APPLICATION NO:

F/2001/3224

LOCATION:
41 Ramsbury Drive, Earley Reading.

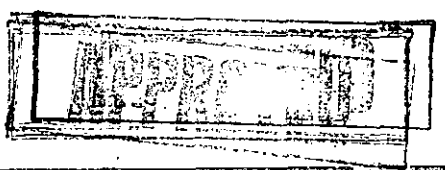
APPLICANT:
Mr R Schwartz C/O Andrew R Atkinson

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **19/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
19/03/2001

CASE OFFICER: **Jackie Emmett**



(JE)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Schwartz
C/O Andrew R Atkinson
11 Maiden Erlegh Drive
Earley
Berkshire
RG6 7HP

Application Number: F/2001/3224

Parish: **EARLEY**

Location: **41, Ramsbury Drive, Earley, Reading.**

Proposal: **Proposed single storey front 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.

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.

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 LTV1 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WOS2.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/03/2001

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.

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3224**

41, Ramsbury Drive, Earley, Reading.

Proposed single storey front extension to dwelling.

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

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

Signed: Z rolls

Councillor Rolls

Date: 2-(1/01

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
30 JAN 2001	
COPIES TO:	ACK

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3224	JE
BUILDING CONTROL NUMBER	FP2001/1507	
~~APPLICANT~~/AGENT	Andrew Atkinson	
ADDRESS OF SITE	41 Ramsbury Drive HARLEY	
DESCRIPTION OF PROPOSED WORK	S/S front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	22/1/01	need 22/1/01
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/3/01	

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	

WORK SHEET FOR : Jackie Emmett

Application Number : F/2001/3224

Applicant : Mr R Schwartz C/O Andrew R Atkinson.

Location : 41, Ramsbury Drive, Earley, Reading.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26.02.01

Date of Neighbour Notifications : .....

Date of Site Visit : 26.02.01

Date Registered : 22/01/2001

Earliest Date for Decision : 19/02/2001

Latest Consultation Date/Site Notice Expiry Date : 19/02/2001

This application will have expired on: 19/03/2001. 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 :

parish Council : No objection.

neighbours : No letters received.

Planning Issues :

Impact on: Street scene. = The proposal is not forward of the building line. It is ~~not~~ screened by trees and large front garden.

Impact on: neighbouring properties = Both dwellings have adequate room around each plot for there to be no problem with overlooking, overshadowing

Impact on: highways = no problem - development is not considered to effect highways.

Application Number: F/2001/3224

Appraisal :

Impact on Street Scene: The proposed development does not stand forward of the building line. The proposed development does not seem to have significant detrimental impact upon the street scene as the front garden to the property is sufficiently far enough from highways so to be totally unobtrusive.

Impact on neighbouring properties: The proposal is for a single storey front extension to the main dwelling. There will be no overlooking, over shadowing, over looking or loss of light to other properties. Therefore the proposed development will have no significant detrimental impact upon the amenity of neighbouring properties.

Impact on Highway Safety: The proposal will not be big enough to create a detrimental impact upon the Highway.

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

Application Number F/2001/3224
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 41 Ramsbury Drive Earley Reading.

APPLICATION NUMBER: F/2001/3224

OFFICER: Jackie Emmett

DATE OF SITE VISIT: 26.02.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES (26.02.01)

2. DESCRIPTION OF SURROUNDINGS

Residential area. Large detached properties. Very quiet location.

3. DESCRIPTION OF SITE/BUILDING

Large individual detached plot with, plot extending out to Rear sides of property. Red brick.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached property has neighbours to both sides.

5. SITE CONSTRAINTS – none

TREES – none will be effected

ACCESS/PARKING – not relevant.

LEVELS –

BOUNDARY TREATMENT Fencing - wire to left, panel fencing along development side with some scrubs.

OTHERS –

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3224
CASE OFFICER: Jackie Emmett

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3224**
CASE OFFICER: **Jackie Emmett**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/3224

PROPOSAL:
Proposed single storey front extension to dwelling.

LOCATION:
41, Ramsbury Drive, 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 Jackie Emmett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2001. 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

26 January 2001

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

Tel: 0118 974 6449

Date: **26 January 2001**

My ref: F/2001/3224

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/2001/3224
41, Ramsbury Drive, Earley, Reading.
Proposed single storey front 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 **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3224**
41, Ramsbury Drive, Earley, Reading.
Proposed single storey front 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**********

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

Tel: 0118 974 6449

Date: **26 January 2001**

My ref: F/2001/3224

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3224**
41, Ramsbury Drive, Earley, Reading.
Proposed single storey front 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 6449

Date: **26 January 2001**

My ref: F/2001/3224

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/2001/3224
41, Ramsbury Drive, Earley, Reading.
Proposed single storey front extension to dwelling.

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If you have any questions please do not hesitate to contact **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

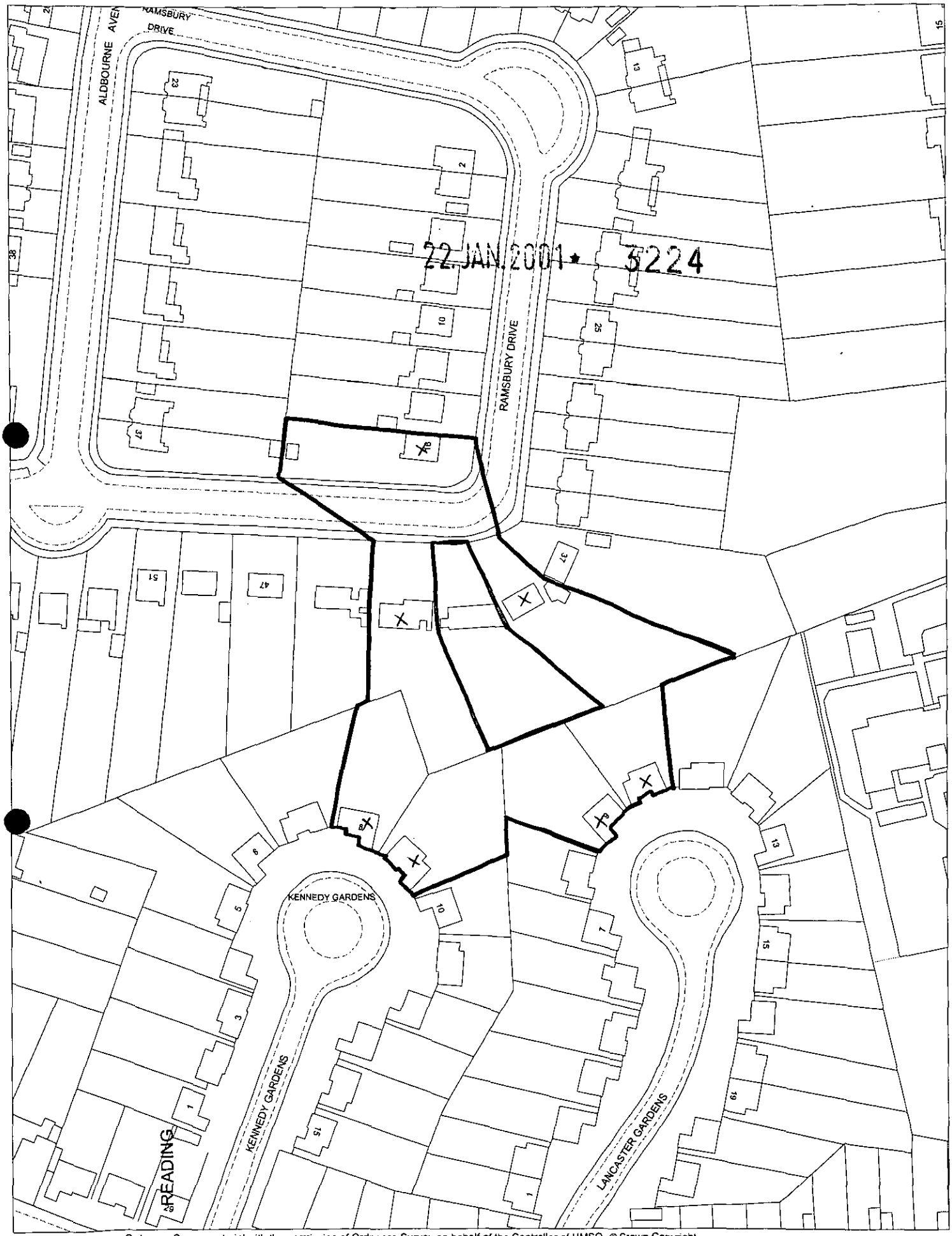
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3224**
41, Ramsbury Drive, Earley, Reading.
Proposed single storey front 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**********



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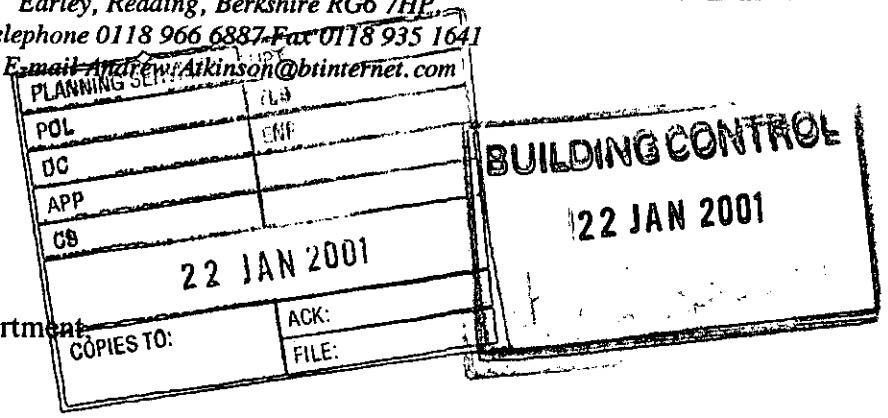
Development Control Section, Environmental Services, Wokingham District Council.
24 January 2001

Scale: 1 : 1250

N
W E
S

Andrew R Atkinson *PhD FRICS,*
Barum, 11 Maiden Erlegh Drive,
Earley, Reading, Berkshire RG6 7HP
Telephone 0118 966 6887 Fax 0118 935 1641
E-mail Andrew.Atkinson@btinternet.com

22 JAN. 2001 * 3224



18 January, 2001

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

Dear Sirs,

EXTENSIONS TO 41 RAMSBURY DRIVE, EARLEY, READING

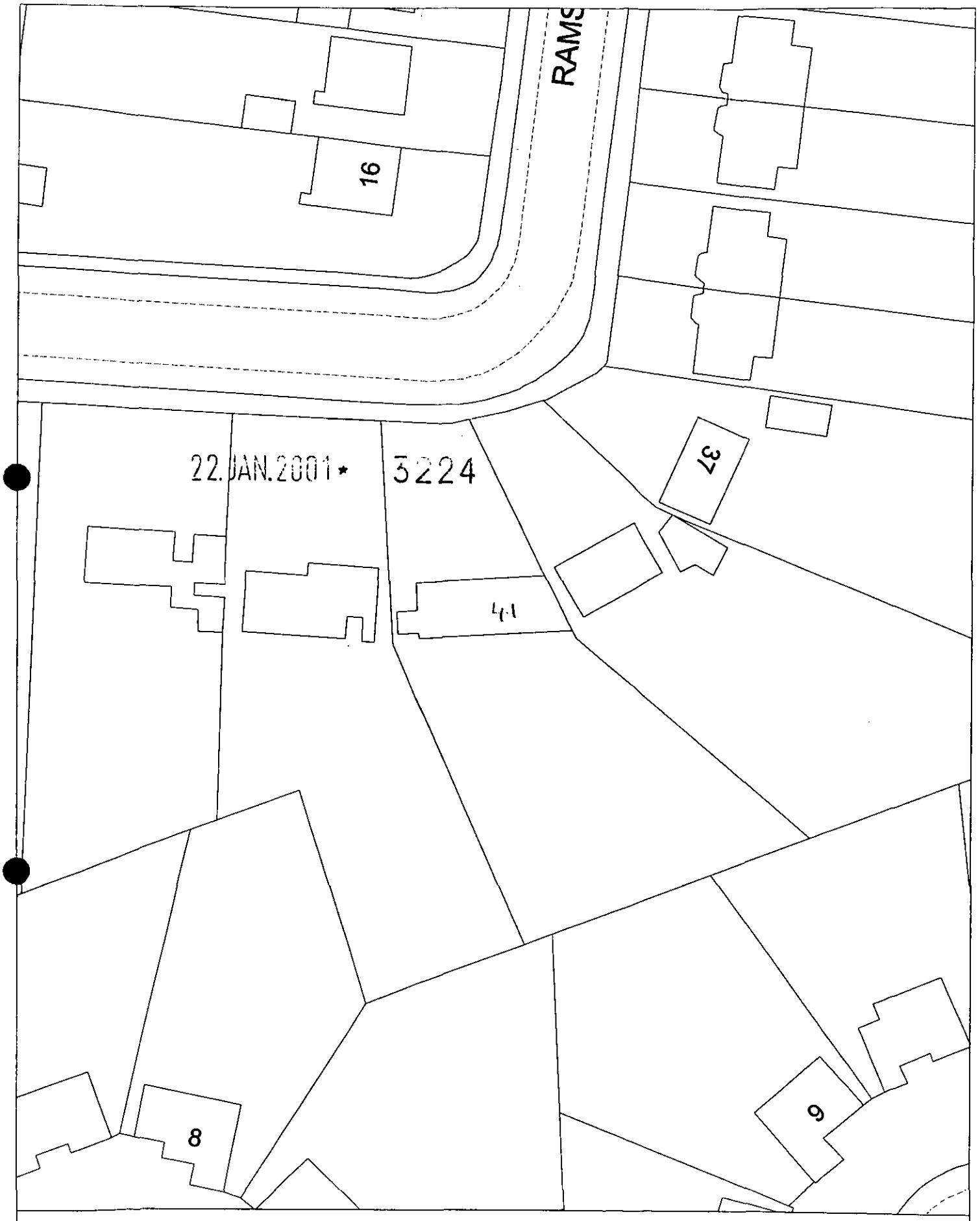
I enclose a planning application, drawings and a cheque for the appropriate fee for the above proposal.

Please contact me on the numbers above if you have any queries.

Yours faithfully,

A.R. ATKINSON

encls
fee
forms x 6
drawings x 6



Site Plan, Scale: 1 to 500

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Date: 25 January 2001

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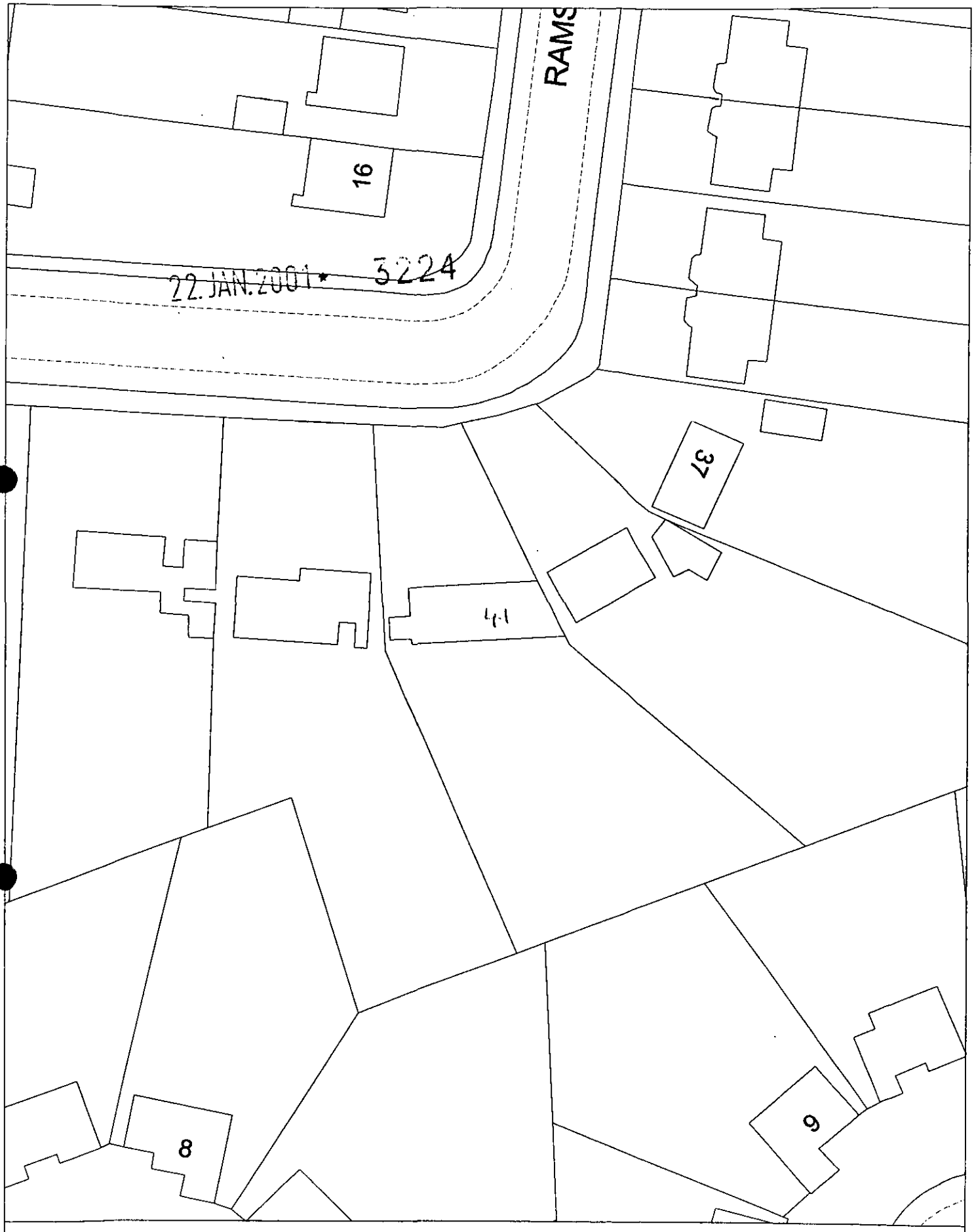

Site Plan, Scale: 1 to 500

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Date: 25 January 2001

N
W E
S

FROM: Jackie Emmett

DATE: 26 January 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

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

Application Number: F/2001/3224

Proposal: Proposed single storey front extension to dwelling..

Site Address: 41, Ramsbury Drive, Earley, Reading.

Applicant: Mr R Schwartz C/O Andrew R Atkinson.

Your observations are required in respect of this application **by 19/02/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 JAN 2001	
Officer: JE	Application No. F/2001/3224

Map No. 52 **Site** 010
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING

Location: 41 RAMSBURY DRIVE

Parish: EARLEY **Ward:** REDHATCH

26-01-01

Applicant: MR R SCHWARTZ

Fee Received 95-00 (6) **Required** ..... **Additional** ..... **Refund** .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Show adj properties on 1:500 (See attached)		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~Rear elevation needed~~		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.01.01 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:

.....Site notice and see map.....

Environmental Services

For office use only.
Application number: 22.JAN.2001* 3224

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	R SCHWARTZ
	Address and postcode	41 RAMSBURY DRIVE EARLEY READING BERKSHIRE
	Phone number	966 3403
2	Agent's Name	ANDREW R ATKINSON
	Address and postcode	11 MAIDENERLEIGH DRIVE EARLEY READING RG6 7HP
	Phone number	966 6887
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.	AS (1) ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT 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 BRICK WALLS RED TILED ROOF 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 ☑

3644 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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: A R Atkinson on behalf of R Schwartz

Date 17/1/01

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

22.JAN.2001 * 3224

ADDRESS 41 RAMSBURY DRIVE PARISH EARLEY

PLOT No. 5 ORD. SHEET No. SU.7471 (52)

BUILDER J. T. Cook & Son Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
490/53	Imperial Chemical Industries Ltd	Outline	7/8/53	N/A. C/A.
857/55	J. T. Cook & Son Ltd	Detached House	8/11/55	App. App.
400/56	Mr. J. G. Johnstone	Porch-Fuel Store	12/6/56	App. App.
PD/139/59	Mrs. Steel	Garage	12/5/59	App. N/A.
BR 22992	MR R. SCHWARTZ	SITTING ROOM, FIREPLACE, FLUE	14.6.84	APP N/A
21870	"	"	26.7.84	N/A C/A
28488			4.9.87	C/A
BRA 3233	"	PORCH & PLAYROOM	6.7.87	APP
43224	MR & MRS "	2/ST. HT & 1ST FLOOR HT.	19.9.94	C/A
FP 94/3058	" "	2/ST. HT.	26.10.94	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE