APPLICATION NO:
F/2000/1579

LOCATION:
1 Buckhurst Way, Earley Reading.

APPLICANT:
Mr M Needham

PROPOSAL:
Proposed single storey rear extension to dwelling and first floor side dormer extension.

EARLIEST DATE FOR DECISION: **01/07/2000**

APPLICATION EXPIRY DATE: **18/07/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Needham
1, Buckhurst Way
Earley
Reading
Berks
RG6 7RL

Application Number: F/2000/1579

Parish: **EARLEY**

Location: **1, Buckhurst Way, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling and first floor side dormer extension.**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The first floor bathroom window in the south 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 the amenities of the occupants of this property and other properties nearby.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 06/07/2000

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1579. EXC
BUILDING CONTROL NUMBER.	K2001/1602 Alan.
~~APPLICANT~~/AGENT	J. M. Burrell.
ADDRESS OF SITE	1. Buckhurst Way EARLEY
DESCRIPTION OF PROPOSED WORK	S/S rear ext + first floor side dormer

DRAWING NUMBERS	BC	DC
BLOCK PLAN	4	✓
ELEVATIONS	ONE + TWO	3
FLOOR PLANS	ONE + TWO.	3

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	26/4/01	

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	

Application Number F/2000/1579
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	work
03	SC20	SR24	first-floor bathroom, south

6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 1 Buckhurst Way
Earley Reading.

APPLICATION NUMBER: F/2000/1579

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - tree in front verge.

2. DESCRIPTION OF SURROUNDINGS

2 storey detached dwellings in quiet private road with green character

3. DESCRIPTION OF SITE/BUILDING

2 storey detached house

4. RELATIONSHIP TO ADJOINING PROPERTIES

no 3 set slightly forward - near level with r/o existing house to south ends of long gardens in Bletchworth Avenue.

5. SITE CONSTRAINTS

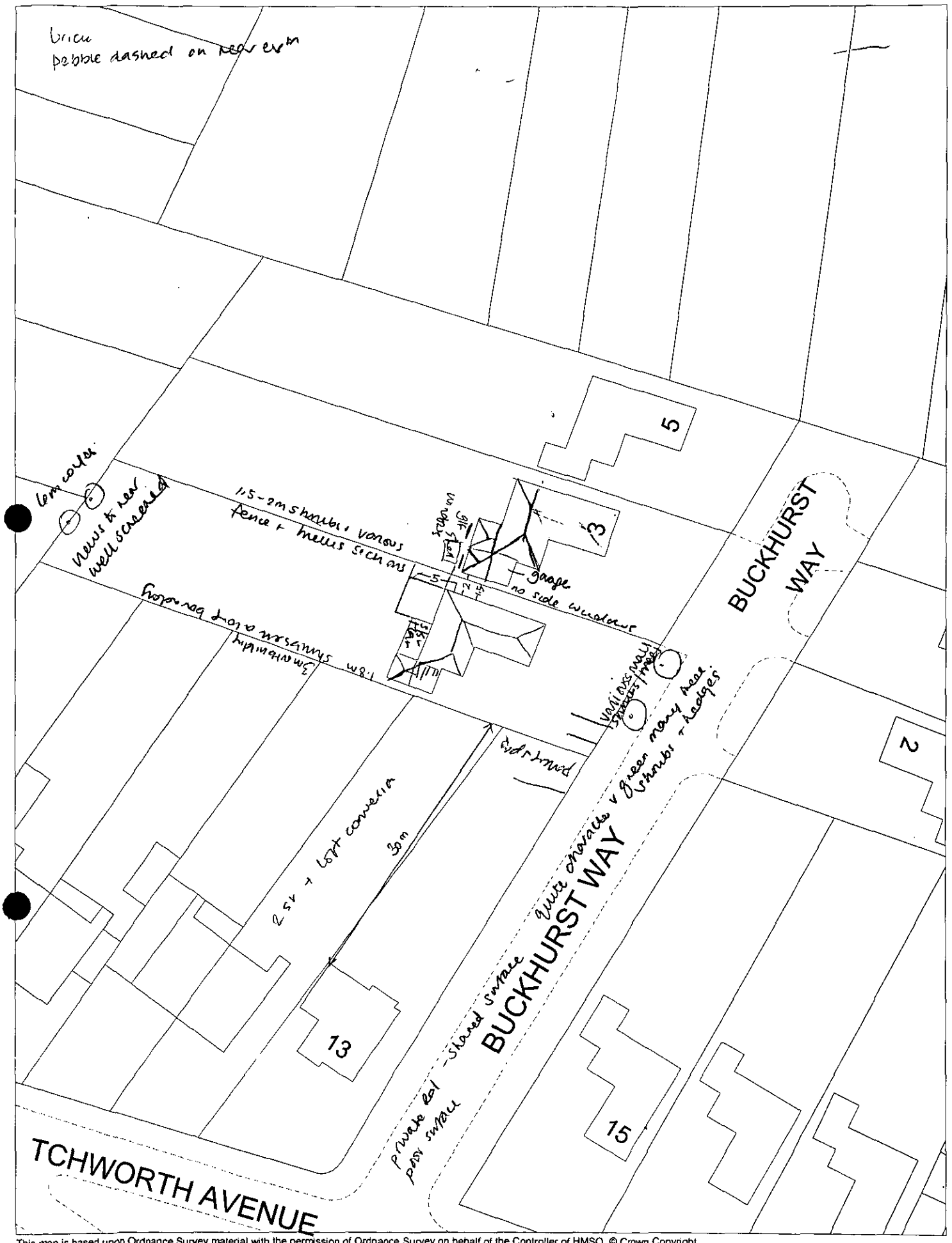
TREES

ACCESS/PARKING no change.

LEVELS

BOUNDARY TREATMENT shrubs/trees and fences enclose rear garden

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

9 June 2000

Scale: 1 : 500

N
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S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1579

Applicant : Mr M Needham .

Location : 1, Buckhurst Way, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling and first floor side dormer extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		13 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....13 June 2000.....

Date Registered : 23/05/2000

Earliest Date for Decision : 01/07/2000

Latest Consultation Date/Site Notice Expiry Date : 01/07/2000

Application Expiry Date: 18/07/2000

Consultation Responses :

Neighbours - overlooking of garden
no objection but dormer should be
Earley TC - obscure glazed + fixed shut.

Planning Issues :

Identified Settlement
Neighbours / street scene

Application Number: F/2000/1579
1 Buckhurst Way, Earley

Appraisal: The proposal is for a single-storey rear extension and a first-floor dormer type extension at the side of the dwelling.

The single-storey extension would have a depth of four metres and its side would be flush with that of the existing house. It would extend 5 metres beyond the rear of 3 Buckhurst Way. The extension would be 1.5 metres from the boundary and there is two metres between the flank walls of the two properties. The nearest window is at the rear of the garage and has a shed immediately to the rear of it. The extension would not result in unacceptable reduction in daylight to the neighbouring house or be overbearing and there is existing screening along the boundary.

The first-floor extension would take the form of a dormer, projecting 2.1 metres to the side of the house, and have a width of 2 metres. It would overlook the rear gardens of Blethchworth Avenue but these are about 30 metres in length and the window would be obscure glazed so there would not be an unacceptable loss of privacy.

Only the first-floor side extension would be visible from the street - its design is appropriate to the house and its surroundings and would not increase the massing of the house significantly so the impact on the street scene would be accepatable.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1579

PROPOSAL:
Proposed single storey rear extension to dwelling and first floor side dormer extension.

LOCATION:
1, Buckhurst Way, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/07/2000. 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

07 June 2000

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

Tel: (0118) 974 6479

Date: **07 June 2000**

My ref: F/2000/1579

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/2000/1579
1, Buckhurst Way, Earley, Reading.
Proposed single storey rear extension to dwelling and first floor side dormer extension.

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 **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1579**
1, Buckhurst Way, Earley, Reading.
Proposed single storey rear extension to dwelling and first floor side dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1579** By hand 4/7.

1, Buckhurst Way, Earley, Reading.

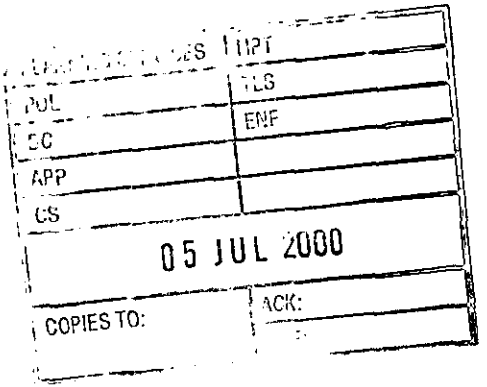
Proposed single storey rear extension to dwelling and first floor side dormer extension.

~~I wish this application to be listed~~ should the officers recommendation be for refusal and ~~my reason(s) are~~ please contact me

Signed: Z Rolls

Councillor Rolls

Date: 4/7/00



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

Tel: (0118) 974 6479

Date: **07 June 2000**

My ref: F/2000/1579

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1579**
1, Buckhurst Way, Earley, Reading.
Proposed single storey rear extension to dwelling and first floor side dormer extension.
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 6479

Date: **07 June 2000**

My ref: F/2000/1579

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1579**
1, Buckhurst Way, Earley, Reading.
Proposed single storey rear extension to dwelling and first floor side dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAY	
Officer: EXC	Application No. F/2000/1579

Map No. ..... Site ..0.65.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND FIRST FLOOR SIDE DORMER EXTENSION

Location: 1 BUCKHURST WAY

Parish: EARLEY Ward: Redhatch ✓ 7/6

Applicant: MR M NEEDHAM

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

(8)

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 : 7/6..... 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 .....

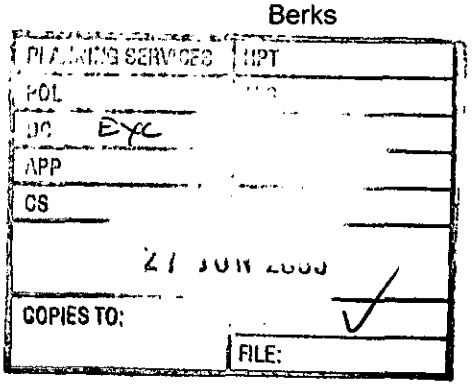
NEIGHBOURS:

..... 1 - 15 (odd) Betchworth Avenue .....

..... 2, 3, 4 Buckhurst Way .....

..... 57 Wilderness Road .....

Mary Zananiri
13 Betchworth Avenue
Earley
Reading
Berks



The Manager
Town and Country Planning
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

26 June 2000

Dear Sir/Madam

PROPOSED SINGLE STOREY REAR AND FIRST FLOOR SIDE DOORMER EXTENSION 1 BUCKHURST WAY, EARLEY REF. F/2000/1579

I am writing concerning the proposed extension to 1 Buckhurst Way. In principle I have no objection to the extension. However, I am concerned about the number of first floor windows on the side of the property that overlook my back garden: there are currently two windows which have a direct line of vision to my garden and one at an angle.

I understand from speaking to my neighbours that the first floor side dormer extension is for a shower room and consequently the window will be obscure glass. I would prefer not to have another window overlooking my garden at all. However, if planning permission were to be granted for the dormer extension, I would strongly request that you make it a planning condition that this window must have obscure glazing. I would also prefer that the window be single rather than double width.

I trust you will take account of these comments.

Yours sincerely

Mary Zananiri

FROM: Emy Circuit

DATE: 07 June 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1579

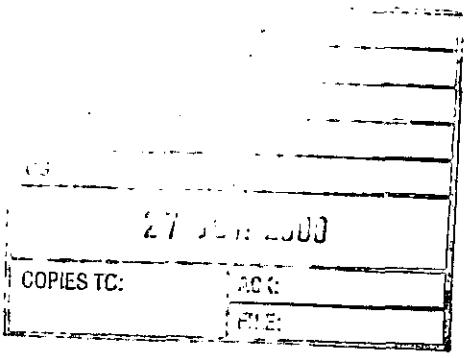
Proposal: Proposed single storey rear extension to dwelling and first floor side dormer extension..

Site Address: 1, Buckhurst Way, Earley, Reading.

Applicant: Mr M Needham .

Your observations are required in respect of this application **by 01/07/2000** .

Councillors had no objection to this application, but requested that the dormer window should be obscure glazed and non-opening to maintain the privacy of neighbours.



SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

Pc 03 130 001

ADDRESS 1 BUCKHURST WAY PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 1317	MR. J. B. SUPPER	LOUNGE EXTENSION	2-9-74	App. w/
25789	MRS V. READ 9/6	DWELLING ON LAND ADJ.	9-7-86	Re:

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

23.MAY2000* 1579

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	M. NEEDHAM
	Address and postcode	1, BUCKHURST WAY EARLEY READING BERKSHIRE RG6 7RL
	Phone number	0118 9663369
2	Agent's Name	N/A
	Address and postcode	
	Phone number	
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, BUCKHURST WAY AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION DORMER FIRST FLOOR (To existing floor plan)
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 ROOF TILES TO MATCH EXISTING TILES We aim to maintain the original character of the building
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: 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.

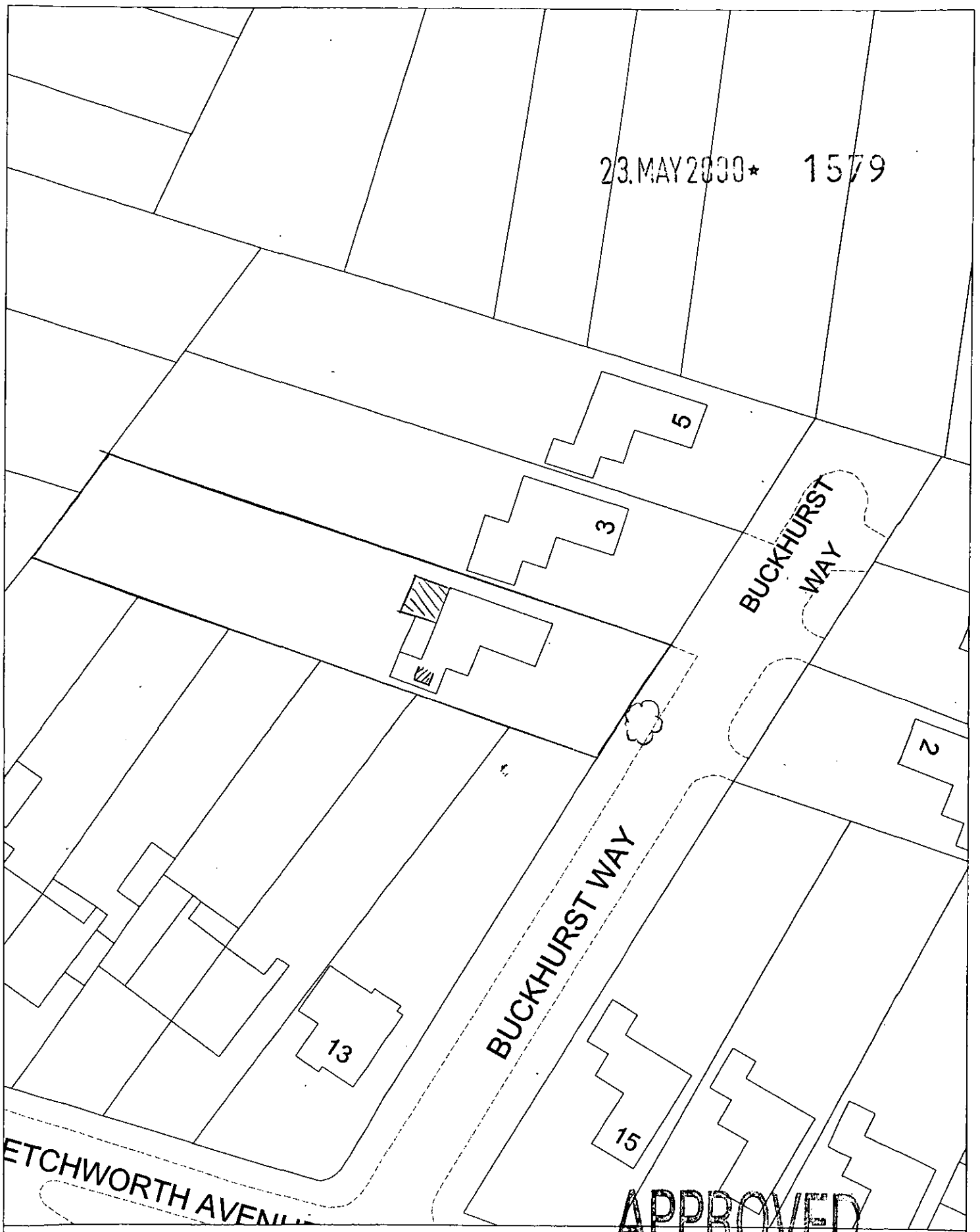
Your signature: M. L. Nareliam

on behalf of N/A

Date 21-5-2000

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

No trees will be removed



Site Plan, Scale: 1 to 500

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Date: 28 April 2000

N W E S



Site Plan, Scale: 1 to 2500

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Date: 28 April 2000

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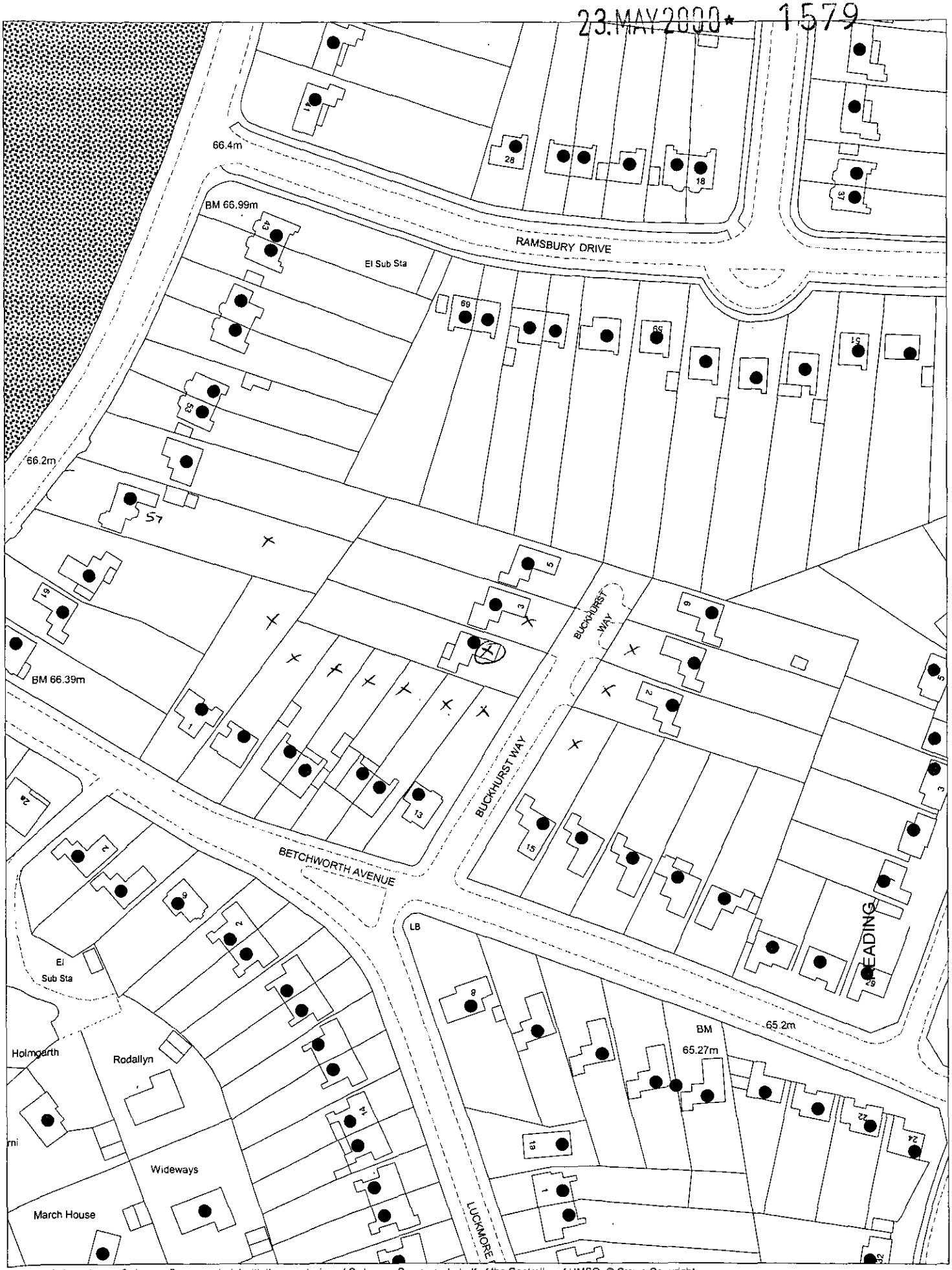
23.MAY2000* 1579



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Development Control Section, Environmental Services, Wokingham District Council.

30 May 2000 Scale: 1 : 1250

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