[redacted]

EX SYSTEMS LTD

APPLICATION NO:
F/2001/3147

LOCATION:
1 Irvine Way, Lower Earley Reading.

APPLICANT:
Mr & Mrs Connolly C/O Robert Rigby Architects

PROPOSAL:
Proposed erection of two storey side/rear extension and single storey side extension to form granny annexe.

EARLIEST DATE FOR DECISION: **08/02/2001**

APPLICATION WILL HAVE EXPIRED ON: 07/03/2001

APPROVED

CASE OFFICER: **George Allpress**

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Connolly
C/O Robert Rigby Architects
42 Portman Road
Reading
Berkshire
RG30 1EA

Application Number: F/2001/3147

Parish: **EARLEY**

Location: **1, Irvine Way, Lower Earley, Reading.**

Proposal: **Proposed erection of two storey side/rear extension and single storey side extension to form granny annexe.**

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) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

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 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
5. 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
6. Prior to first occupation of the extensions hereby approved a driveway/hardstanding shall be provided to a minimum width of 7.2 metres, and thereafter so maintained.

Condition
7. The extension hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Reason
6. In the interests of highway safety and to ensure compliance with Local Plan policies.

Reason
7. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

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.

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3147	GA
BUILDING CONTROL NUMBER.	BR 2001/1764	Martin
APPLICANT/AGENT	Robert Rigby	
ADDRESS OF SITE	1. Irvine Way Lower ARLEY.	
DESCRIPTION OF PROPOSED WORK	s/s side ext to form granny annexe - 2 storey side/rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	537/SK1	537/SK1
ELEVATIONS	537/10	537/02
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/3/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

10.JAN.2001* 3147

robert RIGBY **Architects**
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY_ARCH@compuserve.com

5 January 2001
537/MEE/7A

Planning Services, Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks, RG40 1WR

Dear Sirs

Re: Proposed Extension to 1 Irvine Way, Lower Earley, Reading

We enclose the documents listed below, which constitute our application for full planning approval for the above, and would be pleased if you would consider the application at your earliest convenience.

Should you require any further information, please do not hesitate to contact us.

For your information, initial consultation was made with your duty planning office, some months ago, during the preparation of the scheme proposals, when no major issues, relative to the proposals were raised.

We now await your further communication in due course.

Yours faithfully

Robert G Rigby, Dipl. Arch. (Oxford) RIBA

Encs: Six copies of Householder Application form
Six copies of Ordnance Survey location and site plans
Six copies of drawings 537/01 and /02
One cheque in the sum of £95.00, with respect to proscribed fees

Received by Wokingham District Council

Application No: F/2001/3147

PROPOSAL:
Proposed erection of two storey side/rear extension and single storey side extension to form granny annexe.

LOCATION:
1, Irvine 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). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

15 January 2001

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

Tel: 0118 974 6442

Date: **15 January 2001**

My ref: F/2001/3147

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

Dear Councillor

Application Number: F/2001/3147
1, Irvine Way, Lower Earley, Reading.
Proposed erection of two storey side/rear extension and single storey side extension to form granny annexe.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3147**
1, Irvine Way, Lower Earley, Reading.
Proposed erection of two storey side/rear extension and single storey side extension to form granny annexe.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6442

Date: **15 January 2001**

My ref: F/2001/3147

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

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Application Number: F/2001/3147
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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3147**
1, Irvine Way, Lower Earley, Reading.
Proposed erection of two storey side/rear extension and single storey side extension to form granny annexe.
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 6442

Date: **15 January 2001**

My ref: F/2001/3147

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2001/3147
1, Irvine Way, Lower Earley, Reading.
Proposed erection of two storey side/rear extension and single storey side extension to form granny annexe.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3147**
1, Irvine Way, Lower Earley, Reading.
Proposed erection of two storey side/rear extension and single storey side extension to form granny annexe.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3147

Applicant: Mr & Mrs Connolly C/O Robert Rigby Architects.

Location: 1 Irvine Way, Lower Earley, Reading.

Proposal: Proposed erection of two storey side/rear extension and single storey side extension to from granny annexe.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		27/01/01

Date of Neighbour Notifications: 15/01/01

Date of Site Visit : 06/02/01

Date Registered : 10/01/2001

Earliest Date for Decision : 08/02/2001

Latest Consultation Date/Site Notice Expiry Date : 08/02/2001
17/02/01 (GA)

This application will have expired on: 07/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Highways - initial request was for additional information - on receipt of which their comments were - recommend approval subject to appropriate conditions.

Earley Town Council - Whilst Councillors could see no reason to object to the proposed extension, what was of considerable concern was the parking provision. To allow for adequate provision, it would appear that the whole of the front garden would have to be given over to vehicle parking which would be of detriment to the visual amenity of the area. Furthermore, there was some doubt that there was sufficient room on the front garden for the parking proposed, and this would mean that vehicles would be parked on the road. Since this is a corner plot, this could cause an obstruction to other road users. For this reason, therefore, it is requested that this application is refused.

Councillor Rolls - requests that she be contacted should the officer recommendation be for refusal.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3147

Appraisal :

The application property is a semi-detached house which is situated at the junction of Irving Way and Chatteris Way. The property has a north facing frontage, a gable roof with ridge running east to west and a single storey side extension on its west (inward) side - that which shares the boundary with no.3. The application property is set back from the road side boundary on the Chatteris Way flank and has a 1.0 metre gap between flank and boundary on the side facing no.3.

The application proposes a first floor side extension over the existing garage with half hip roof over part of the building's depth, the side extension would then step out to the boundary at roughly a mid-way point, then continue with a gable end and long sloping roof to finish at single storey as a rear extension. It is proposed to from a wide rear facing hipped roof dormer within the long sloping roof. A single storey hipped roof side extension is proposed on the Chatteris Road elevation. The application property would become a five bedroom house. One garage parking space and three front garden off street parking spaces are demonstrated by the submitted plans.

The extensions would substantially enlarge the massing of the application property. However, the house lies within an existing settlement where there is no limitation to extensions, subject to compliance with plan policies. The extensions would alter the appearance of the dwelling, but the property is situated in a location were there is no particular design requirement and the alterations are not considered to detract from the street scene such that would warrant refusal of planning permission.

In terms of amenity: the application property is to the east of no.3. No other dwellings are impacted upon. The relationship between no.3 and the application property is such that the extensions would obstruct some early morning sun to the north east corner of no.3's rear garden. However, the impact is not considered sufficient to justify refusal of planning permission. In terms of daylight: the roof from and dormer window are considered to have been designed so as to minimise over shadowing and overbearing impact, and a material loss of amenity is not considered to result.

No.3 has no habitable room windows facing the site of the proposed extension, therefore material loss of light to habitable accommodation.

The parking layout demonstrates compliance with Local Plan standards. 3 spaces abreast are shown to form a 7.2 metre wide front hardstanding, 2 are in existence. Around one third of the frontage would remain as a grassed area and this is considered sufficient to ensure visual acceptability in this particular location.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3147
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
6			Prior to first occupation of the extensions hereby approved a driveway/hardstanding shall be provided to a minimum width of 7.2 metres, and thereafter so maintained.
			Reason:
			In the interests of highway safety and to ensure compliance with Local Plan policies.
7	C062	R062	"extension"
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N07		ACCESS CONSTRUCTION (AGENCY)

6/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 1 Irving Way, Lower Earley, Reading.

APPLICATION NUMBER: F/2001/3147

OFFICER: George Allpress

DATE OF SITE VISIT: 06/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by modern detached houses in an estate setting.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling situated at the junction of Irving Way and Chatteris Way.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.3 to the west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage plus hardstanding to front for two cars.
LEVELS	Level
BOUNDARY TREATMENT	Open plan to front timber fencing to rear.
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 15 January 2001

Application Number: F/2001/3147

Proposal: Proposed erection of two storey side/rear extension and single storey side extension to form granny annexe.

Parish: EARLEY TOWN

Site Address:
1, Irvine Way, Lower Earley, Reading.

Applicant:
Mr & Mrs Connolly C/O Robert Rigby Architects.

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

Please could Highways have an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Include the position of access and extent of the driveway.

Adam, Additional plan attached - covers plan. TWS GA 26/2

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

19/01/01

CONDITIONAL APPROVAL.

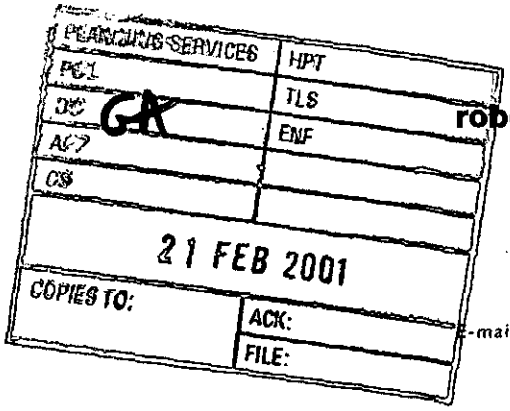
① Driveway to be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this.
R: HSkC.

② C049, R049

③ C122, R122

N07

AC 26/02/01



robert RIGBY **Architects**
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
e-mail RIGBY_ARCH@compuserve.com

20 February 2001
537/MEE/7C

Planning Services, Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks, RG40 1WR

For Attn: Mr G Allpress

Dear Mr Allpress

Re: Proposed Extension to 1 Irvine Way, Lower Earley, Reading
Application Number: F/2000/3147

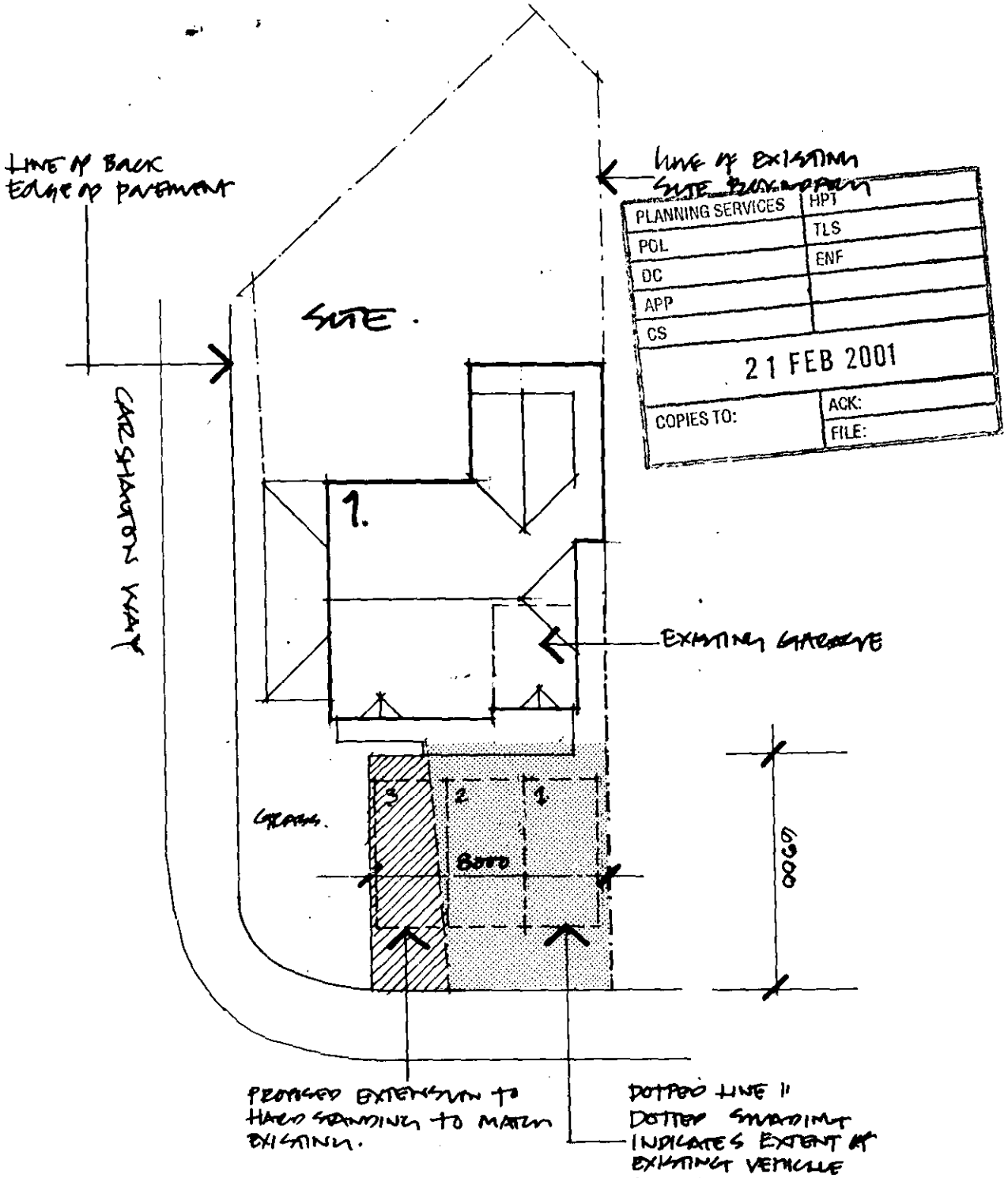
Further to our recent telephone discussion regarding the car parking provision for the above, I enclose a copy of our reduced site plan, indicating the additional front forecourt hard standing proposed, to provide the additional fourth vehicle car parking space to the property.

It is now proposed to accommodate three cars to the front of the premises, with the fourth space being provided by the existing garage.

I trust that this information is sufficient to meet your requirements and await your further communication in due course.

Yours sincerely

Robert G Rigby, Dipl. Arch. (Oxford) RIBA



PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE:

PROPOSED ALTERATIONS TO 1 IRVINE WAY
LOWER EARLEY READING
FOR MR & MRS LONGDON

537/SK1.
FEB 2001.

ADDITIONAL PLAN

robert RIGBY Architects
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY ARCH@compuserve.com

FROM: George Allpress

DATE: 15 January 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT 400917
POL	TLS
DC APP	ENF
CS	
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/3147

Proposal: Proposed erection of two storey side/rear extension and single storey side extension to form granny annexe..

Site Address: 1, Irvine Way, Lower Earley, Reading.

Applicant: Mr & Mrs Connolly C/O Robert Rigby Architects

Your observations are required in respect of this application **by 08/02/2001** .

Whilst Councillors could see no reason to object to the proposed extension, what was of considerable concern was the parking provision. To allow for adequate provision, it would appear that the whole of the front garden would have to be given over to vehicle parking which would be of detriment to the visual amenity of the area.

Furthermore, there was some doubt that there was sufficient room on the front garden for the parking proposed, and this would mean that vehicles would be parked on the road. Since this is a corner plot, this could cause an obstruction to other road users.

For this reason, therefore, it is requested that this application is refused.

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2007/3147 relates.

Address of site 1 IRVINE WALK
LOWER EARLEY READING

Signed

Date 22-01-07

Postage will be paid by licensee

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

Business reply service
License no. RG147

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

Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3147**

1, Irvine Way, Lower Earley, Reading.

Proposed erection of two storey side/rear extension and single storey side extension to form granny annexe.

~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ please contact me

Signed: Councillor Rolls

Date: 18/1/01

Recd 2.00pm 18.1.01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 JAN 2001
Officer: GA	Application No. F/2001/3147

Map No. 66. Site 0.04

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF TWO STOREY SIDE/REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION TO FORM GRANNY ANNEXE.

Location: 1 IRVINE WAY

Parish: EARLEY. Ward: REDHATCH 15.01.01

Applicant: Mr & MRS CONNOLLY

Fee (1) Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout required Proposal to be shown on block plan. L Vehicles	15.01.01	
3	Forms unsigned	~~Q9 Existing & Proposed 6 2~~		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	~~Q9 Existing & Proposed Bedrooms~~		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ...15.01.01... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
.....No pre-apps.

NEIGHBOURS:

S/N + see map. ✓

Environmental Services

For office use only.
Application number: 10.JAN.2001* 3147

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	Mrs and Mr. CONNOLLY.
	Address and postcode	1. IRVINE WAY. LOWER EARLEY READING. RG6 4IW.
	Phone number	
2	Agent's Name	ROBERT RIGBY ARCHITECTS
	Address and postcode	42. PORTMAN ROAD. READING. BERKS. RG30 1EA.
	Phone number	01189594932.
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.	1 Irvine Way Lower Earley.
4	Give brief details of the proposal for example, two storey side extension. (* NEW ACCOMMODATION FOR PARENT.*) About the application	SINGLE STOREY SIDE EXTENSION DOUBLE STOREY SIDE/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.	TILES TO MATCH EXISTING. FACING BRICKS TO MATCH EX'g. WINDOWS TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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: [signature]

on behalf of Mr. CONNOLLY.

Date 5/1/07.

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

ADDRESS 1 IRVINE WAY PARISH EARLEY

PLOT No. 252 ORD. SHEET No. SU. 75 TO 58

BUILDER AREA P PH. IV LOWER EARLEY (TRANSFERRED FROM PH. III) SU. 75 69 66

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	PYE & OTHERS	LOWER EARLEY PLAN	APP. ACC. TO	MINUTES
23956	T. A FISHER	O/L. RES. DEV.	23-10-80	CIA
24869	BRYANT	DET. HOUSE & GARAGE	6-2-86	CIA
BRA5571	"	"	8-4-86	APP

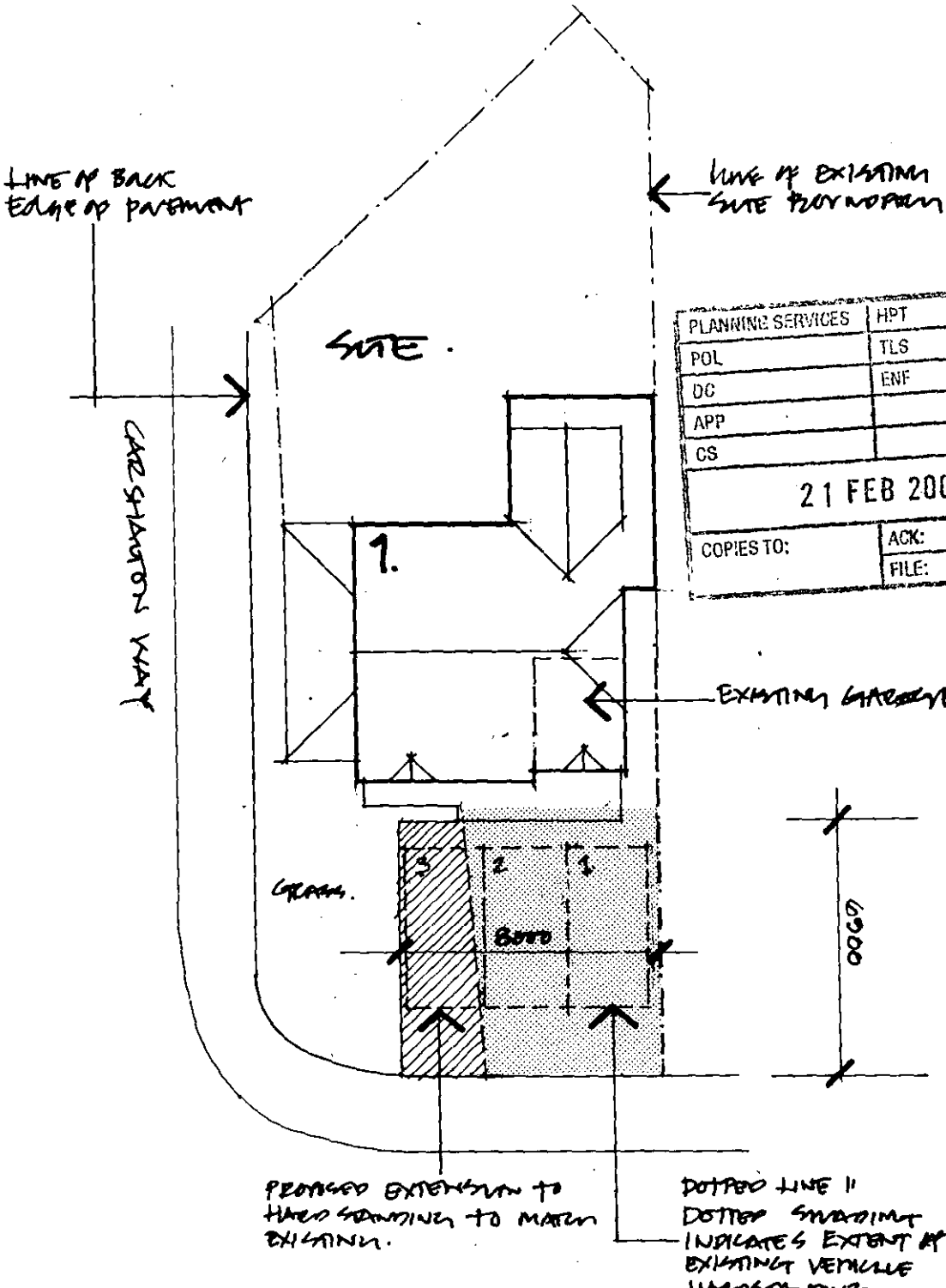
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 232/83

DRAINAGE

091074



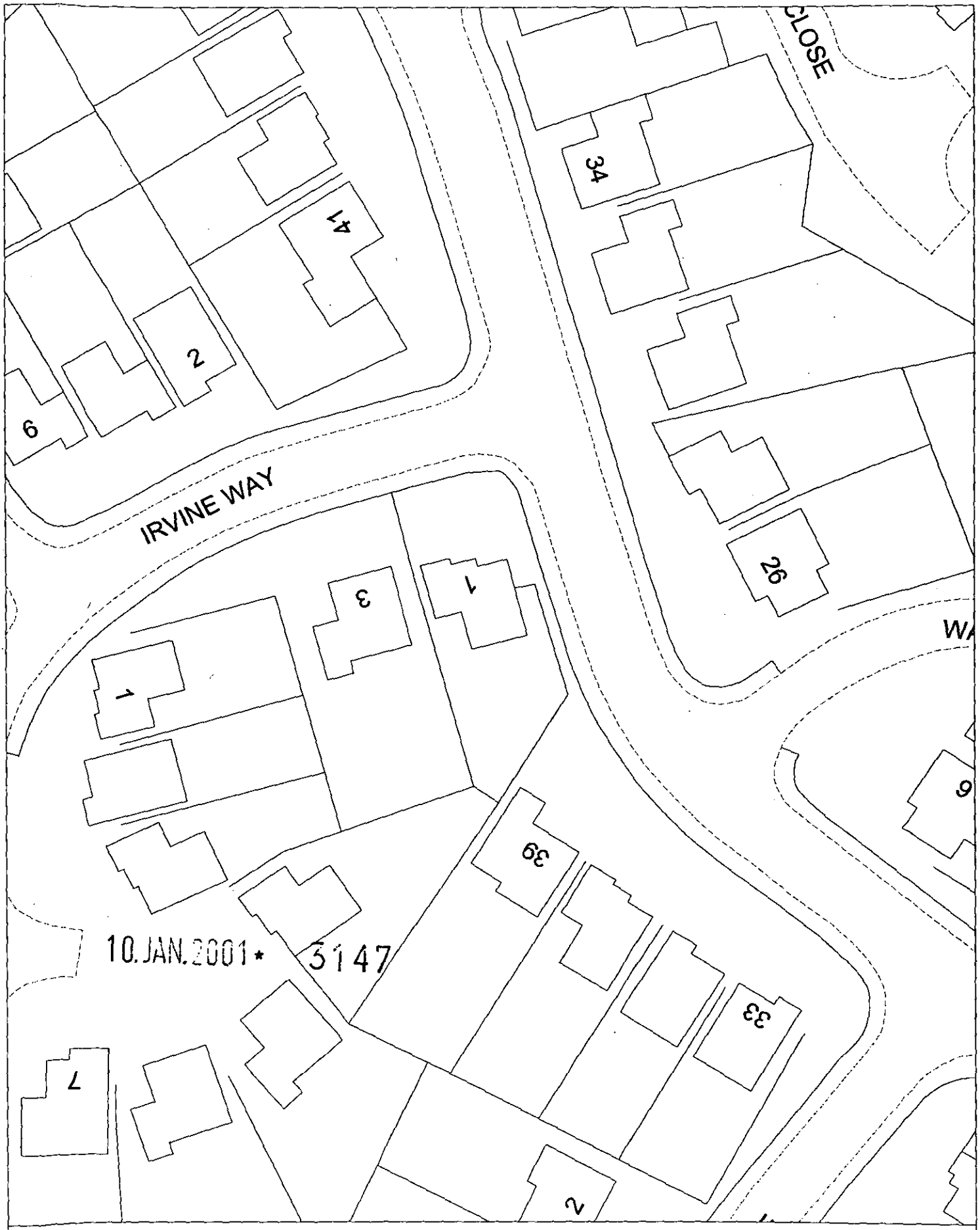
PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE:

PROPOSED ALTERATIONS TO 1 IRVINE WAY LOWER EARLEY READING FOR MR & MRS CONNOR

537/SK1.
FEB 2001.

ADDITIONAL PLAN

robert RIGBY Architects
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY ARCH@compuserve.com



Site Plan, Scale: 1 to 500

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Date: 14 December 2000

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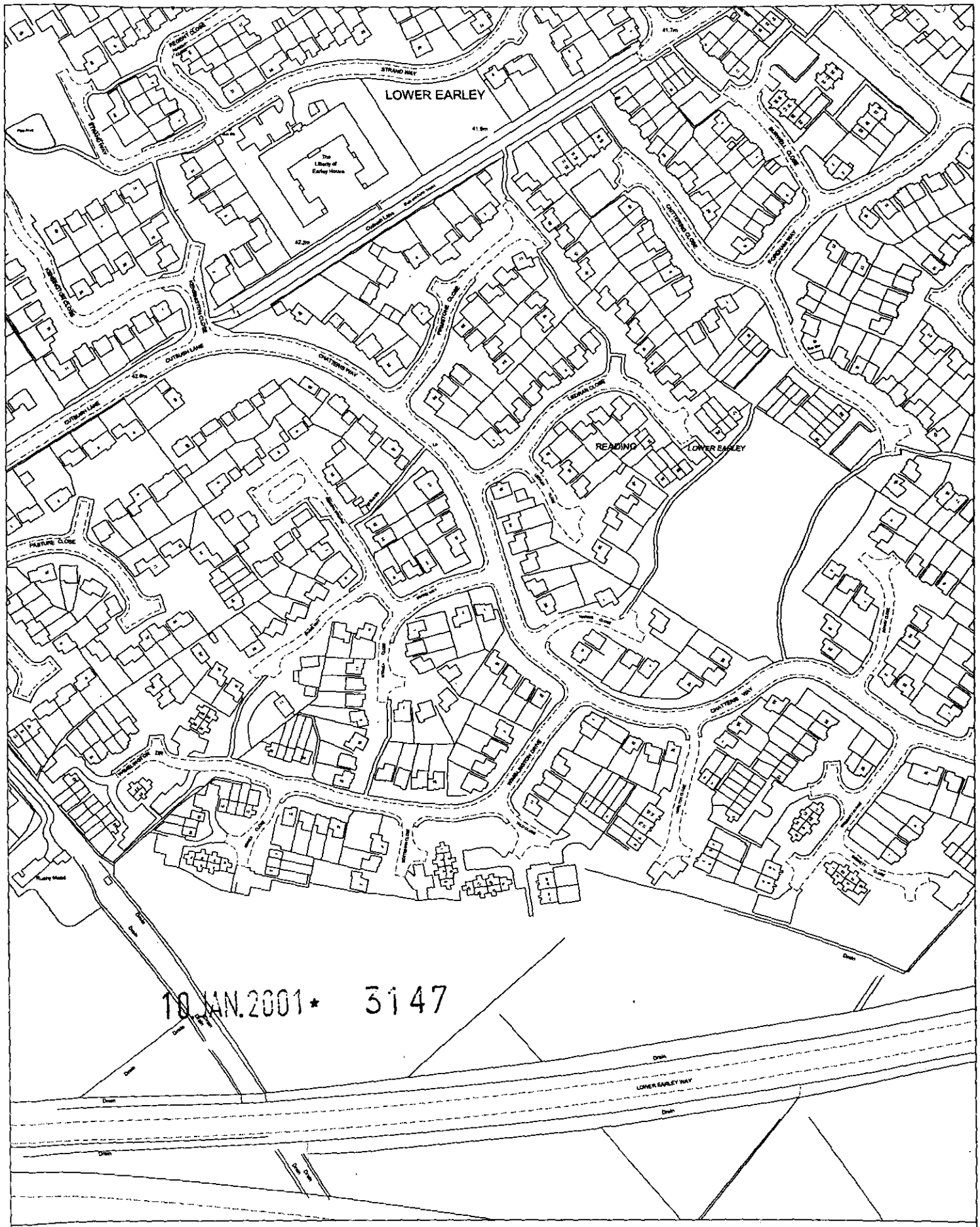

10 JAN.2001* 3147

Site Plan, Scale: 1 to 2500

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Development Control Section, Environmental Services, Wokingham District Council.

11 January 2001

Scale: 1 : 1250

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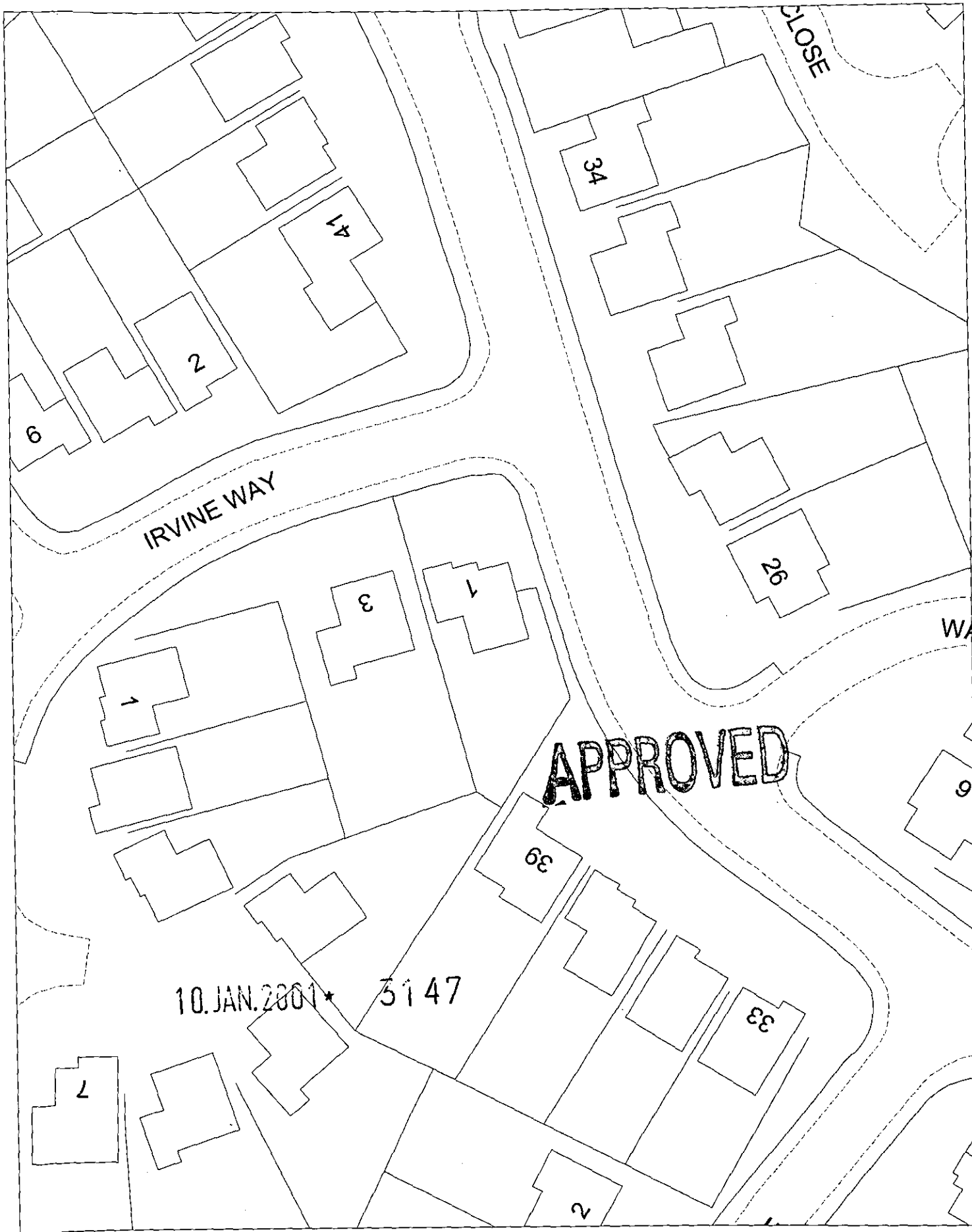

Site Plan, Scale: 1 to 500

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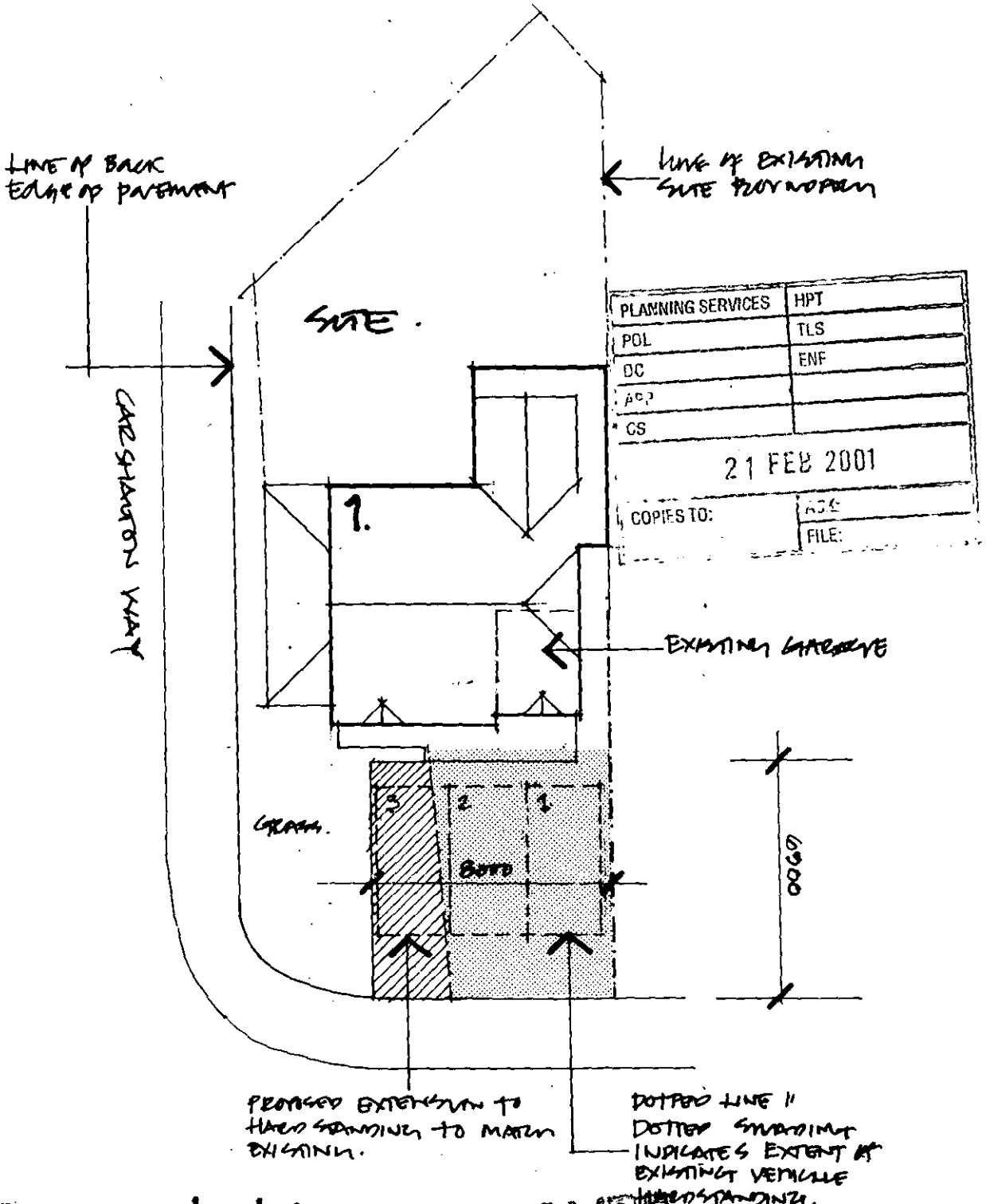

PLANNING SERVICES	HPT
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DC	ENF
AP?	
CS	

21 FEB 2001

COPIES TO: | FILE:

PROPOSED ALTERATIONS TO 1 IRVINE ROAD LOWER EARLEY READING FOR MR & MRS LONGDON.

APPROVED

537/SK1.

FEB 2001.

ADDITIONAL PLAN

robert RIGBY **Architects**

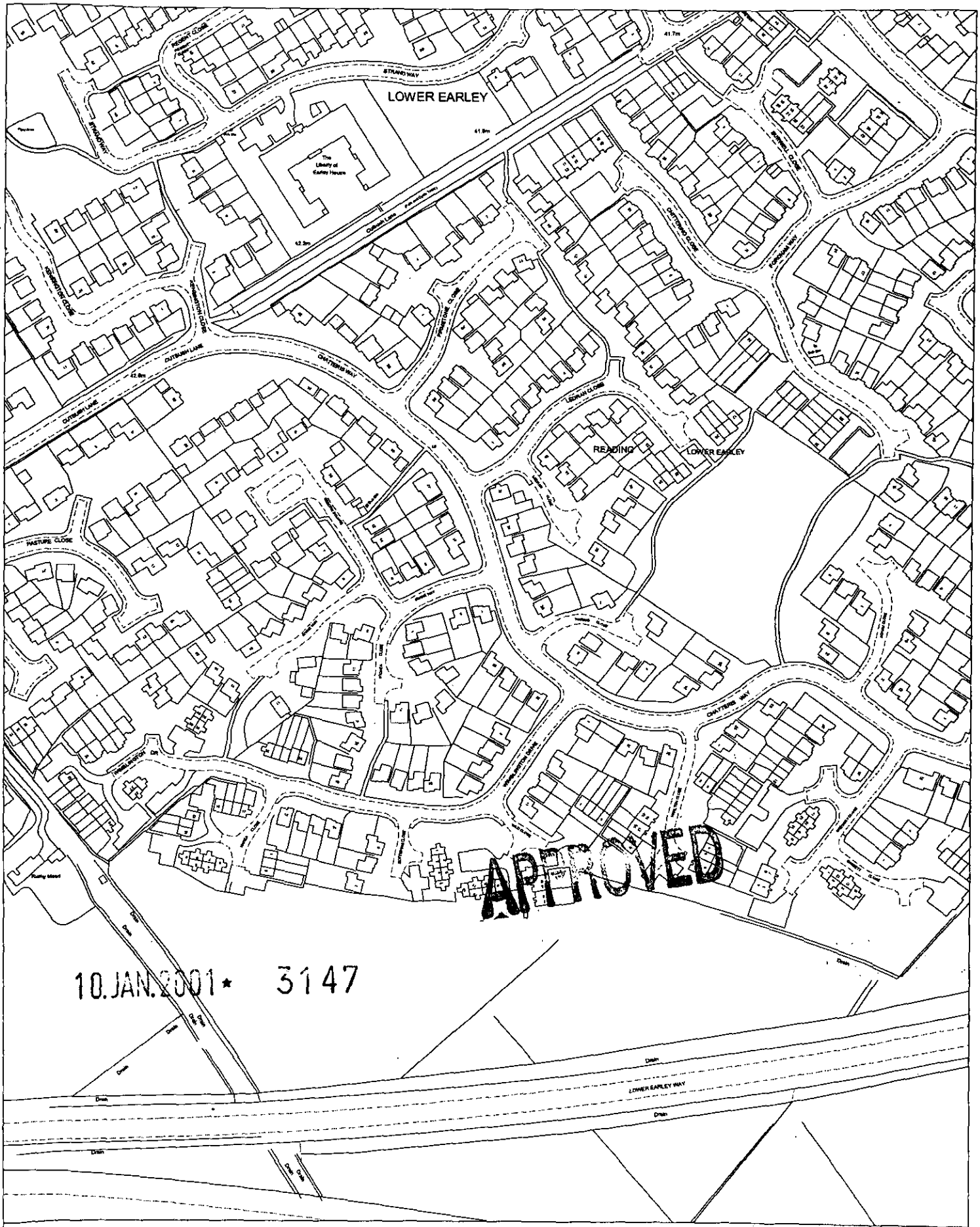
42 Portman Road

Reading RG30 1EA

Tel 0118 959 4932

Fax 0118 959 4932

E-mail RIGBY ARCH@compuserve.com



Site Plan, Scale: 1 to 2500

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