APPLICATION NO:
F/2000/1670

LOCATION:
1 Luckmore Drive, Earley Reading.

APPLICANT:
Mr & Mrs Malvill C/O SPC Design And Build

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/08/2000

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Malvill
C/O SPC Design And Build
P O Box 2383
Reading
Berkshire
RG6 1YF

Application Number: F/2000/1670

Parish: **EARLEY**

Location: **1, Luckmore Drive, Earley, Reading.**

Proposal: **Proposed two storey side 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 external materials shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The two first floor windows in the north side elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 26/07/2000

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.

LISTING FORM

By hand. 4/7

Case officer: **Simon Lewis** Application Number: **F/2000/1670**

1, Luckmore Drive, Earley, Reading.

Proposed two storey side extension to dwelling.

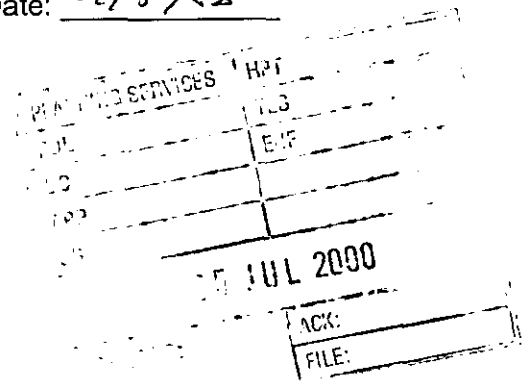
~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ floor extension

Signed: _____

Councillor Rolls

Date: 4/7/00



Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 25 October, 2000
My ref. BC/DC/2000/1670
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr G Malvill
c/o SPC Design & Build
PO Box 2383
Reading
Berkshire, RG6 1YF

Dear Mr Malvill

PLANNING PERMISSION 2000/1670
SITE: 1 LUCKMORE DRIVE, EARLEY, READING, RG6 7RP

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1670 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

NICOLA LAKE
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1670 SC
BUILDING CONTROL NUMBER	RP 2000/1079. Alan
~~APPLICANT~~/AGENT	SPC Design + Build
ADDRESS OF SITE	1 Luckmore Drive EARLEY.
DESCRIPTION OF PROPOSED WORK	2 Storey rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	SPC/1Luck/02	SPC/1Luck/02
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/9/00	

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	

Received by Wokingham District Council

Application No: F/2000/1670

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
1, Luckmore 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 Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. 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

14 June 2000

Environmental Services

For office use only.
Application number: 1670

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 Address and postcode Phone number	MR & MRS MALVILL 1 LUCKMORE DRIVE EARLEY READING. BERKSHIRE
2	Agent's Name Address and postcode Phone number	SPC Design & Build PO box 02383 Reading Berkshire RG6 1YF 0973 710512
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 Luckmore Drive Earley Reading Berkshire
4	Give brief details of the proposal for example, two storey side extension. About the application	Two Storey side 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 to match existing bricks. Brown roof tiles to match existing roof.
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: 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 & Mrs Malvill

Date 26/05/00

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

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1670

Applicant : Mr & Mrs Malvill C/O SPC Design And Build.

Location : 1, Luckmore Drive, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 07/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 02/08/2000. 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 : Earley Town Council - no objection
Highways - no objection subject to the provision of a plan showing parking layout.

Planning Issues : Impact upon neighbouring property.
Impact upon appearance of property.

Application Number: F/2000/1670

Appraisal :

Planning permission is sought for the replacement of part of the existing two-storey side extension again with a two-storey building. This would provide a new utility room at ground floor with a bathroom over.

The main concern is the impact the proposal would have upon the neighbouring property no.1a Luckmore Drive. There would be 2 new first floor bedroom windows on the side elevation overlooking no.1a however these would be obscure glazed as opposed to the existing first floor room which is constructed of clear glass. For this reason it is not considered that there would be any problems of overlooking and the proposal would actually improve the existing situation. In addition the current building is poorly designed and detracts from the overall appearance of the property. The proposal is considered to improve this appearance.

The Highways Authority did request an additional drawing showing the parking arrangements to the property however this was not considered to be necessary as there would be no increase in the number of bedrooms at the property.

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

Application Number F/2000/1670
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR09	'All external materials
3.	SC20	SR10	'two first floor windows' 'north side'

RECORD OF SITE VISIT

SITE ADDRESS: 1 Luckmore Drive
Earley Reading.

APPLICATION NUMBER: F/2000/1670

OFFICER: Simon Lewis

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential.
Semis - and detached.

3. DESCRIPTION OF SITE/BUILDING Existing semi - already has two storey extension - proposal would continue to the rear of this.

4. RELATIONSHIP TO ADJOINING PROPERTIES neighbour is a market burgler - rooflights to the side roof

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT left fence with trellis at top.

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis **Date:** 14 June 2000

Application Number: F/2000/1670

Proposal: Proposed two storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
1, Luckmore Drive, Earley, Reading.

Applicant:
Mr & Mrs Malvill C/O SPC Design And Build.

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).

Please could we have a plan showing the parking facilities/arrangement for 4 vehicles within the curtilage of the property.

(a) Car space 2.4x4.8m (min)

(b) In front of Garage (2.4x5.5) min

Signed: _____ **Print name:** Stephanie Knowles

22/06/00.

FROM: Simon Lewis

DATE: 14 June 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1670

Proposal: Proposed two storey side extension to dwelling..

Site Address: 1, Luckmore Drive, Earley, Reading.

Applicant: Mr & Mrs Malvill C/O SPC Design And Build.

16 JUN 2000
Earley Town Council

Your observations are required in respect of this application **by 09/07/2000** .

NO OBJECTION

COPIES TO:

FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	JUN 2000
Officer: SL	Application No. F/2000/1670

Map No. 52 Site 0:05

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 1 LUCKMORE DRIVE

Parish: EARLEY Ward: Redhatch

12.6.2000

Applicant: MR/MRS MANNILL

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

(9)

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			
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 : 14.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

no pre-apps.

.....

.....

NEIGHBOURS:

S|N + 1a, 3, 20 + 22 LUCKMORE DRIVE ✓

12+14 BETCHWORTH AVENUE.

ADDRESS 1 LUCKMORE DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 677/71	Mr J. W. Berry	Addit. of Sun room	25-11-71	APP NA
BN97/0504	MR G. MELVILLE	INT. ALTS.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 07. JUN. 2006 1670

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.
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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 Address and postcode Phone number	MR & MRS MACHELL 1 LUCKMORE DRIVE EARLEY READING BERKSHIRE
	Agent's Name Address and postcode Phone number	SPC Design & Build PO Box 0383 Reading Berkshire RG6 1YF 0973 710512
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 Luckmore Drive Earley. Reading Berkshire
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side 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 to match existing brick - Brown roof tiles to match existing roof.
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: 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.		
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	• 1:100 or 1:200 scale floor plans and elevations.		

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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

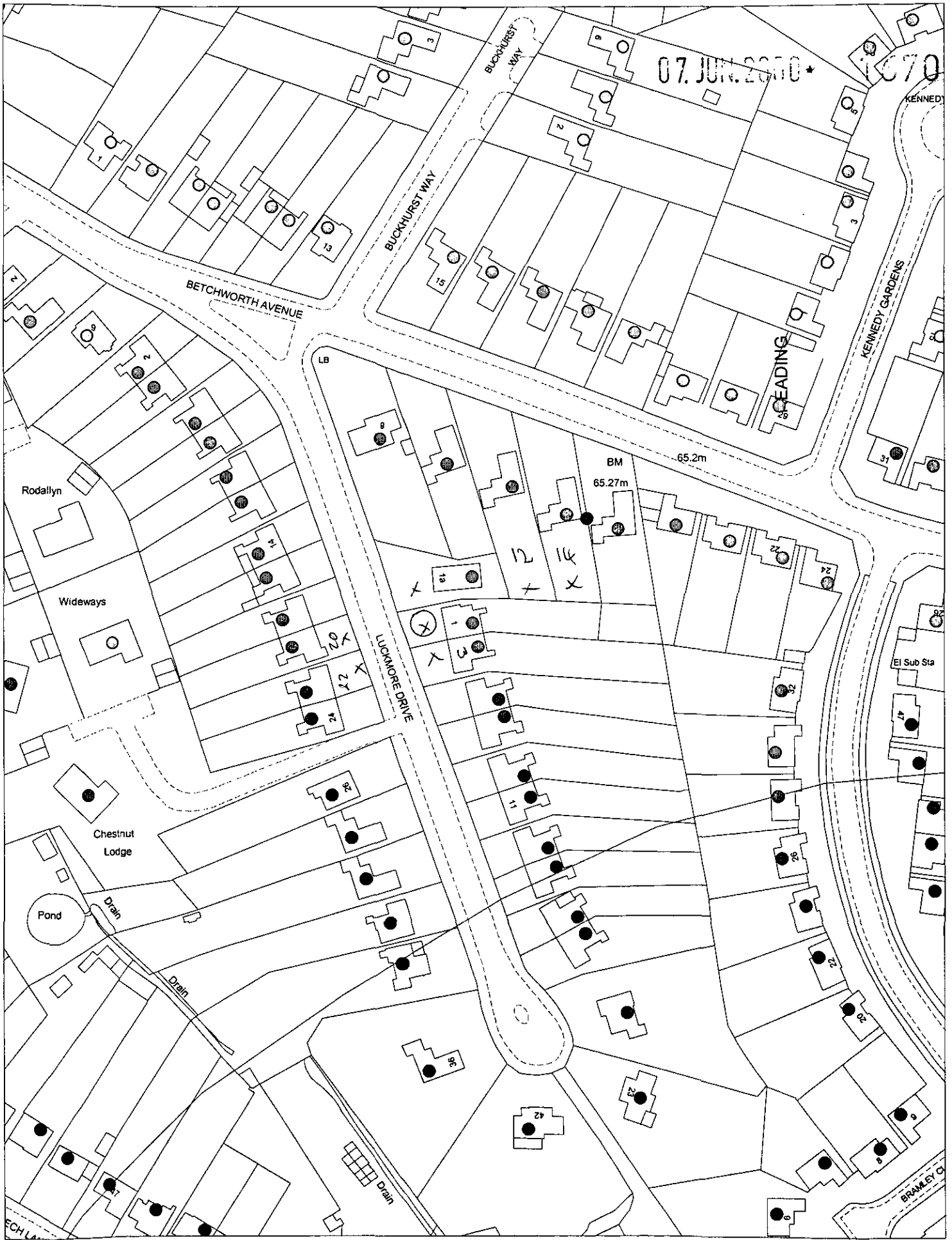
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs Metcalf.

Date 26/05/00.

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



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Development Control Section, Environmental Services, Wokingham District Council.
12 June 2000 Scale: 1 : 1250

N
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Site Plan, Scale: 1 to 2500

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Date: 2 June 2000

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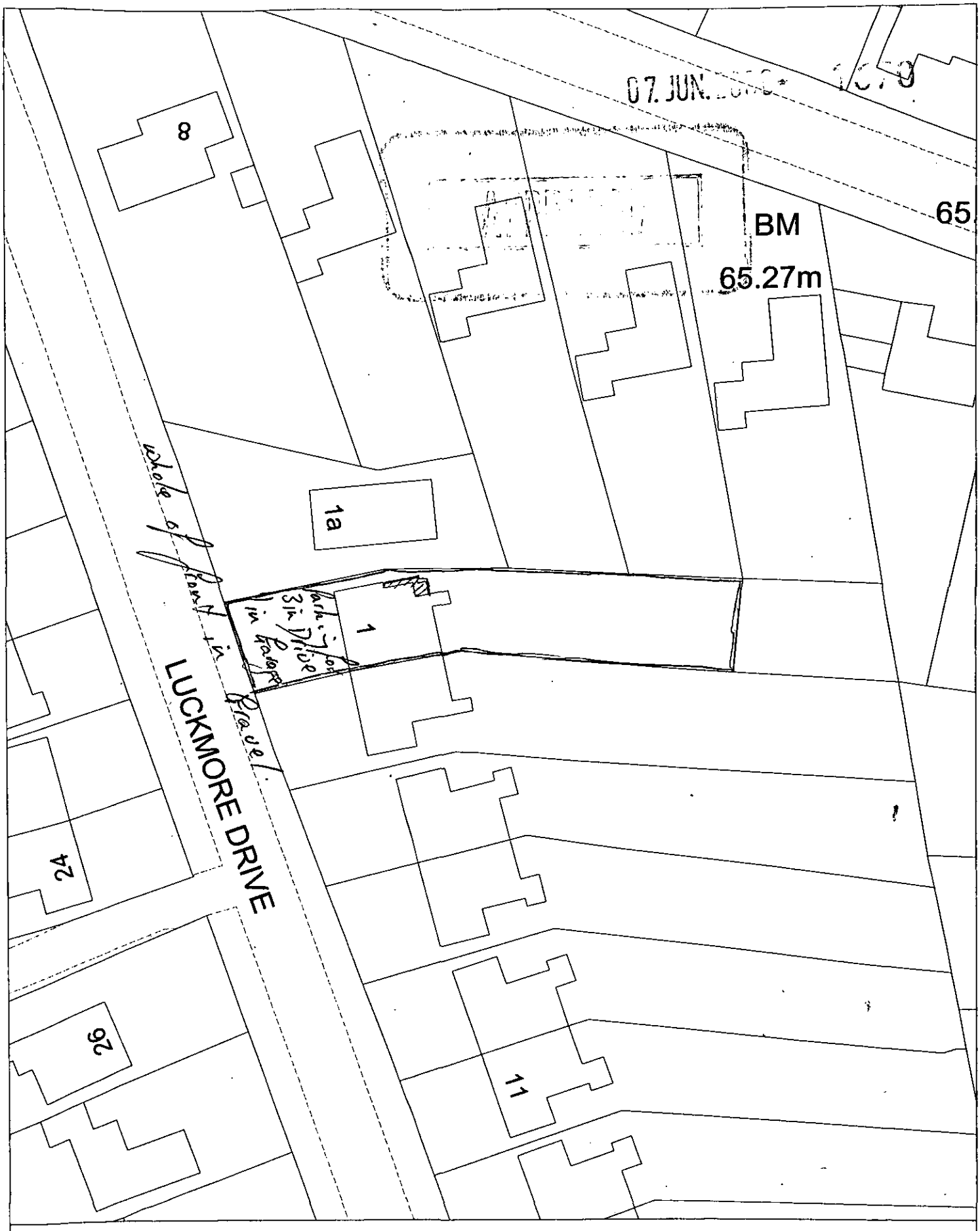

Site Plan, Scale: 1 to 500

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Date: 2 June 2000

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