2.5 metres' DELETE 'and kerb radii'
7	C140	R140	INSERT '7 metres'
8			~~Prior to work commencing details of protective fencing for the adjoining protected tree shall be submitted in accordance with BS 5837:1991.~~
			~~Reason: In the interests of retaining this protected~~
			Prior to work commencing details of protective fencing for the adjoining protected Mulberry tree conforming to B.S. 5837:1991 shall be submitted to and approved by the local planning authority and be implemented as approved, until completion of ~~the~~ building works and maintained as such
			REASON: To protect this protected tree.
9			A laurel hedge to match the existing one shall be planted around the SW edge of the new parking space to the ~~SE~~ rear of the property.
			REASON: In the interests of visual amenity.

Informative for approvals	
N16	N06 N07
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2, LBE9, LT5
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS 3, WBE 11 UT6
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 10.4.02

RECORD OF SITE VISIT

SITE ADDRESS: 2 Ebborn Square
Lower Earley Reading.

APPLICATION NUMBER: F/2002/5916

OFFICER: Richard Kelly

DATE OF SITE VISIT: 7/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Detached houses around a central 'square'.

3. DESCRIPTION OF SITE/BUILDING Detached house. Very wide but shallow ∴ looks bigger than it is.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 1 is 1' at rear. Side wall has 1 obscured window (prob. stairs)
No 3 is set about 3m behind No. 2.

5. SITE CONSTRAINTS

TREES 1 TPO on pavement (looks in poor state).

ACCESS/PARKING Space to rear may not be in curtilage - but driveway of No 1 is adjacent.

LEVELS flat

BOUNDARY TREATMENT 1.8m fence to all sides - 2.5m laurel on NE bdy.

OTHERS

Application Number: F/2002/5916 – 2 Ebborn Square, Lower Earley, Reading

Appraisal:

This application is for a two storey rear extension to a dwelling. This application raises four issues:

Impact on adjoining properties: LBE1, WBE1

The proposed extension would be 9m from the rear boundary of the property. The property to the rear has a flank wall facing the site, which is set an additional 2.5m inside it own boundary. This flank wall has one small obscure glazed window, which appears to be onto the stairs. Given that the proposal is only partially a two storey extension, with the two storey element being only to the eastern half of the property, it is considered that this separation of 11.5m is tolerable as a rear to flank relationship. To the west the adjoining property of 3 Ebborn Square is set well behind the application property and the proposed extension would not project beyond the rear wall of that property.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

The proposal involves the creation of an additional parking space to the rear of the property. There is currently a substantial laurel hedge of about 2.5m on the boundary, part of which would be lost for the creation of the new space. Subject to a condition requiring the planting of a replacement hedge around the head of the new parking space, there is no objection on streetscene grounds.

Impact on protected tree: LBE9, WBE11

A mulberry tree is growing to the side of the property (although it appears to be in poor health). It is sufficiently far from the extension not to warrant refusal, although details of protective fencing will be required.

Impact on highway safety (parking provision): LT5, WT6

Subject to conditions, there is adequate off street parking.

Approve ✓ **Refuse**

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk
Date: 8 May 2002
My ref: F/2002/5916

Mr Robert Harper
2 Ebborn Square
Lower Earley
READING
Berks
RG6 4JT

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Harper,

RE: CONDITION NO 8, APPLICATION F/2002/5916, 2 EBBORN SQUARE, LOWER EARLEY, READING

I refer to your letter of 22 April 2002 with reference to the above.

I can confirm that the tree protection measures described in your letter comply with condition No 8 of this approval.

Yours sincerely,

M L Thorp
Principal Development Control Officer

PLANNING SERVICES	HPT 55738
POL	TLS
DC RK	ENF
APP	
CS	
25 APR 2002	
COPIES TO	NCK
	FILE:

2 Ebborn Square
Lower Earley
Reading
Berkshire
RG6 4JT

Tel:0118-9750523

22/4/2002

Planning
~~Building control~~ services
Shute End
Wokingham
Berkshire
RG40 1WW

Application number: F/2002/5916

Ref: Notification of approval of permission, condition 8.

Dear Sir/Madam

Further to my telephone conversation with John Mathews, please accept these case notes in relation to overcoming condition 8, and to make it not necessary to erect any protective fencing.

All excavation and building materials will be removed from side of house, between the existing house and garage, the opposite side of the property to which the tree is sited (see attached drawing for clarification).

No heavy plant and machinery will be used in the construction of this extension and all trench and footings will be hand dug.

Any scaffold erected will be at closest 2.0 Metres away from any overhanging branches.

For information,

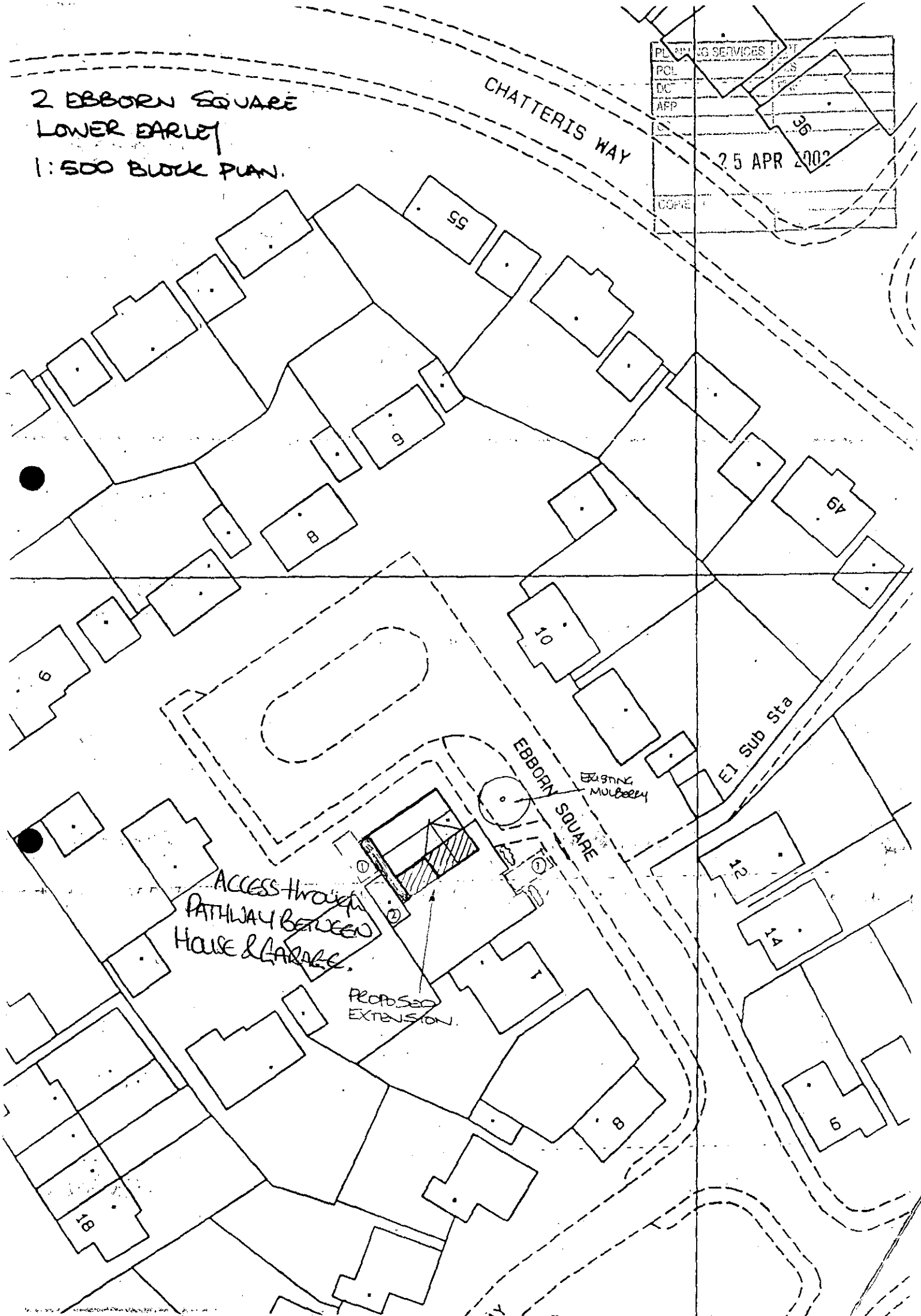
The tree is 3.70 Metres away from our property boundary and 5.30 Metres away from nearest new build.
There is a public footpath between our property and the tree, and the tree is not on our land.
There is no overhanging branches from this tree into our property.
The closest overhanging branches are 1.50 Metres away from our property.

Yours faithfully

Robert Harper.

R Harper

2 EBBORN SQUARE
LOWER EARLEY
1:500 BLOCK PLAN.



TO: **DEVELOPMENT CONTROL**
Richard Kelly

FROM: Environmental Design

DATE: 29 April 2002

Location:	2 Ebborn Square, Earley
Proposal:	Proposed two storey rear extension to dwelling.
Application Number:	F/2002/5916

In response to your informal consultation dated 26 April 2002 for the above application, the landscape comments are as follows:

The information provided in the letter from Robert Harper dated 22 April 2002 regarding condition 8 requiring protective fencing around the Mulberry is acceptable, and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Richard Kelly DATE: 3rd April 2002

Location:	2 Ebborn Square, Lower Earley, Reading
Proposal:	Proposed two storey rear extension to dwelling
Application Number:	F/2002/5916

In response to your consultation dated 20th February 2002 for the above application, the tree and landscape comments are as follows:

The proposed rear extension to the dwelling will not affect any significant landscape features within the site. However, the applicant proposes that the existing car parking arrangements are altered.

I do not wish to object to car parking spaces 1 and 2 (refer to applicants 1: 500 block plan, no drawing number) but I wish to object to the provision of car parking space 3.

Proposed car parking space 3 is currently a grass verge, backed by a laurel hedge which is growing adjacent to the applicant sites eastern boundary. The wide grass verge and planting are a pleasing green feature and contribute to the landscape character of the development.

The creation of car parking space 3 would remove a section of the hedge and replace the grass verge with hard surfacing. A vehicular cross over would also be required to enable cars to gain access over the pedestrian footpath. In my opinion this would fundamentally and adversely affect the local landscape character of the area. I therefore advise that this element of the planning application should be refused and if possible a condition attached to prevent car parking space 3 being constructed in the future.

An existing mature Mulberry Tree is growing close to the eastern boundary of the application site. This is a very distinctive and locally important tree which is protected by a Tree Preservation Order (TPO 342/1987). Although this tree is sited sufficiently distant from the extension so as not to give cause for concern. It is essential that it is protected during construction by protective fencing. Consequently the applicant should be required to submitted for approval tree protection measures in accordance with BS 5837 : 1991 - Trees in Relation to Construction.

ROBERT PETROW
Consultant Landscape Architect

25 FEB 2002

To:
Trees

From: Richard Kelly

Date: 20 February 2002

Application Number: F/2002/5916

5

Proposal: Proposed two storey rear extension to dwelling..

Site Address:
2, Ebborn Square, Lower Earley, Reading.

Applicant:
Mr R Harper C/O ARD.

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

TPO 342/1987.
Change in Vehicular access?

What is N:3 - object loss of verge & laurel hedge
no L/s in rear garden.

impact on mulberry tree
excellent local
feature tree

R-113

FROM: Richard Kelly

DATE: 20 February 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	
POL	TLC
DC	EHF
APP	
CS	
18 MAR 2002	
COPIES TO	ACK:
	FILE:

Application Number: F/2002/5916

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 2, Ebborn Square, Lower Earley, Reading.

Applicant: Mr R Harper C/O ARD.

Your observations are required in respect of this application **by 16/03/2002** .

No Objection

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

Date: 04 March 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5916

Location: 2, Ebborn Square, Lower Earley, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr R Harper C/O ARD.

Case Officer: Richard Kelly

The new plans show the following: Additional north west elevation. Drawing no: 02/02/03A.

Comments are required by 18/03/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002 (Planaps) / 5916 (Ludhouse) Date Rec. 28/2/02

Location: 2 Ebborn Square

Parish Earley

Applicant: Mr. R. Harper

Description of attached plans Additional North West elevation

Drawing No's: 02/02/03A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 04.03.05

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN

5916

ARD CHARTERED ARCHITECT

53677

BSc(Hons), DipArch(PNL)

PLANNING SERVICES	HPT
	TLS
RK	ENF

28 FEB 2002

COPIES TO

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

REF: 2 EBDEN SQ.
(F2002 5916.)

N.W. ELEVATION ADDED AS REQUESTED.

REGARDS,

ARD

With Compliments

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 20 February 2002

Application Number: F/2002/5916

Proposal: Proposed two storey rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
2, Ebborn Square, Lower Earley, Reading.

Applicant:
Mr R Harper C/O ARD.

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).

Comment.

Providing that space no. 3 is within the curtilage of the property then the Highway Authority have no objection.

Conditions:
1, C049, R049
2, C122, R122
3, C132, R132
4, C134 (INSERT: 2.5 metres) (DELETE: 'and kerb radii...'), R134.
5, C140 (INSERT: 7 metres), R140. NO7.

Signed: _____ **Print name:** Adam 22/02/02

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

Tel: (0118) 974 6229

Date: **20 February 2002**

My ref: F/2002/5916

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5916
2, Ebborn Square, Lower Earley, Reading.
Proposed two storey rear extension to dwelling.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5916**
2, Ebborn Square, Lower Earley, Reading.
Proposed two storey rear extension to dwelling.
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 6229

Date: **20 February 2002**

My ref: F/2002/5916

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5916
2, Ebborn Square, Lower Earley, Reading.
Proposed two storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5916**
2, Ebborn Square, Lower Earley, Reading.
Proposed two storey rear extension to dwelling.
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 6229

Date: **20 February 2002**

My ref: F/2002/5916

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5916
2, Ebborn Square, Lower Earley, Reading.
Proposed two storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5916**
2, Ebborn Square, Lower Earley, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for _____
and my reason(s) are _____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5916
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2002/5916

PROPOSAL:
Proposed two storey rear extension to dwelling.

LOCATION:
2, Ebborn Square, 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 and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5916 to enable the library staff to locate the correct information.
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 Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/03/2002. 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 be possible for an individual reply to be issued 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

20 February 2002

5916

ARD CHARTERED ARCHITECT

BSc(Hons), DipArch(PNL)

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

With Compliments

Application Number : F/2002/5916	Map No : 6
Case Officer : RK	Site Area : 0
Valid Date : 14 FEB 2002	Received Date: 14/02/2002

WOKINGHAM UNITARY
Aiming for Excellence

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : 2, Ebborn Square, Lower Earley, Reading.

Parish : EA Ward : RED 20/2/02 B

Applicant : Mr R Harper C/O ARD.

Fee Required: £95 Fee Received: £95 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	NORTH WEST ELEVATION TO SHOW KITCHEN ROOF PROTRUDING.	20/2.	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS 20/2/02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

(Trees) - TPO ADJACENT TO SITE ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

(Highways) ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

ADDRESS 2 EBBORN SQUARE PARISH EARLEY

PLOT No. 518 ORD. SHEET No. SU. 7569

BUILDER LOWER EARLEY P/18 PH. V

Plan No.	Applicant	Description of Development	Date of Decision	Decision
OP 9405	" PLAN			
26608 13956	KISMER BRYANT	O/L DET. HOUSE & GARAGE	23.10.80 17.12.86	C/
BR 2168	"	"	10.2.87	APP
BRA 10205	MR & MRS HILLINGTON	S/ST HT.	22.4.91	APP
F/2002/5916	Mr. R. Harper	2 St/R Ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 342/87

DRAINAGE

091074

Environmental Services

For office use only. 14.FEB.2002* 5916
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	MR. R. HARPER
	Address and postcode	2 EBBORN SQUARE LOWER EARLEY READING RG6 4JT.
	Phone number	
2	Agent's Name	ARD CHARTERED ARCHITECT
	Address and postcode	13 CIRCUIT LANE SOUTHCOTE READING RG30 3HB
	Phone number	0118 9542601
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.	2 EBBORN SQUARE LOWER EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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.	RED/BUFF BRICKS TO MATCH GREY TILES 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
Clarity approved by Plain English Campaign

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.		
	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: AeDewett

on behalf of Client

Date 12/2/02

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

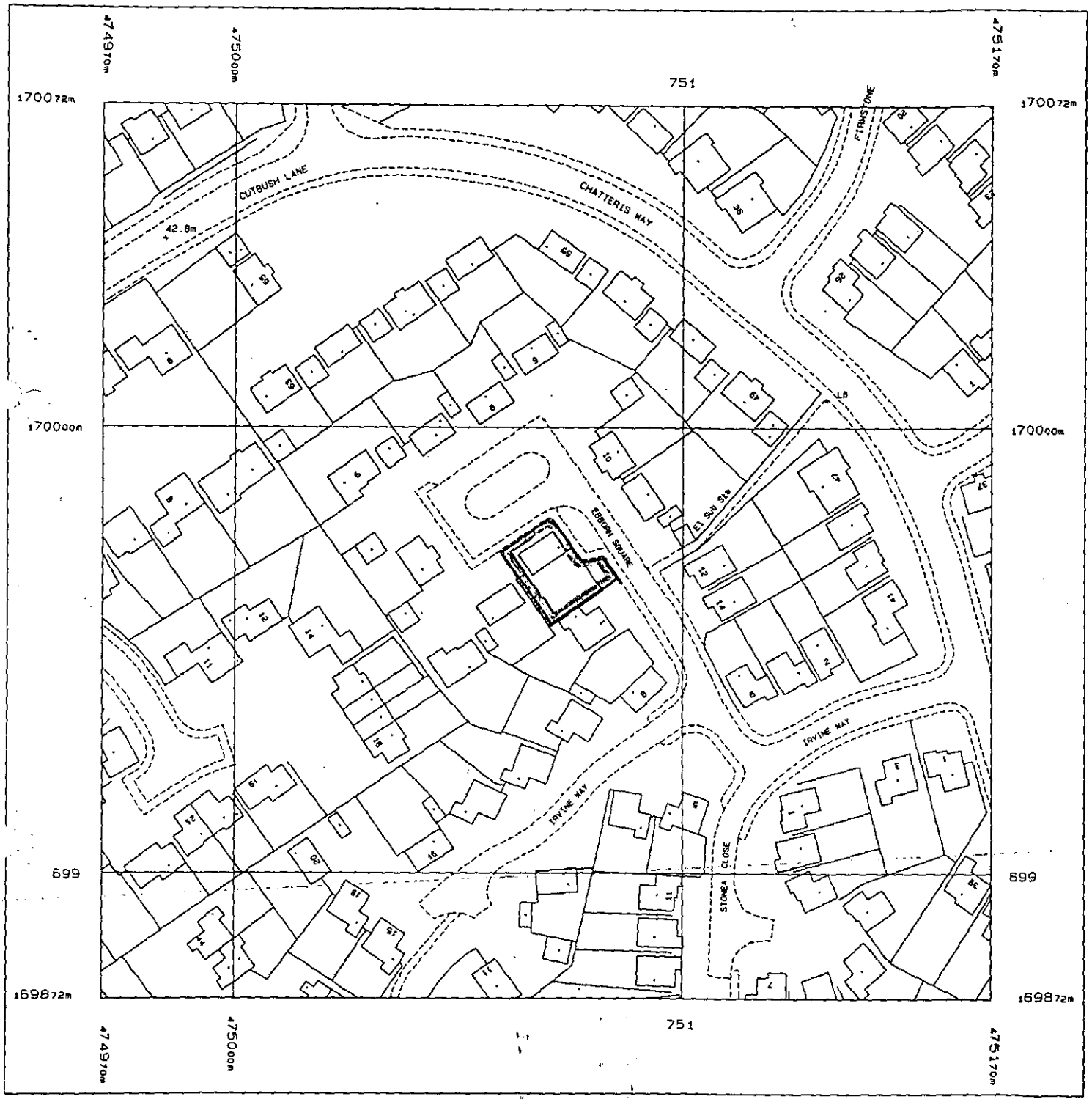
14.FEB.2002* 5916

Ordnance Survey®

Superplan®

Planning Extract - 1

Site-centred



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Scale 1: 1250

APPROVED

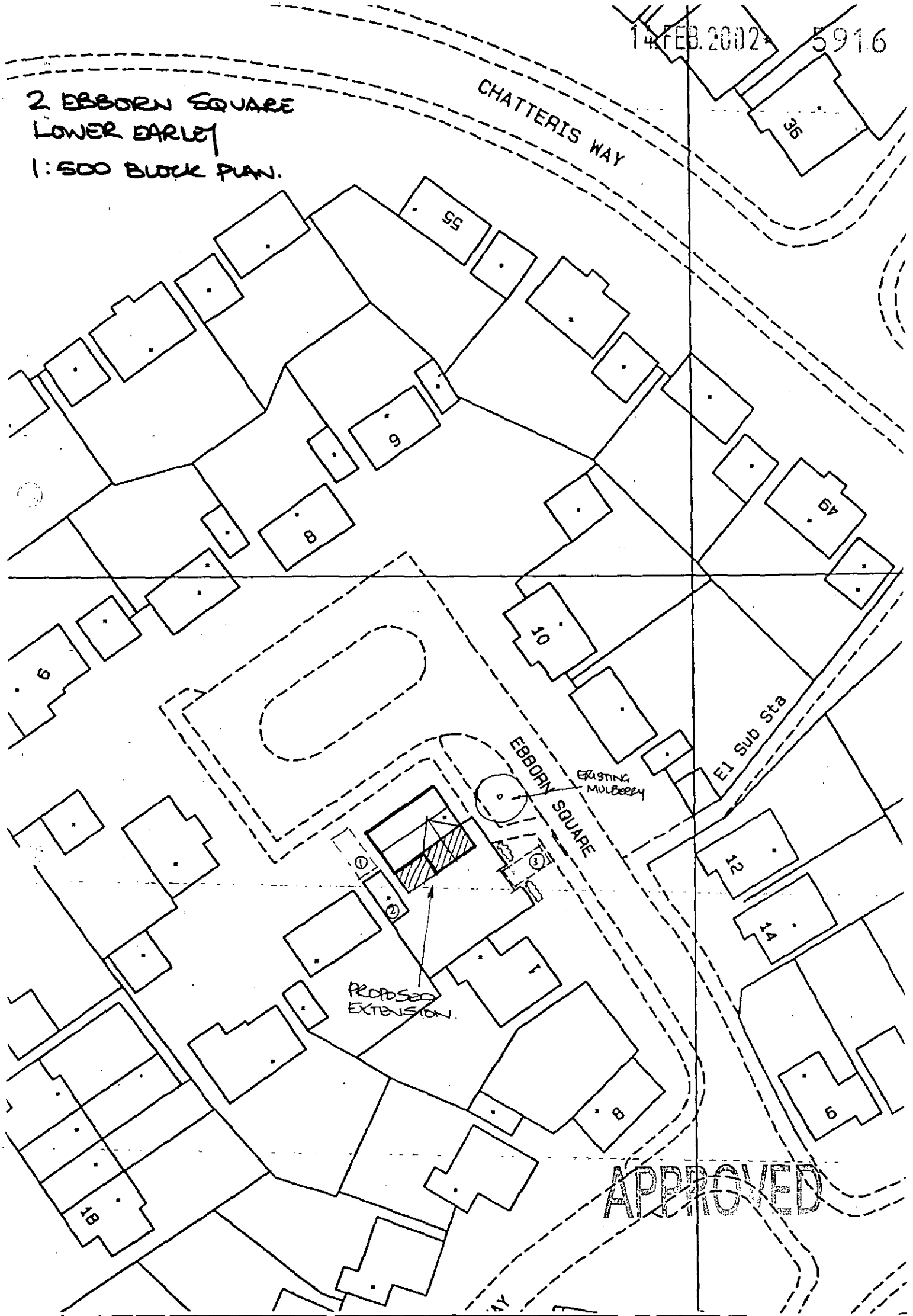
National Grid sheet reference at centre of this Superplan: SU7569NW

The representation of a road, track or path is no evidence of a right of way.

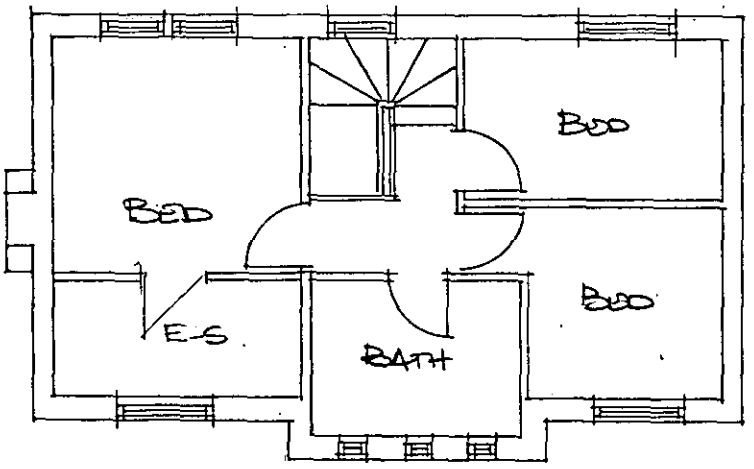
This Superplan product does not contain all recorded map information.

14 FEB 2002 5916

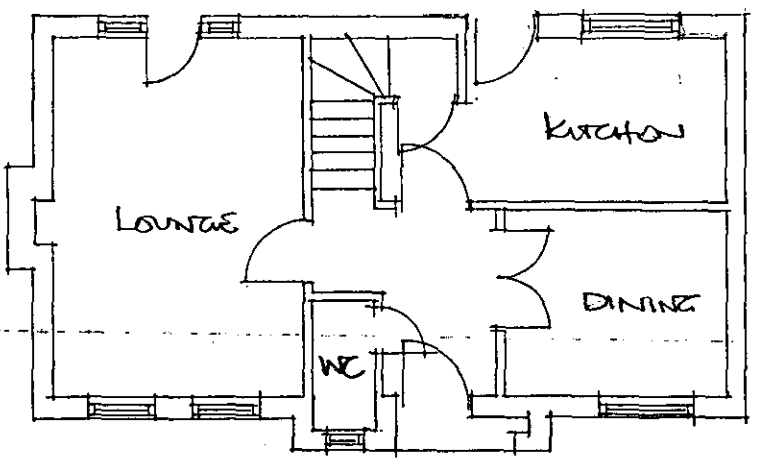
2 EBBORN SQUARE
LOWER EARLEY
1:500 BLOCK PLAN.



14.FEB.2002* 5916



FIRST FLOOR

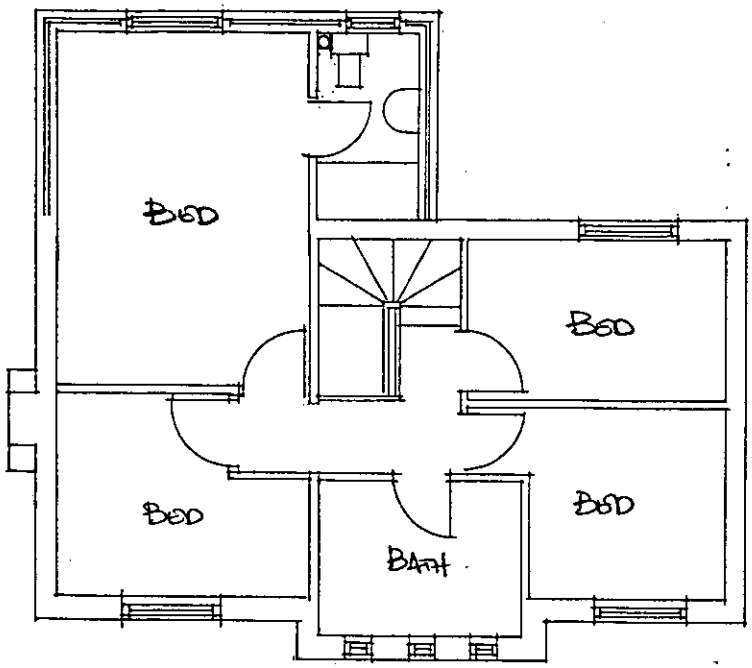


GROUND FLOOR

APPROVED

2 EBBORN SQUARE
LOWER EARLEY
EXISTING PLANS
1:100
DWG 02/02/01

14.FEB.2002* 5916



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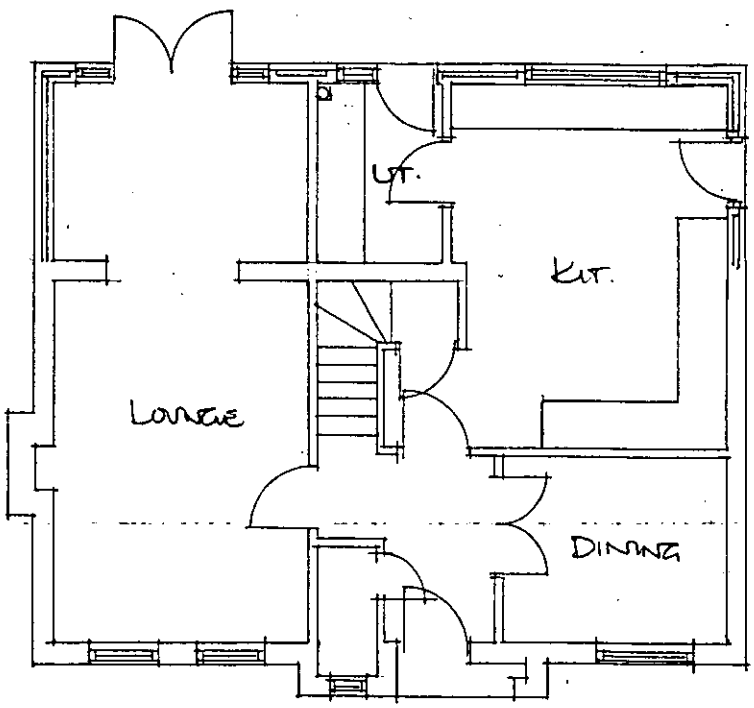


GROUND FLOOR.

APPROVED

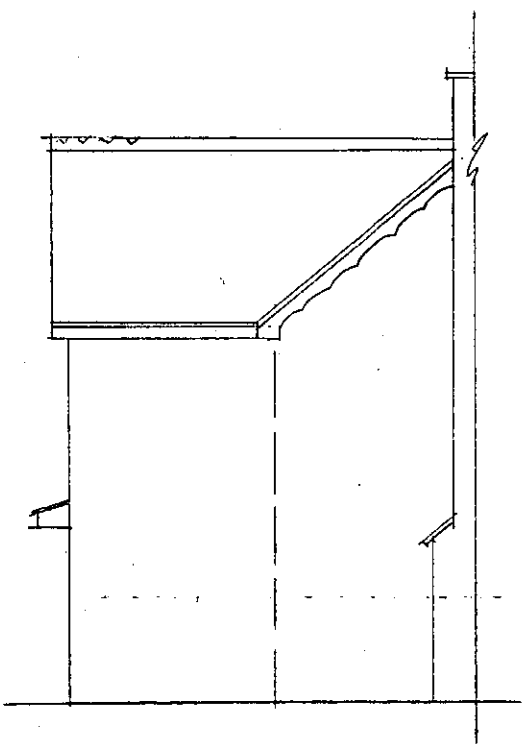
2 OBBEN SQUARE
LOWER EARLEY
PROPOSED PLANS
1:100
DWG. 02/02/02

15/5/02

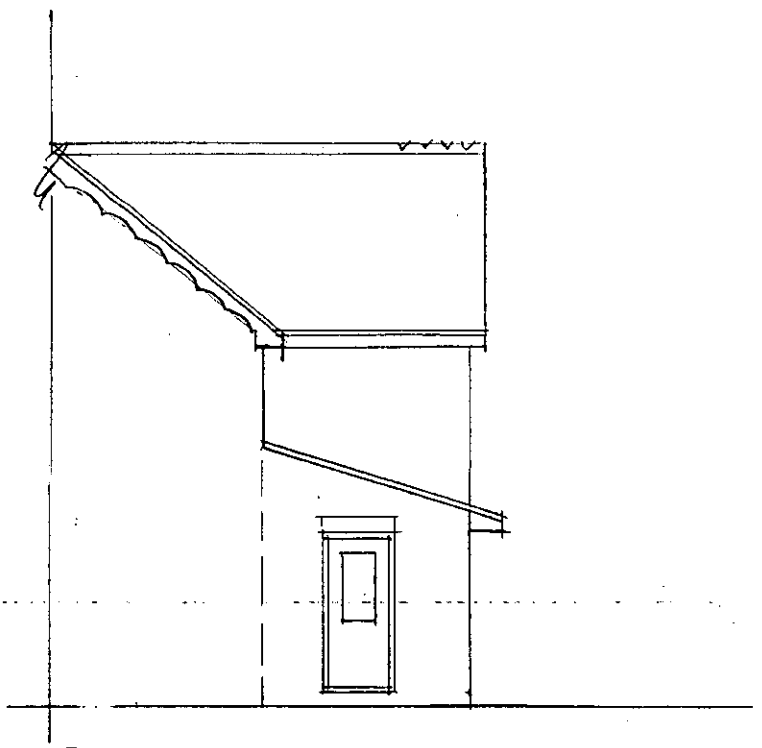
14.FEB.2002* 5916



SOUTH EAST



NORTH EAST



SOUTH WEST

APPROVED

2 EBBORN SQUARE

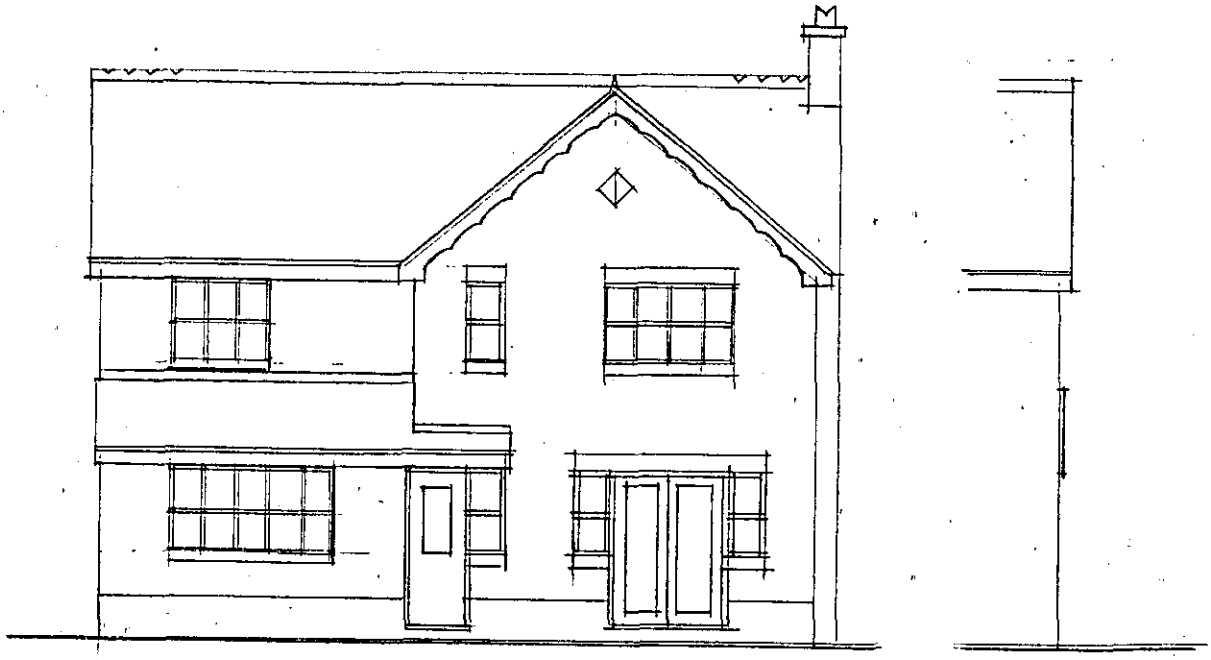
LOWER EARLEY

PROPOSED ELEVATIONS

1:100

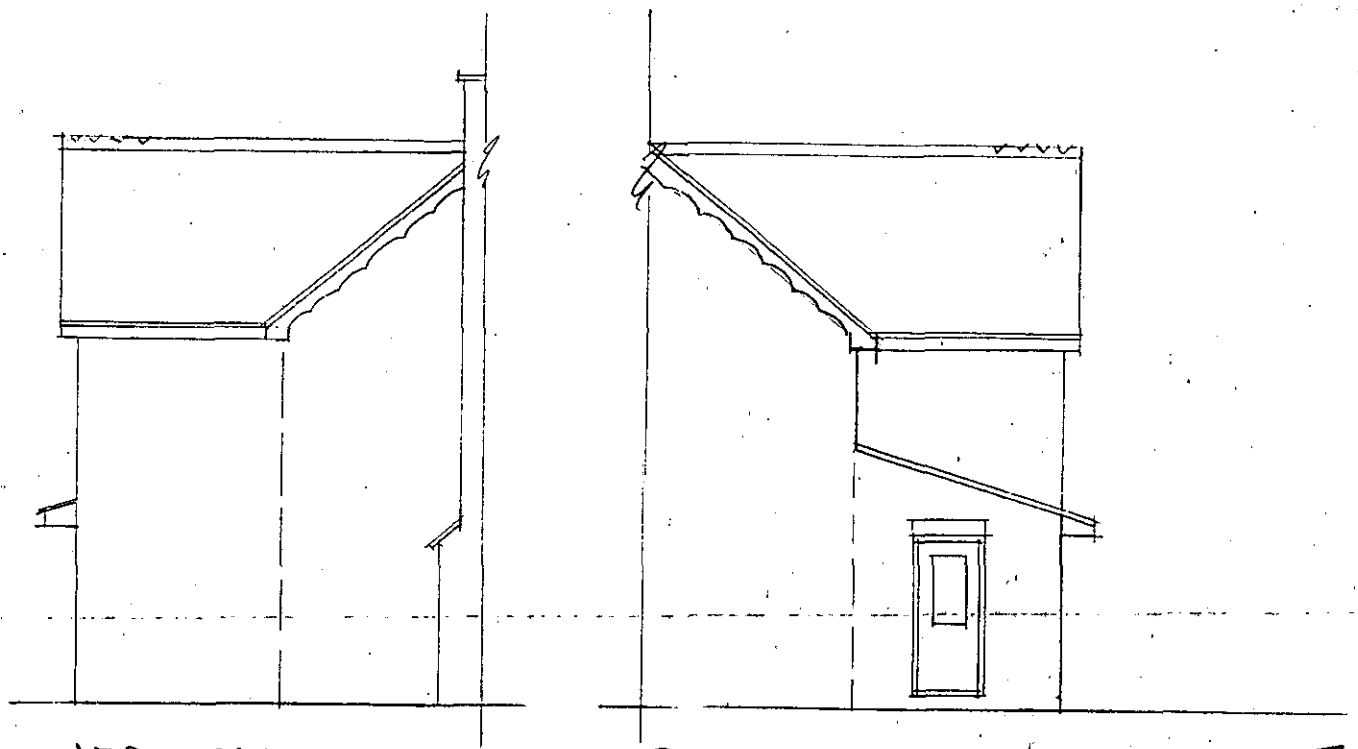
DWG. 02/02/03

15/3/02



SOUTH EAST

N.W.



NORTH EAST

SOUTH WEST

5916

ADDITIONAL PLAN

APPROVED

PLANS

COMES TO

2 EBBORN SQUARE

LOWER EARLEY

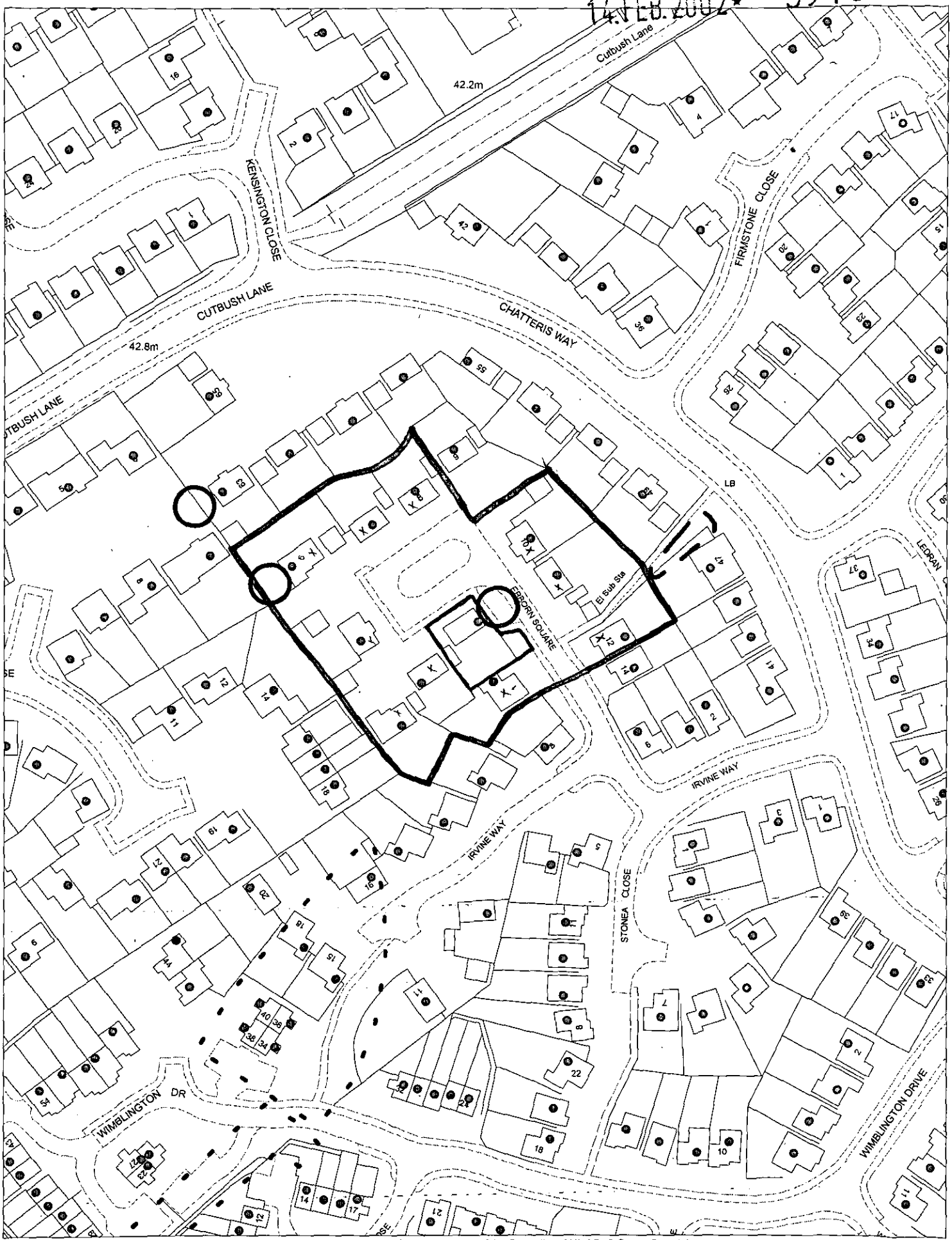
PROPOSED ELEVATIONS

1:100

DWG. 02/02/03A

15/5/03

14.FEB.2002* 5916



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Development Control Section, Environmental Services, Wokingham District Council.

19 February 2002 Scale: 1 : 1250

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