EX SYSTEMS LTD

APPLICATION NO:
F/2000/1868

LOCATION:
24 Strand Way, Lower Earley Reading.

APPLICANT:
Mr & Mrs T A Noone C/O Colin F Sheppard R.I.B.A.

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **30/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
24/08/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs T A Noone
C/O Colin F Sheppard R.I.B.A.
Bakery Mews
West ILseley
Newbury
Berkshire
RG20 7AL

Application Number: F/2000/1868

Parish: **EARLEY**

Location: **24 Strand Way, Lower Earley, Reading.**

Proposal: **Proposed first floor 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 resemble 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 extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The area shown on the permitted drawings for vehicle garaging and parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Informatives;
This permission relates to the application as amended with revised plans numbered cs/TN1/02c submitted to the Local Planing Authority on 31.8.2000 showing the first floor extension with hipped roof and set back by 1.5 metres and does not approve the proposals as originally submitted.

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, LBE2, LTV1 and LTV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2 and WOS3

The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 26/09/2000

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.

finalised for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1868	AT
BUILDING CONTROL NUMBER.	FP2000/1057 Howard.	
~~APPLICANT~~/AGENT	Colin FG Sheppard	
ADDRESS OF SITE	24 Strand Way Lower ARLEY.	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CS/TN1/02B	CS/TN1/02C
ELEVATIONS	- u -	- u -
FLOOR PLANS	- u -	- u -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? DC -	first floor set back 1.5 metres ridge height slightly lower	
DATE	10/10/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	10/10/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

COLIN SHEPPARD Dip.Arch.(Hons)R.I.B.A.
ARCHITECT
Bakery Mews
West Ilsley
Near Newbury
Berks RG20 7AL

Telephone: 01635-281-345
Facsimile: 01635-281-744

PLANNING SERVICES
POL
DC
APP
CS
32763
AT
08 AUG 2000
COPIES TO:
ACK:
FILE:

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

7th August 2000

Attention, Mr.Andrew Thorley.

Dear Mr.Thorley,

re: **PROPOSED FIRST FLOOR EXTENSION. 24,STRAND WAY. LOWER EARLEY.**
Application Number: AJT/MLT/F/2000/1868.

Further to your letter dated 28th July 2000, we have revised our drawing to show a hipped end, as suggested, to the new roof.

With regard to setting back the extension 1 metre from the face of the main house, the existing garage is already set back 450mm and to increase this further would reduce the garage to below the minimum required for 'on site parking' However, as the hipped end now precludes the reuse of the existing garage trusses, we have suggested slightly reducing the pitch of the extension to achieve the same reduction in ridge height.

We trust this is acceptable to you and enclose herewith five copies of our drawing number CS/TN.1/02A revised to show the above.

Yours sincerely,

Colin F.G.Sheppard.

cc: Mr.and Mrs.T.Noone.

SUPERSEDED

Received by Wokingham District Council

Application No: F/2000/1868

PROPOSAL:
Proposed first floor side extension to dwelling.

LOCATION:
24, Strand Way, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/07/2000. 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

06 July 2000

Application Number F/2000/1868
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	"Full Permission — 5 years"
2.	C014	R014	"External finishes to match"
3.	C044	R045	"No windows to be inserted"
			No additional windows or similar openings shall be constructed in the "extension hereby permitted etc. . .

4. Condition:
The area shown on the permitted drawings for vehicle garaging and parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

			Informatives
			Revised Plans
B	N02		This permission relates to the application as amended with revised plan / drawing number CS/TN.1/02C submitted to the LPA on 31/08/2000
			showing the first floor extension with hip roof and ~~setback~~ 1.3m set back.
	N16		Relevant Policies
			BSP: EN1
			DDWDLP: WBE1, WOS2/WOS3
			HALP: LBE1/LBE2 LTV1/LTV6
	N04		Planning Permission Only (NOT BR Approval)
	N06		Within Curtilage

John Ingram 26/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 24 Strand Way Lower Earley Reading.

APPLICATION NUMBER: F/2000/1868

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 25/7/06

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on side gate

2. DESCRIPTION OF SURROUNDINGS Residential, modern estate dev, detached 2 storey, integral garages, on quiet cul-de-sac. open plan front gardens, similar designs diff' materials.

3. DESCRIPTION OF SITE/BUILDING
2 storey detached house, integral garage, open plan front garden, enclosed rear garden. sandy coloured brick mix, red brick soldier detail above windows + at eaves level, white wooden windows. white fascia + guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, 2 car spaces on drive + one in garage. no more room for extra cars

LEVELS — No 22, 100mm lower,

BOUNDARY TREATMENT — No 22, 1.9m fence, no windows in flank elevation.

OTHERS — No 26, 1.8m fence, not affected.

— Rear fence 1.8 m height, rear properties face No 24, but will not be affected.

NB Prefer ext to be set back.

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

Tel: 0118 974 6441

Date: **06 July 2000**

My ref: F/2000/1868

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/2000/1868
24, Strand Way, Lower Earley, Reading.
Proposed first floor 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1868**
24, Strand Way, Lower Earley, Reading.
Proposed first floor 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 6441

Date: **06 July 2000**

My ref: F/2000/1868

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/2000/1868
24, Strand Way, Lower Earley, Reading.
Proposed first floor 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1868**
24, Strand Way, Lower Earley, Reading.
Proposed first floor 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**********

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

Tel: 0118 974 6441

Date: **06 July 2000**

My ref: F/2000/1868

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/2000/1868
24, Strand Way, Lower Earley, Reading.
Proposed first floor 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1868**
24, Strand Way, Lower Earley, Reading.
Proposed first floor 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**********

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1868

Applicant : Mr & Mrs T A Noone C/O Colin F Sheppard R.I.B.A..

Location : 24, Strand Way, Lower Earley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 25/7/2000

Date Registered : 29/06/2000

Earliest Date for Decision : 30/07/2000

Latest Consultation Date/Site Notice Expiry Date : 30/07/2000

This application will have expired on: 24/08/2000. 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: See comments re: terracing effect
DC Rolls : No Objection (See note attached)
Highways: Carparking provision for 4 cars?
Neighbours: No comments received

Planning Issues : (identified settlement)

1) Impact on neighbours
2) Impact on street scene

Application Number: F/2000/1868

Appraisal:

1) Impact on neighbouring properties.

The proposal is for a first floor side extension to a 2 storey detached house.

The extension will be the same width as the existing garage 2.85 metres wide and 7.4 metres deep. The eaves height will match the existing eaves height of the main house 4.9 metres, with a ridge height of 6.7 metres, 0.4 metres below the main ridge height.

Two new medium sized windows will be inserted at first floor level, one in the north east elevation (rear) and the other one in the south west elevation (front) but these will not cause any overlooking to neighbouring properties.

No.22, to the south east, 2 storey, detached house, 1 metre gap between the proposal and this property. Main windows at ground floor and at first floor face rear garden. No windows in flank elevation. Due to the orientation it is considered that there will be no daylight loss to habitable rooms.

Due to the distance away the occupants of the properties to the rear of the proposal will not be affected.

2) Impact on street scene /visual amenity of the area

By cutting back the proposal at first floor level by 1.5 metres from the front elevation and by changing the roof style to a hipped roof significantly reduces the terracing effect with No. 22.

The design and materials will match the existing house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

No objections.

Recommendation : Approval: [ ]✓ **Refusal:** [ ]✓
(tick appropriate box)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 JUN 2000
Officer: AT	Application No. F/2000/1868

Map No 58. Site 0.025.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: 29.JUN.2000* 1868
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 24 STRAND WAY

Parish: EARLEY Ward: Redhatch
6.7.2000.

Applicant: MR/MRS NOONE

Fee Received 95-00 Required ..... Additional ..... Refund .....
(1)

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	Scales ?		
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 : 6.7.2000 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 + 22, 26, 28, 16 & 18 Strand Way
11, St Clements Close ✓

TOWN COUNCIL OBSERVATION SHEET

PLANNING SERVICES	HPT	
PCL	TLS	
DC	DMF	
APP		
CS		
20 SEP 2000		
COPIES TO:	ACK:	
	FILE:	

APPLICATION NO: F/2000/1868 PLANNING OFFICER: Andrew Thorley

PARISH: EARLEY

PROPOSAL: Revised Plans: 1st floor set back 1 m and 3 car parking spaces shown

ADDRESS: 24 Strand Way

APPLICANT: Mr. & Mrs. T. A. Noone

No Objection

SIGNED: _____ DATE: 21 SEP 2000

CLERK TO EARLEY TOWN COUNCIL

Date: 05 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1868

Location: 24, Strand Way, Lower Earley, Reading.

Proposal: Proposed first floor side extension to dwelling.

Applicant: Mr & Mrs T A Noone C/O Colin F Sheppard R.I.B.A..

Case Officer: Andrew Thorley

The new plans show the following: Proposed first floor extension. Drawing no CS/TN.1/02C.

Comments are required by 15/09/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

1970

(RING ONE)

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

App No. F/2000/1868 (Planaps) / (Ludhouse) Date Rec. 31/08/2000

Location: 24, Strand Way, Lower Earley

Parish Lower Earley

Applicant: Mr + Mrs T. A. Noone

Description of attached plans Revised drawings for proposed first floor extension.

Drawing No's: CS / TN.1 / 02 C

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	☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 22, 26, 28, 18+16 Strand Way + 11, St Clements Close Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 05.09.00

Yellow - Part One Copy
Green - Officer's Copy

COLIN SHEPPARD Dip.Arch (Hons)R.I.B.A.
ARCHITECT
Bakery Mews
West Ilsley
Near Newbury
Berks RG20 7AL

Telephone: 01635-281-345
Facsimile: 01635-281-744

PLANNING SERVICES | HPT 33702
POL | TLS
DC AT | ENF
APP |
CS |
COPIES TO: | ACK:
| FILE:
31 AUG 2000

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

30th August 2000.

Attention, Mr.Andrew Thorley.

Dear Mr.Thorley,

re: **FIRST FLOOR EXTENSION. 24,STRAND WAY.LOWER EARLEY.**
Your ref: AJT/MLT/F/2000/1868.

Further to recent telephone conversations, we enclose herewith six copies of our drawing number CS/TN.1/02C, revised to show the proposed new first floor set back 1 metre behind the existing face of the garage and three car parking spaces located within the front of the property, all as agreed.

We trust that this will now enable an approval to be issued, in respect of our current planning application?

Any further questions, please contact the undersigned.

1868

REVISED PLAN

Yours sincerely,

Colin F.G.Sheppard.

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 28 July, 2000
My ref. AJT/MLT/F/2000/1868
Your ref.

Colin F. G. Sheppard. R.I.B.A.
Architect,
Bakery Mews,
West Ilsey,
Newbury,
Berks, RG40 7AL.

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

Dear Mr. Sheppard,

PROPOSED FIRST FLOOR SIDE EXTENSION - 24, STRAND WAY, LOWER EARLEY.

I write regarding the above planning application. The proposed first floor extension would result in a terracing effect on the street scene, which would be detrimental to the property, its neighbours and the appearance of the area as a whole.

Therefore it is requested that you set back the first floor extension by 1 metre from the front elevation and change the roof style to a hipped roof which will match the main roof line. This would also have the effect of reducing the height of the proposed ridge by approximately 0.3 metres. These changes would subordinate the extension and help retain the integrity of the original building.

I would be grateful if you would submit revised plans showing this, otherwise if I do not hear from you within the next 14 days, I shall assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Andrew Thorley, on the above telephone number.

Yours sincerely,

M L THORP
Principal Development Control Officer

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 06 July 2000

Application Number: F/2000/1868

Proposal: Proposed first floor side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
24, Strand Way, Lower Earley, Reading.

Applicant:
Mr & Mrs T A Noone C/O Colin F Sheppard R.I.B.A..

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).

Comments

Please could highways have an additional plan showing parking for 4 vehicles within the curtilage of the property

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

24/07/00.

LISTING FORM

Rec'd 1.30pm 27.7.00

Case officer: **Andrew Thorley** Application Number: **F/2000/1868**

24, Strand Way, Lower Earley, Reading.

Proposed first floor 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: _____

Councillor Rolls

Date: 26/7/00

FROM: Andrew Thorley

DATE: 06 July 2000

DELEGATED
PLANNING SERVICES
POL 3216
DC
APP
CS

COPIES TO:

FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1868

Proposal: Proposed first floor side extension to dwelling..

Site Address: 24, Strand Way, Lower Earley, Reading.

Applicant: Mr & Mrs T A Noone C/O Colin F Sheppard R.I.B.A..

Your observations are required in respect of this application **by 30/07/2000** .

Councillors considered that this proposal would result in some terracing effect and requested that consideration be given to stepping back the first floor.

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

ADDRESS 24 STRAND WAY PARISH LOWER EARLEY

PLOT No. 29 PH. II PART AREA 12 - SCHOOL SITE TO RES. ORD. SHEET No. SU. 7570 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY	PLAN		C/A
23138/9	TRUSTEES [illegible] POOL OF EARLEY	O/L	13.4.85	C/A
31632	MELDON	RES. DEV. (98 DWELLINGS)	26.10.88	REF
31633	"	"	18.1.89	C/A
34469/70	"	ALT. HOUSE & GARAGE	22.11.89	C/A
36192/3	"	128 DWELLINGS	22.8.90	REF
36560/1	"	125 "	17.10.90	REF
BRA 10104	"	ALT. HOUSE & GARAGE	17.5.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

29 JUN 2000

1868

Environmental Services

For office use only.
Application number: 29. JUN. 2000* 1868

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.and Mrs.T.A.NOONE
	Address and postcode	24,STRAND WAY.LOWER EARLEY. READING.BERKSHIRE.RG6 4BU
	Phone number	0118 986 9308
	Agent's Name	Colin F.G.SHEPPARD.R.I.B.A.
	Address and postcode	ARCHITECT. BAKERY MEWS.WEST ILSLEY. NEWBURY.BERKS.RG20 7AL
	Phone number	01635 281345
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.	24,STRAND WAY.LOWER EARLEY. READING.BERKSHIRE.RG6 4BU
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW FIRST FLOOR EXTENSION OVER EXISTING GARAGE
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 TO MATCH EXISTING REUSE TILES PLUS NEW TO MATCH WINDOWS TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: FOUR	Proposed: FOUR
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.

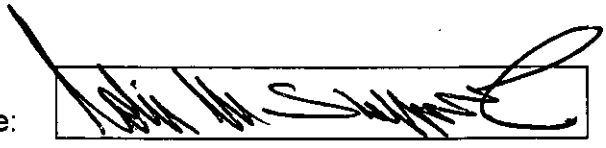
Certificate B

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: 

on behalf of Mr.and Mrs.T.A.NOONE

Date 28.6.2000

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