APPLICATION NO:
F/2000/2133

LOCATION:
29 Clevedon Drive, Earley Reading.

APPLICANT:
Mr & Mrs R Slack C/O Hall And Ensom

PROPOSAL:
Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath

EARLIEST DATE FOR DECISION: **03/09/2000**

APPLICATION WILL HAVE EXPIRED ON: 02/10/2000

CASE OFFICER: **Joss Miller**

EX SYSTEMS LTD
SOUTHPORT U.K Tel 0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Slack
C/O Hall And Ensom
P O Box 414
Tadley
Hants
RG26 4WA

Application Number: F/2000/2133

Parish: **EARLEY**

Location: **29, Clevedon Drive, Earley, Reading.**

Proposal: **Proposed single storey 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 resemble 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
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 Policies EN1
Loddon Area Local Plan Policies LBE1 and LBE2
Deposit Draft Wokingham District Local Plan Policies WB31

John Mitchell
Development Control Manager
Date: 04/09/2000

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

Refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2133.	JM.
BUILDING CONTROL NUMBER	BN2001/1080	Alan
APPLICANT/~~AGENT~~	Mr R. Slack	
ADDRESS OF SITE	29. ~~Elevedon~~ Elevedon Drive EARLEY.	
DESCRIPTION OF PROPOSED WORK	S/s ext to dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	
ELEVATIONS		2000.28.1/A
FLOOR PLANS	None	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	4/9/00	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	2/4/01	

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: George Allpress

Application Number: F/2000/2133

Applicant: Mr & Mrs R Slack C/O Hall And Ensom.

Location: 29 Clevedon Drive, Earley, Reading.

Proposal: Proposed single storey rear extension to dwelling (REVISED APPLICATION)

Site Notice Displayed? :

YES	NO	DATE
Yes		not known

Date of Neighbour Notifications : 10th August 2000

Date of Site Visit : 29th August2000

Date Registered : 07/08/2000

Earliest Date for Decision : 03/09/2000

Latest Consultation Date/Site Notice Expiry Date : 03/09/2000

This application will have expired on: 02/10/2000. 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 :

One letter has been received from the occupant of no. 31 Clevedon Drive, Earley, who objects to the proposal to rebuild the boundary wall along the footpath, as this part of the development is considered to result in an increased hazard to vehicular movement.

Highways raised objections to the application because of highway safety issues and recommended refusal of planning permission. Their reasons area: the boundary wall would obstruct the 3.x4m sight line that the junction, to the north of no. 29, was designed to incorporate, and deemed necessary.

Planning Issues :

The main issues addressed by this application are the visual impact of the proposed extension, its impact to neighbour amenity and highway safety.

Application Number: F/2000/2133

Appraisal :

The application property is a two storey contemporary dwelling that lies on an estate, which is laid out, with a spur road with small cul-de-sac roads coming off at right angles. The application property fronts one such cul-de-sac and its western boundary runs along the main spur road.

The application is made for a relatively minor single storey ground level rear extension that would fall w[redacted] within PD rights had the property not been previously extended at two levels on the front. Also when the application was initially submitted, the proposal included re-positioning of the west boundary wall, the wall that fronts the highway.

The application has been revised to delete demolition and re-building of the wall.

The proposed extension is considered visually appropriate and to result in no material harm to neighbouring occupants.

The dimensions of the proposed extension are approximately 4.0 metres wide by 3.0 metres deep. The position of the extension would be 2.7 metres in from the west elevation and 3.2 metres in from the east. The nearest adjacent property is no. 27 which is separated by garage and approximately 6.0 metres in linear distance form the site of the proposed extension. No adverse impact to neighbour amenity would therefore result.

The extension would be visible from the street. In design terms the extension is considered to reflect the appearance of the original dwelling with gabled mon-pitch roof rising approximately 2.3 metres to eaves and 3.5 metres at its highest point. An existing add-hoc, part glazed part timber, extension would be replaced.

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

Application Number: F/2000/2133

Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
INFOMATIVE			
N16			**INSERT:** Berkshire Structure Plan EN1: Loddon Area Local Plan Policies LBE1 and LBE2: Deposit Draft Wokingham District Local Plan Policy WB31.

4/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 29 Clevedon Drive, Earley Reading.

APPLICATION NUMBER: F/2000/2133

OFFICER: George Allpress

DATE OF SITE VISIT:..29/08/2000

2. DESCRIPTION OF SURROUNDINGS Residential area within settlement. Estate comprising detached houses in cul-de-sac settings.

3. DESCRIPTION OF SITE/BUILDING Rear garden of detached two storey dwelling with attached garage, situated at junction of cul-de-sac.

4. RELATIONSHIP TO ADJOINING PROPERTIES The unattached neighbour no. 27 lies to the east, and no. 31 to the south at the rear of an approx. 25 metre long rear garden.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension
ACCESS/PARKING	As existing – double garage and forecourt parking for two vehicles.
LEVELS	Level
BOUNDARY TREATMENT	1.8 metre high boundary wall to street.
OTHERS	

32 Clevedon Drive
Earley
READING
RG6 5XE

PLANNING SERVICES | HPT
POL | TLS
DC | MF
APP
CS OS | GA
05 SEP 2000
COPIES TO: | ACK
FILE:

31/8/00

Dear Mr Mitchell

I would like to comment upon the proposed development to 29 Clevedon Drive. (F/2000/2133)

I would be happy with the suggested single storey extension but I am most concerned about the re-building of the boundary wall to be on a boundary with the footpath.

Clevedon Drive has a number of small cul-de-sacs and I fear that this wall would be a safety hazard to cars emerging but particularly to children perhaps on bicycles or when playing. The wall would limit vision particularly to those emerging from the cul-de-sac opposite my house.

Furthermore it would be most unsightly and lead to a tunnel effect when looking down the road as then both sides would be enclosed by brick walls right up to the edge of the footpath.

I do hope that you reject this part of the planning applications.

Yours sincerely.

James Nutty.

Tel: (0118) 974 6463

Date: **10 August 2000**

My ref: F/2000/2133

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

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/2133
29, Clevedon Drive, Earley, Reading.
Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath

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. The form below 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 and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/2133**
29, Clevedon Drive, Earley, Reading.
Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Tel: (0118) 974 6463

Date: **10 August 2000**

My ref: F/2000/2133

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/2133**
29, Clevedon Drive, Earley, Reading.
Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath
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 6463

Date: **10 August 2000**

My ref: F/2000/2133

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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29, Clevedon Drive, Earley, Reading.
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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/2133**
29, Clevedon Drive, Earley, Reading.
Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

FROM: Joss Miller

DATE: 10 August 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT 33614
POL	TLS
DC	ENF
APP	
CS	
29 AUG 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/2133

Proposal: Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath.

Site Address: 29, Clevedon Drive, Earley, Reading.

Applicant: Mr & Mrs R Slack C/O Hall And Ensom.

Your observations are required in respect of this application **by 03/09/2000** .

This application was of concern to Councillors on highway grounds, since it was felt that the proposed boundary wall would obscure the sight lines, and particularly for vehicles leaving the drive of No. 31. Furthermore, it was felt that this proposal, if allowed, would be visually intrusive and would, therefore, result in a loss of amenity of the area.

Recvdd from J.M by G Hanton 7/9/00

4 FILE GA 7/9

SIGNED: _____ DATE: 24 AUG 2000

Clerk To Earley Parish/Town Council.

Your Ref:- Joss Miller
F/2000/2133

30 Clevedon Drive
Earley
Reading
Berks RG6 5XE

20th August 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS Obs	JOSS
23 AUG 2000	
COPIES TO:	ACK: ✓
	FILE:

Dear Sir

Application Number F/2000/2133
Site Address - 29 Clevedon Drive, Earley
Proposal - Single story extension
Relocation of boundary wall

Thank you for your letter of the 10th August and we confirm that we have no objection to the proposed house extension.

However we do wish to record an objection to the proposed change of position of the boundary wall on two grounds :-

Safety - There are many children playing on Clevedon Drive and if the wall is brought down to the edge of the pavement it would create a Black Spot for drivers proceeding up and down the road. The road curves at this point and this additional visual obstruction would restrict our view down the road when manoeuvring out of our garage and drive. In fact,all the properties whose walls abut the main spine of this road are stepped back at the point of egress from drives and cul-de-sacs to facilitate the line of sight. Further at certain times of the day this would be compounded by cars of parents waiting for children from Radstock School.

Aesthetic - On this section of Clevedon Drive several properties, including ours, on the North side have walls abutting the pavement. If No 29 brought the wall down to the pavement on the South side this would create a solid mass of brickwork un-relieved by greenery and visually narrow the road. This would spoil the outlook which the original planners intended and which we enjoy.

Yours sincerely

John + Jacqueline Herbert

Mr & Mrs J.Herbert

Received by Wokingham District Council

Application No: F/2000/2133

PROPOSAL:
Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath

LOCATION:
29, Clevedon 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/09/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

10 August 2000

Tel: (0118) 974 6463

Date: **10 August 2000**

My ref: F/2000/2133

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

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/2133
29, Clevedon Drive, Earley, Reading.
Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath

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. The form below 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 and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/2133**
29, Clevedon Drive, Earley, Reading.
Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Tel: (0118) 974 6463

Date: **10 August 2000**

My ref: F/2000/2133

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

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29, Clevedon Drive, Earley, Reading.
Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath

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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/2133**
29, Clevedon Drive, Earley, Reading.
Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Tel: (0118) 974 6463

Date: **10 August 2000**

My ref: F/2000/2133

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

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/2133
29, Clevedon Drive, Earley, Reading.
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At this stage a recommendation has not yet been made. The form below 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 and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/2133**
29, Clevedon Drive, Earley, Reading.
Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

Applicationo	Name & Address
F/2000/2133	Mr & Mrs J Herbert 30 Clevedon Drive Earley RG6 5XE
F/2000/2133	Me J Notty 32 Clevedon Drive Earley RG6 5XE
F/2000/2133	D Dalton 31 Clevedon Drive Earley RG6 5XF

App approved
Letter sent 06/09/00

Date: 04 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2133

Location: 29, Clevedon Drive, Earley, Reading.

Proposal: Proposed single storey extension to dwelling.

Applicant: Mr & Mrs R Slack C/O Hall And Ensom.

Case Officer: George Allpress

The new plans show the following: Proposed single storey extension to dwelling. Drawing no 2000.28.1/A.

For information only.

Should you have any queries regarding this application please contact the case officer George Allpress on 0118 974 6442.

(RING ONE)

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

App No. F/2000/2133 (Planaps) / (Ludhouse) Date Rec. 30/8/00

Location: 29 CLEVEDON DRIVE, EARLEY, READING

Parish

Applicant: MR & MRS R SLACK

Agent details to

Description of attached plans PROPOSED SINGLE STOREY EXTENSION TO DWELLING

Drawing No's: 2000.28.1/A AND SITE ~~LOCATION~~ PLAN

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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 ☐

NOT NECESSARY

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

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

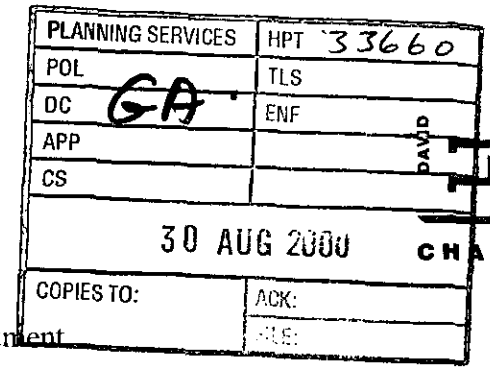
CASE OFFICER GA

Consultations Sent by Admin. on 04.09.R5.

Yellow - Part One Copy
Green - Officer's Copy

Ref 2000.28/DJE

29 August 2000



MARTIN Hall & DAVID Ensom
CHARTERED SURVEYORS

PO Box 414, Tadley
Hants, RG26 4WA
Telephone/Fax: 0118 982 0810
e-mail: Hall.Ensom.Tadley@cwcom.net
www.hall.ensom.mcmail.com

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

For the attention of George Allpress

Dear Sirs

Re: 29 Clevedon Drive - F/2000/2133

Further to our telephone conversation today, in view of the strong objection raised by the highway department to the rebuilding of the boundary wall on the footpath boundary (due to the blocking of the sight line from the junction), we withdraw the rebuilding/relocating of the boundary wall from the application. Accordingly we enclose two revised copies of the site plan and the main drawing, now showing just the small extension.

Yours faithfully,

D J Ensom BSc(Econ), ARICS
HALL & ENSOM

GA.

PLANNING	33471
POL	LS
DC	ENF
APP	
CS	
24 AUG 2000	
COPIES TO:	ACK:
	FILE:

31, Clevedon Drive
Earley
Reading
Berkshire
RG6 5XF
20 August 2000

Dear Sir,

Ref: Application Number: F/2000/2133

I wish to point out that the proposal to rebuild the boundary wall along the footpath will result in an increased hazard to any car reversing out of my drive. Currently my view is somewhat restricted by the wall. This will become even worse should the repositioning take place especially since the road curves in such a way as to exacerbate the effect of the proposed change. I would therefore request that permission to alter the position of the wall is not given.

Yours faithfully,

D. Dalton

D. Dalton

HIGHWAYS CONSULTATION SHEET

From: ~~Joss Miller~~ George. **Date:** 10 August 2000

Application Number: F/2000/2133

Proposal: Proposed single storey rear extension to dwelling plus relocation and rebuilding of boundary wall to be on boundary with footpath

Parish: EARLEY TOWN

Site Address:
29, Clevedon Drive, Earley, Reading.

Applicant:
Mr & Mrs R Slack C/O Hall And Ensom.

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).

Moving the boundary wall would obstruct the 3m x 40m sight line that the junction, to the north of no. 29, was designed to incorporate, and deemed necessary.

SR:13

Signed: _____ **Print name:** ADAM COSSINS

16/08/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

07.AUG.2000* 2133

Start date: ~~24 JUL 2000~~ 07 AUG 2000

Officer: JM | Application No. F/2000/2133

Map No. 58 Site 005

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

07.AUG.2000* 2133

Description:

(F/) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING PLUS RELOCATING AND RE BUILDING OF BOUNDARY WALL TO BE ON BOUNDARY WITH FOOTPATH.

Location: 29 CLEVEDON DRIVE

Parish: EARLEY Ward: Redhatch.

10.8.2000

Applicant: MR/MRS SLACK

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

(4)

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			
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	+ Dimensions elevation of wall	28/7	
(6)	Floor plans	Show exactly where existing & proposed positions are.		
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 : 10.8.2000 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 (BABTIE) .....
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 + 18, 19, 20, 27, 30 + 31 Clevedon Drive

Tel. 0118 9746429 (Direct Line)

Date 28/7/00

Your ref.

My ref.

Hall & Ensom
PO Box 414
Tadley
Reading
RG26 4WA

RECEIVED
-4 AUG 2000

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

Dear

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

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

07.AUG.2000* 2133

PTO →

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED RECYCLED

Cont. Tick relevant box

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

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

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

11) The following floor plans are required: ☑
label position of existing boundary fence
(OBVIOUS BUT NOW CABELLED).

12) The following elevational plans are required: ☑
elevations of proposed wall (to scale)
WE WILL PROVIDE THIS IF THE PLANNING OFFICER REALLY REQUIRES IT SEE NOTE ON DRWG

13) An Environmental Impact Assessment is required. ☐

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

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

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

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

ADDRESS 29 CLEVEDON DRIVE PARISH EARLEY

PLOT No. 14 ORD. SHEET No. SU.7470

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	NEW HOMES PROJECT LTD.	O/APP RES DEV.	13.6.74	W/A RE
01945	PYE LTD + OTHERS	" 830 ACRES	APP ACCORDING TO AMEN
04557	BOOTS HOMES S.E. LTD.	" + LOCAL DEV.	10.6.76	W/A RE
07235	"	LOWER EARLEY ROAD REDISTRIBUTION	24.11.77	W/A CL
07295	"	B.F.K.L.T.Y. - "	15.12.77	W/A CL
07541	"	DETACHED HOUSE + GARAGE	16.2.78	W/A CL
BR 7976	"	"	3.5.78	APP W/
BR 23982	MRS C. MAY	S/ST EXT. + INT. ALTS.	8.1.85	APP W/A
22899	"	"	7.3.85	W/A CL

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
07.AUG.2000* 2133

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS R. SLACK
	Address and postcode	29 CLEVEDON DRIVE EARLEY READING RG6 5XF
	Phone number	0118 987 3329
2	Agent's Name	HALL & ENSOM
	Address and postcode	PO BOX 414 TADLEY RG26 4WA
	Phone number	0118 982 0810
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.	29 CLEVEDON DRIVE EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION; REBUILDING WALL ON BOUNDARY
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.	BRICKS AND ROOF TILES TO MATCH EXISTING WHITE UPVC DOOR & WINDOW
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: 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: [signature] on behalf of MR & MRS R. SLACK

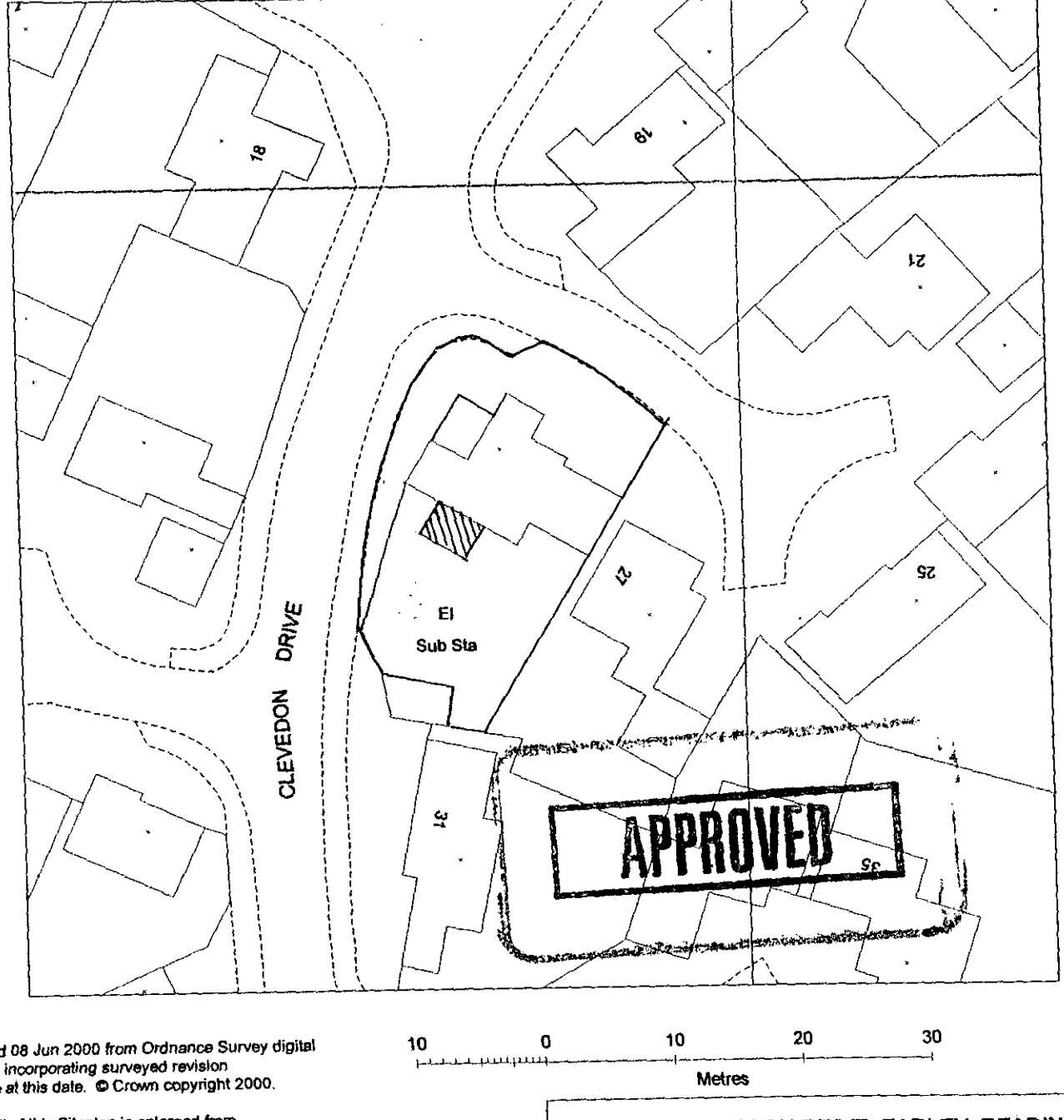
Date 21 JULY 2000

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

Ordnance Survey

Siteplan

1:500 Scale



10 0 10 20 30

Metres

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Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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1 - 45 CLEVEDON DRIVE, EARLEY, READING
RG6 5XF

Centre coordinates : 474483mE 170575mN

National Grid sheet reference at centre of this Siteplan: SU7470NW.

Supplied by : Blackwell's Reading
Serial Number : 869

Ordnance Survey

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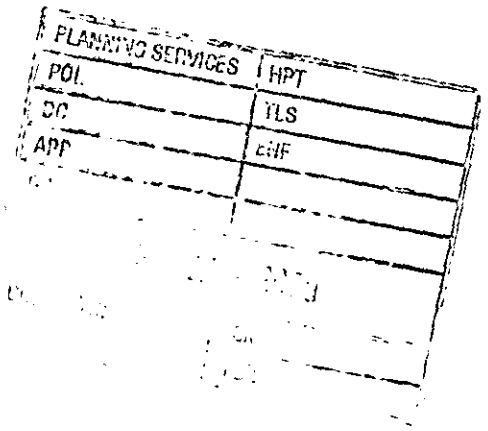
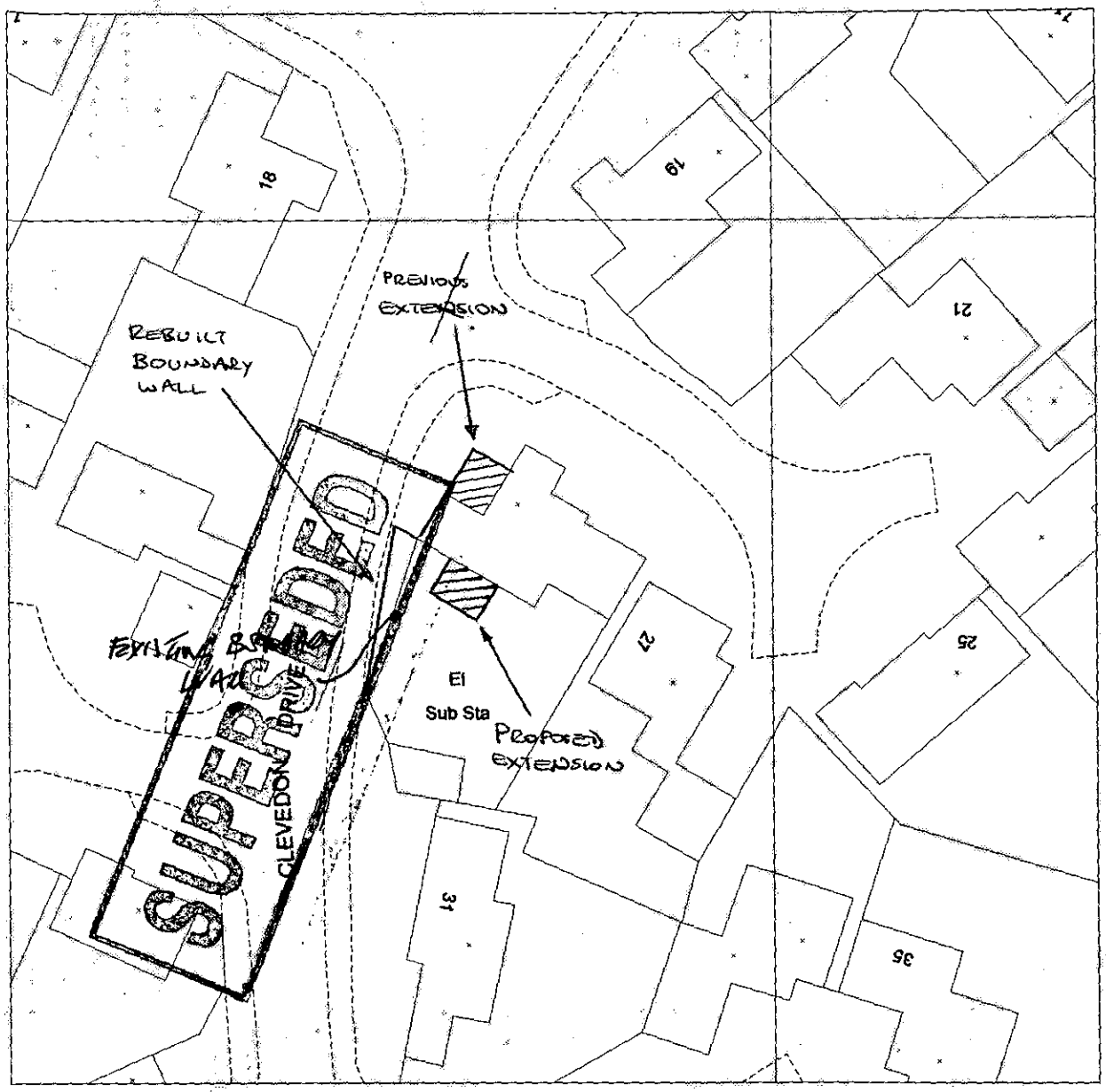

PLANNING SERVICES
POL
DC
APP
HPT
TLS
EHF

Ordnance Survey

Siteplan

1:500 Scale



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Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4228

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TKH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Wall

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/