APPLICATION NO:
F/2001/3369

LOCATION:
2 Woodbine Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs Latymer C/O Access Architects

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **18/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/04/2001

CASE OFFICER: **Farah Humayun**

APPROVED

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Latymer
C/O Access Architects
Mortimer House
49 Church Street
Theale
Berkshire
RG7 5BX

Application Number: F/2001/3369

Parish: **EARLEY**

Location: **2, Woodbine Close, Lower Earley, Reading.**

Proposal: **Proposed single 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 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 elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The existing hedging and 1.8 metre close boarded fence along the western boundary shall not be removed or altered without the permission in writing of the Local Planning Authority.

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 safeguard the visual amenities of neighbouring properties and the locality.

Informative
1. This permission relates to the application as amended with revised drawing number 250/04 A submitted to the Local Planning Authority on 23rd March 2001 showing revised roof design and does not approve the proposals as originally submitted.

Informative
2. 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 OS1 and EN1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/04/2001

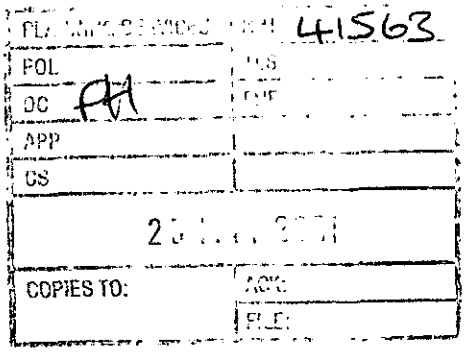
Notice checked by: _____

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.

ACCESS
ARCHITECTS

Mortimer House
49 Church Street
Theale
Berkshire RG7 5BX
Tel: 0118 930 4440
Fax: 0118 930 4450

Miss F Humayun
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR



22 March 2001
250/PMG/07

Dear Miss Humayun

2 Woodbine Close, Lower Earley, Reading, Berkshire, RG6 4BA – Planning Application No F/2001/3369

In response to your letter dated 14 March 2001 and our subsequent telephone conversations on 21 March 2001, I am enclosing 6 copies of our revised drawing 250/04 revision A.

I confirm that the proposed extension can remain in line with the front elevation but we have reduced the height of the ridge of the roof. The roof will be hipped with the top in lead with minimum fall to provide a horizontal top to the roof.

I trust this is now acceptable and you will be able to approve this application.

Yours sincerely

Peter M Troop

Enclosure

Copied to: Mr & Mrs Latymer (+ drawing and copy of WDC letter)

TO WRITE UP

3369

Our ref: SP\2001\003797\001
Your ref: F/2001/4046
Date: 13th June 2001

ENVIRONMENT AGENCY

FAO: Farah Humayun
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

PLANNING CONTROL
POL
DC FH
APP
CS
15 JUN 2001
COPIES TO:
ACK:
FILE:

Dear Sir/Madam

PROPOSAL: Amendment To Consent F/2001/3369 Single Storey Side Extension To Dwelling
LOCATION; 2 Woodbine Close, Lower Earley

Thank you for your letter dated 29th May 2001, which was received on 31st May 2001. You are asked to quote the following reference in any correspondence: **SU77SE/1/12**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 755 702	185m	Reading University, Earley	Industrial & Commercial Waste

In view of distance and the nature of the material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Groundwater Protection

Surface Water
Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Conservation

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of the house should also be considered.

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows, pockets of woodland and patches of grassland.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matthew Rose
Development Planning Team

CC: Access Architects, Mortimer House, 49 Church Street, Theale, Berkshire, RG7 5BX

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3369

Applicant : Mr & Mrs Latymer C/O Access Architects.

Location : 2, Woodbine Close, Lower Earley, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	13/03/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 13/03/01

Date Registered : 13/02/2001

Earliest Date for Decision : 18/03/2001

Latest Consultation Date/Site Notice Expiry Date : 18/03/2001

This application will have expired on: 10/04/2001. 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 :

EARLEY TOWN COUNCIL - NO objection.
ENVIRONMENT AGENCY - NO objection

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE

Application Number: F/2001/3369

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. single storey side extension to dwelling. The prop. extension projects 4.5m from the side of the dwelling. The extension continues the existing front line of the dwelling. The eaves are in line with existing. Under revised plans 250/04 A the roof design is proposed as a crown hip. The height of the roof to the ridge is 4 metres.

The property forms the end of a ~~semi~~ two semi-detached properties. As the extension does not extend significantly further than the existing side elevation of NO 2 it is not considered the prop. extension will have an adverse impact upon the residential amenity of neighbouring properties.

IMPACT UPON THE STREET SCENE

NO 2 Woodbine close is located on the end of two semi-detached properties. The side elevation of NO 1 Woodbine close, therefore, is exposed in the street scene. There is existing ~~high~~ hedging to the ~~sea~~ side boundary which continues as 1.8m close boarded fencing. However approx. half of the side elevation remains exposed in the street. Under revised plans submitted with the reduction in the height and alteration of the roof design it is considered the impact on the street scene is somewhat reduced. It is therefore considered the prop. extension will not have a significant adverse impact upon the street scene to warrant a refusal.

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

Application Number F/2001/3369
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATION OF THE EXTENSION
4		R018	THE EXISTING HEDGE AND 1.8 METRE
			CLOSE BOARDED FENCE ALONG THE WESTERN
			BOUNDARY SHALL NOT BE REMOVED OR ALTERED
			WITHOUT THE PERMISSION IN WRITING OF THE
			LOCAL PLANNING AUTHORITY.
		N02	DRAWING NO 250/04 A, 23RD MARCH 2001,
			REVISED ROOF DESIGN

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WD53, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 5/6/01

RECORD OF SITE VISIT

SITE ADDRESS: 2 Woodbine Close
Lower Earley Reading.

APPLICATION NUMBER: F/2001/3369

OFFICER: Farah Humayun

DATE OF SITE VISIT: 8/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~NOT~~ YES - SIDE FENCE

2. DESCRIPTION OF SURROUNDINGS

RES - SMALL CLOSE.

3. DESCRIPTION OF SITE/BUILDING

SEMI-DETACHED - SIDE FRANK FACING STREET.

4. RELATIONSHIP TO ADJOINING PROPERTIES

TO DEVELOP OVER SIDE GARDEN. HOUSES IN CLOSE PROXIMITY WINDOWS OF NO 4 DIRECTLY FACE ON. MAY HAVE ENCLOSING IMPACT ON THE STREET SCENE. EXISTING HIGH HEDGING TO BOUNDARY AT ENTRANCE INTO WOODBINE CLOSE.

5. SITE CONSTRAINTS

TREES - EXISTING TREES TO FRONT.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT - EXISTING FENCING FROM END OF FRANK WALL OPEN PLAN TO FRONT.

OTHERS

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3369**

2, Woodbine Close, Lower Earley, Reading.

Proposed single storey side 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: [signature]

Councillor Rolls

Date: 28/2/01

FROM: Farah Humayun

DATE: 22 February 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3369

Proposal: Proposed single storey side extension to dwelling..

Site Address: 2, Woodbine Close, Lower Earley, Reading.

Applicant: Mr & Mrs Latymer C/O Access Architects.

Your observations are required in respect of this application **by 18/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

Our ref: SP\2001\003239\001
Your ref: F/2001/3369

ENVIRONMENT AGENCY

FAO: Farah Humayun

Date: 8th March 2001

PLANNING SERVICES 40973
PCL
DC
APP
CS
12 MAR 2001
COPIES TO:
FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

SINGLE STOREY SIDE EXTENSION TO DWELLING
2 WOODBINE CLOSE, LOWER EARLEY, READING

Thank you for your letter dated 22 February 2001, which was received on 26 February 2001. You are asked to quote the following reference in any correspondence: **SU77SE/1/12**. The Environment Agency has no objection to the proposed development.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 755 702	185m	Reading University, Earley	Industrial & Commercial

In view of distance and the nature of material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal.

Advice To Applicant

Scientific Support: Contact Ian Doyle on 01276 454365

Surface water from hard-standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact me on 012769 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planing Officer

CC: Access Architects, Mortimer House, 49 Church St, Theale, Berkshire, RG7 5BX

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: 14th March 2001
My ref: FH/F/2001/ 3369
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) 974 6991
DX: 33506 – Wokingham

Access Architects
Mortimer House
49 Church Street
Theale
Berkshire
RG7 5BX

Dear Sir

PLANNING APPLICATION F/2001/3369
PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING
2 WOODBINE CLOSE, LOWER EARLEY

I am writing with regards to the above. Further to a full consideration of the application I must inform you that the proposed application at present is an unacceptable proposal due to the potential adverse impact on the street scene. Due to the location of the property the side elevation is clearly visible in the street scene and it is considered due to the size and bulk of the extension this may form an obtrusive and discordant feature in the street scene.

I would proposed that the extension would be considered more acceptable if the ridge height was reduced in height by approximately 1 metre and the extension was set in approximately 1 metre from the front elevation of the existing property.

It is advisable to submit 6 copies of revised plans within 14 days so we can proceed with the application. Please do inform me of your intentions regarding this matter. If you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

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

Tel: 0118 974 6482

Date: **22 February 2001**

My ref: F/2001/3369

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/2001/3369
2, Woodbine Close, Lower Earley, Reading.
Proposed single storey side 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3369**
2, Woodbine Close, Lower Earley, Reading.
Proposed single storey side 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 6482

Date: **22 February 2001**

My ref: F/2001/3369

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Dear Councillor

Application Number: F/2001/3369
2, Woodbine Close, Lower Earley, Reading.
Proposed single storey side extension to dwelling.

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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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2001/3369**
2, Woodbine Close, Lower Earley, Reading.
Proposed single storey side 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 6482

Date: **22 February 2001**

My ref: F/2001/3369

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/2001/3369
2, Woodbine Close, Lower Earley, Reading.
Proposed single storey side 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3369**
2, Woodbine Close, Lower Earley, Reading.
Proposed single storey side 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**********

Received by Wokingham District Council

Application No: F/2001/3369

PROPOSAL:
Proposed single storey side extension to dwelling.

LOCATION:
2, Woodbine Close, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/2001. 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

22 February 2001

Environmental Services

For office use only.
Application number: 13.FEB.2001* 3369

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 LATYMER
	Address and postcode	2 WOODBINE CLOSE, LOWER EARLEY, READING RG6 4BA
	Phone number	0118 986 9334
	Agent's Name	ACCESS ARCHITECTS
	Address and postcode	MORTIMER HOUSE, 49 CHURCH ST, THEALE, BERK RG7 5BX
	Phone number	0118 930 4440
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485	2 WOODBINE CLOSE, LOWER EARLEY, READING LOCATION PLAN ENCLOSED SITE PLAN ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE 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.	
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: 3
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] for Access Architects on behalf of MR & MRS LATYMER

Date 9th Feb '01

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

MASTER CARD FOR

ADDRESS WOODBINE CLOSE PARISH EARLEY

PLOT No. AREA N - LOWER EARLEY ORD. SHEET No. SU.7570 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
617/56	MRS. A. PITHER	O/L. RES. DEV.	3-8-56	N/A REF
1766/73	NEW GUARANTEE TRUST OF JERSEY	" 72 ACRES	13-6-74	N/A REF
01945	PYE & OTHERS	LOWER EARLEY PLAN	APP. ACCORDING TO MINUTE	
02939	NEW GUARANTEE TRUST OF JERSEY	O/L. RES. DEV.	8-7-76	N/A RE
07235.95	BOVIS	BFKLTY - DISTR. ROADS	24-11-77 13-12-77	N/A CL
13956	T.A. FISHER	O/L. RES. DEV.	23-10-80	N/A CL
17689	BRYANT	DISTR. ROAD & ROUNDABOUT	1-7-82	N/A CL
18804	"	ACCESS ROAD 7 ACCESS ROAD 8	10-2-83	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 62

DRAINAGE

091074

ADDRESS 2 WOODBINE CLOSE PARISH EARLEY

PLOT No. 11 (AREA N - LOWER EARLEY) ORD. SHEET No. SU.7570 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16562	T.A. FISHER	SEMI-DET. HOUSE & GARAGE	14-1-82	N/A CL
BR18140	"	"	12-3-82	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ACCESS
ARCHITECTS

Mortimer House
49 Church Street
Theale
Berkshire RG7 5BX
Tel: 0118 930 4440
Fax: 0118 930 5552

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

13.FEB.2001* 3369

09 February 2001
250/PMG/04

Dear Sirs

2 Woodbine Close, Lower Earley, Reading, Berkshire, RG6 4BA

Please find enclosed the following documentation:

1. 6 copies of completed Planning Application Forms, including certificate of ownership
2. 6 copies of relevant drawings, including location plan (outlined in red)1:1250
3. Site plan 1:500
4. Cheque to the value of £95

I would be grateful if you would advise me as to whether this application will go to Planning Committee or be dealt with by delegated powers and the date by which you believe a decision will be given.

Yours faithfully

Peter M Troop

Enclosures

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 FEB 2001
Officer: FH	Application No. F/2001/3369

Map No. 58. Site 0.02.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 2 WOODBINE CLOSE

Parish: EARLEY Ward: Redhatch ✓

Applicant: MR | MRS LATYMER

Fee Received 95-00 (1) 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			
3	Forms unsigned	no materials		
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 : ..... 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 250 m landfill consultation

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 .....
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.....
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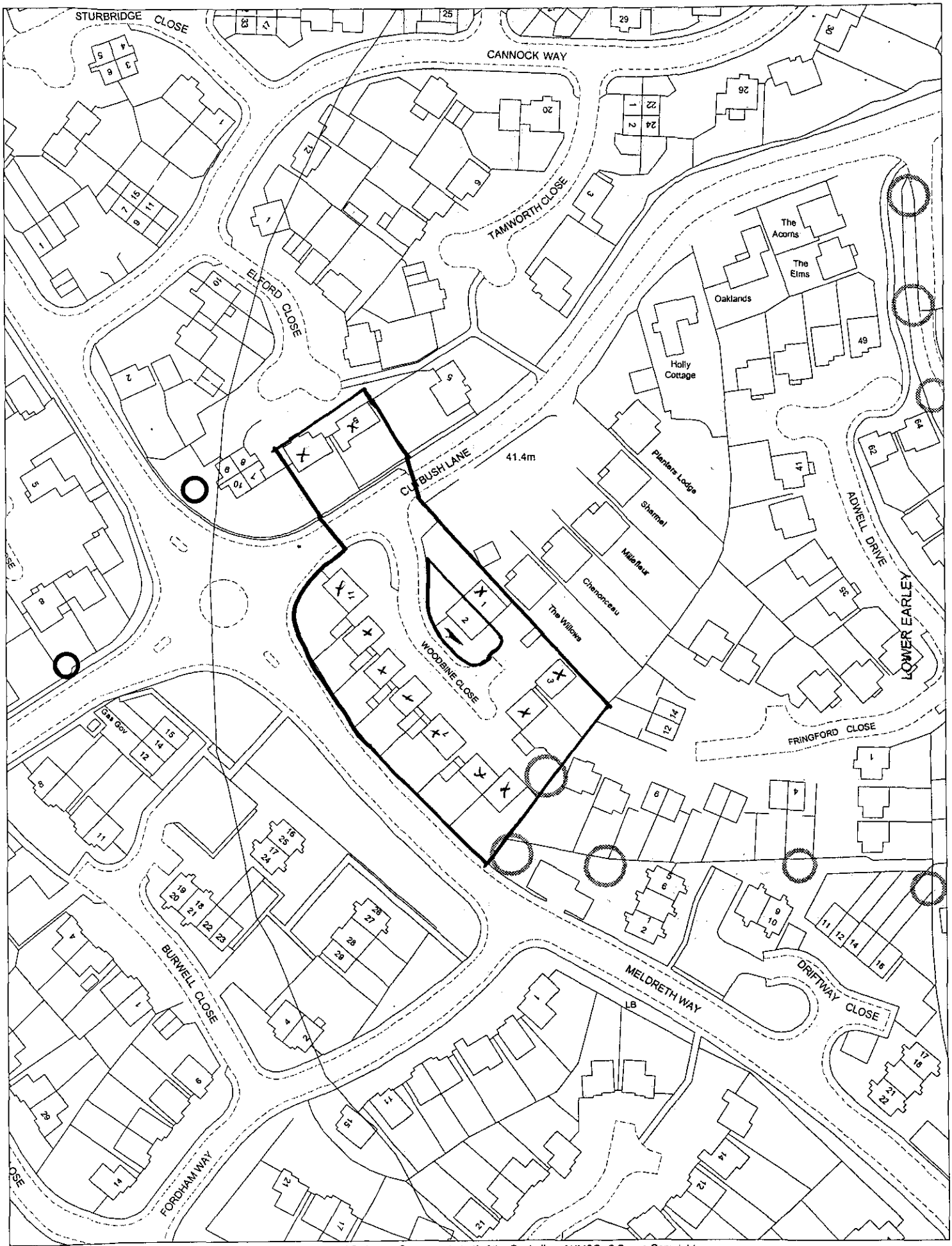
.....



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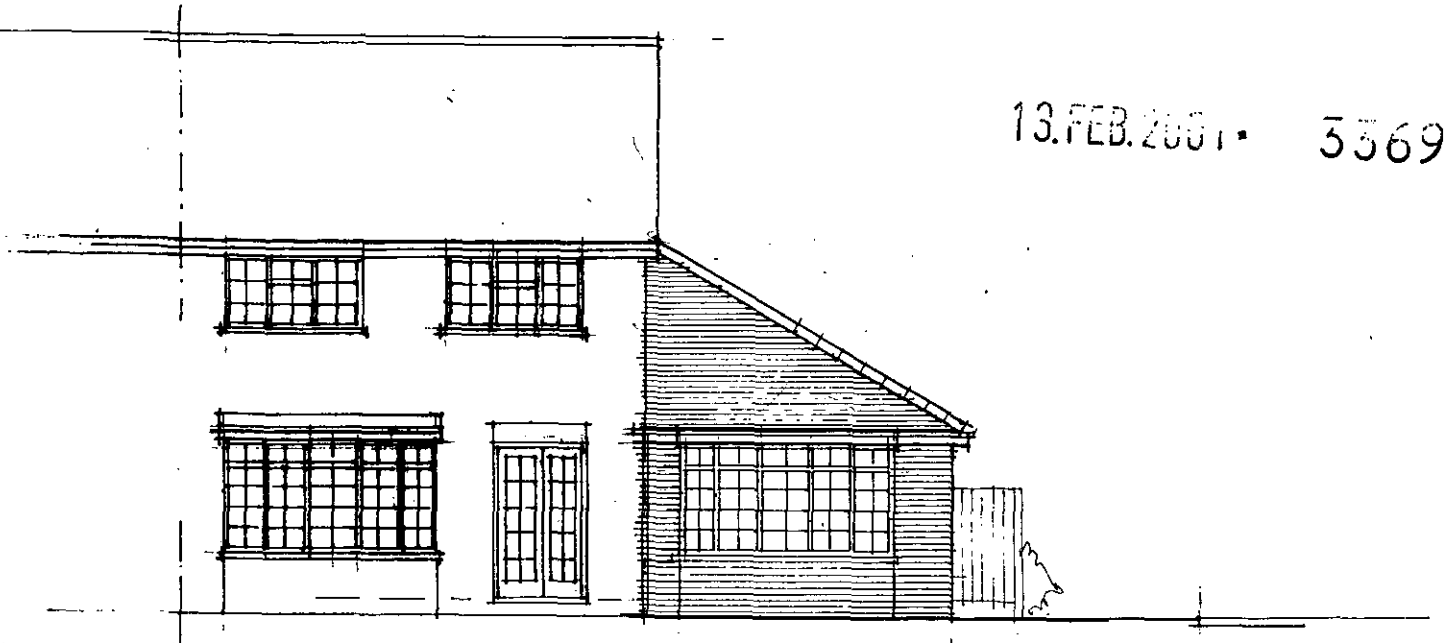
Development Control Section, Environmental Services, Wokingham District Council.

15 February 2001

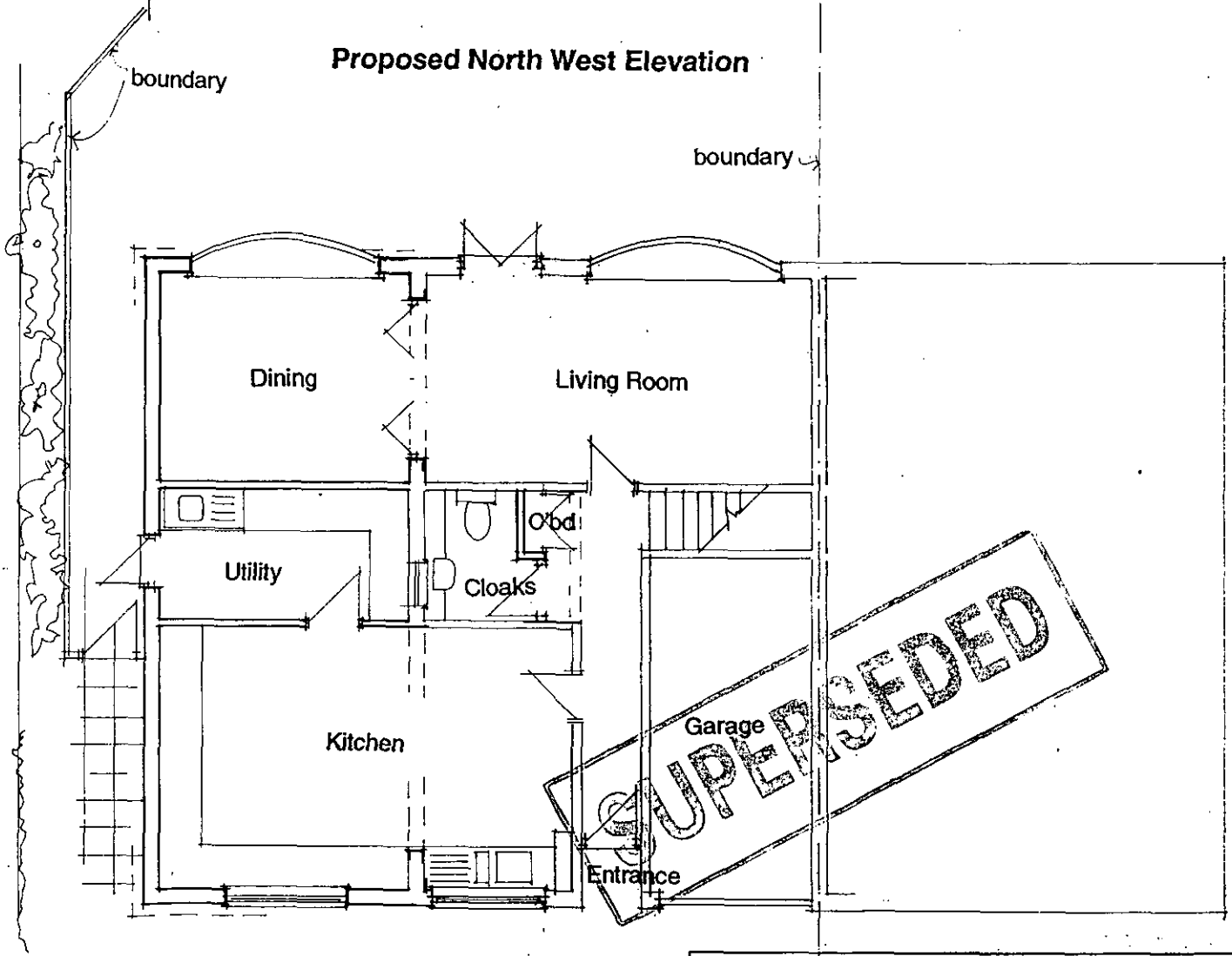
Scale: 1 : 1250

N W E S

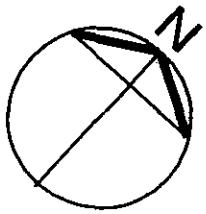
13.FEB.2001 3369



Proposed North West Elevation



Proposed ground floor plan



ACCESS ARCHITECTS
Mortimer House
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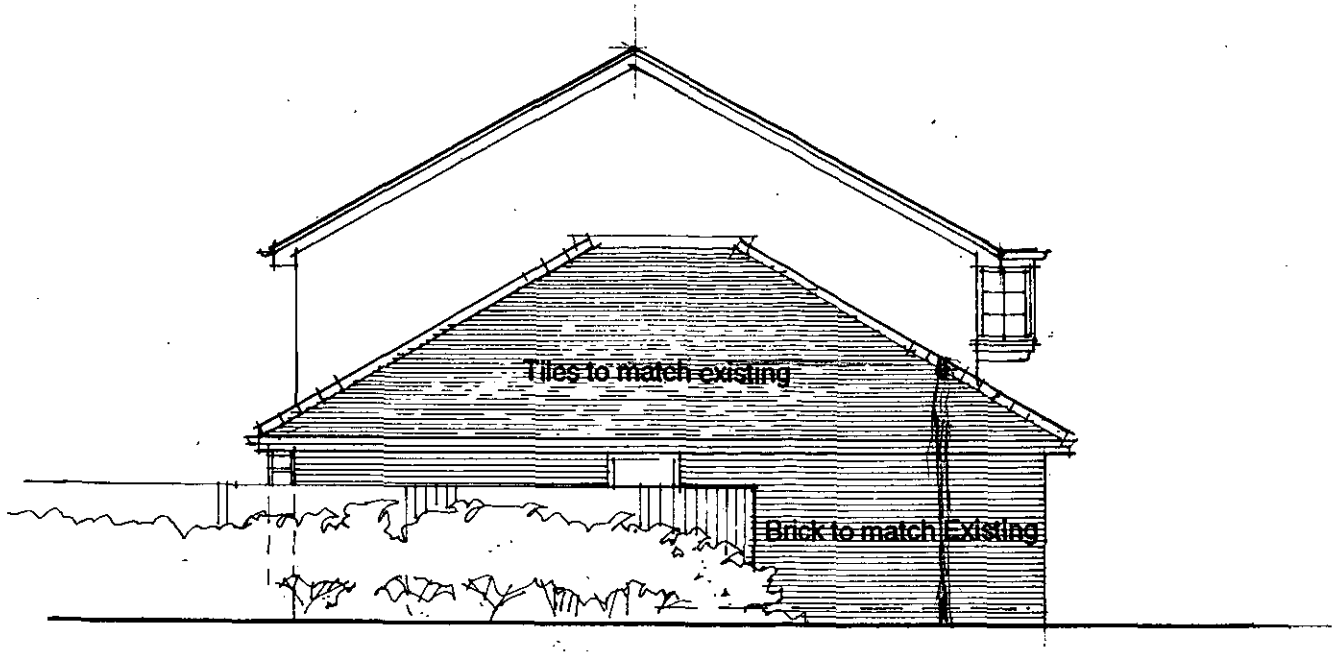
Berkshire RG7 5BX
Tel: 0118 930 4440
Fax: 0118 930 5552

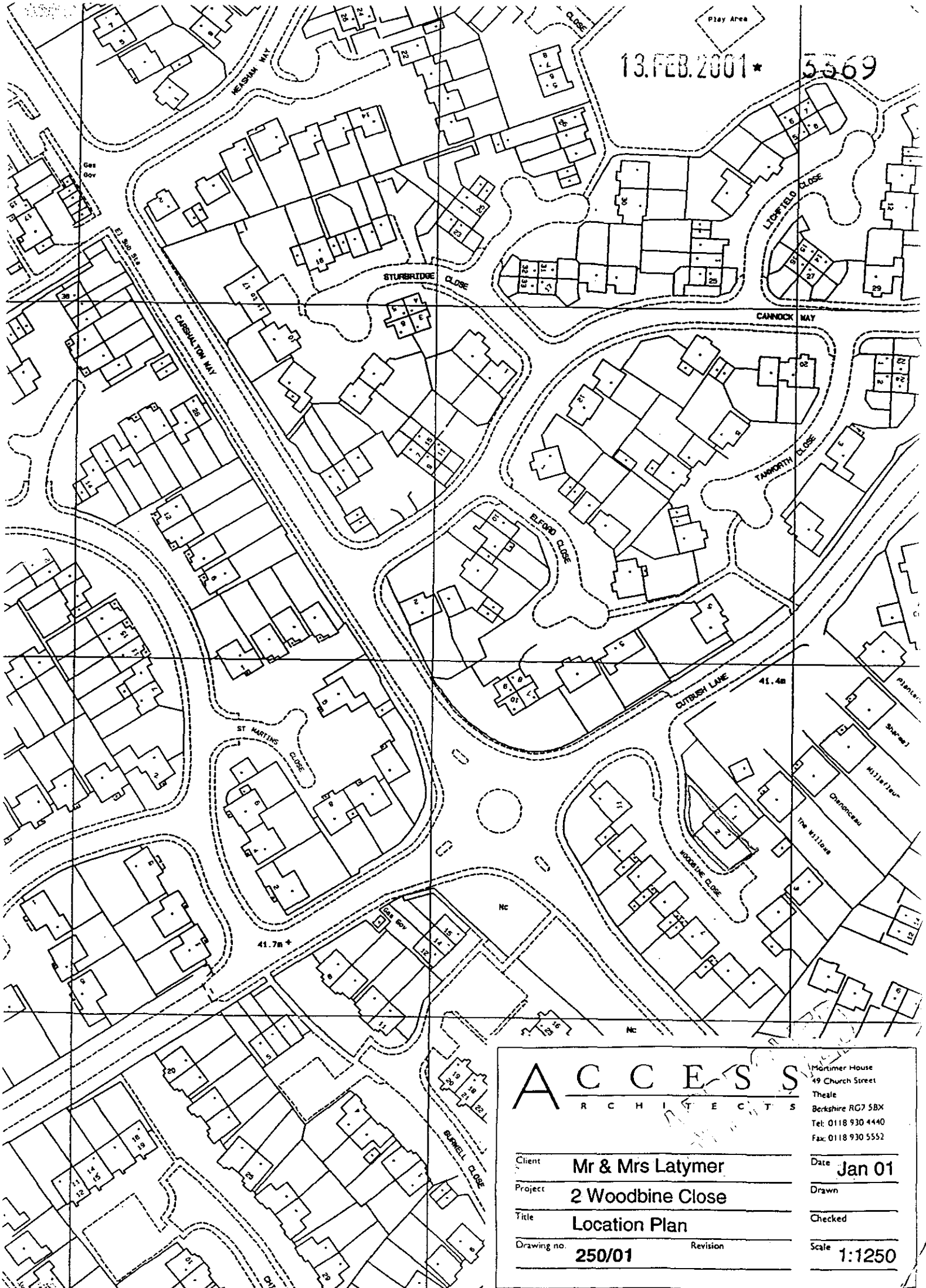
Client: Mr & Mrs Latymer	Date: Jan 01
Project: 2 Woodbine Close	Drawn:
Title: Proposed Plans & Elevations	Checked:
Drawing no: 250/04 Revision:	Scale: 1:100



Proposed South West Elevation



Proposed South East Elevation



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Client	Mr & Mrs Latymer	Date	Jan 01
Project	2 Woodbine Close	Drawn	
Title	Location Plan	Checked	
Drawing no.	250/01	Revision	Scale 1:1250