App at N° 23 : F/2001/3560 (EA)

APPLICATION NO:
F/2001/3560 ✓

LOCATION:
25 Ramsbury Drive, Earley Reading.

APPLICANT:
Mr & Mrs A Tyler

PROPOSAL:
Proposed alterations to gable ends of roof to form half hips to roof of dwelling (amendment to consent 2000/3081).

EARLIEST DATE FOR DECISION: **15/04/2001**
28 Day exp. 10/4/01
APPLICATION WILL HAVE EXPIRED ON:
09/05/2001

CASE OFFICER: **Natalie Brown**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

D1

1377

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs A Tyler
25, Ramsbury Drive
Earley
Reading
RG6 7RT

Application Number: F/2001/3560

Parish: **EARLEY**

Location: **25, Ramsbury Drive, Earley, Reading.**

Proposal: **Proposed alterations to gable ends of roof to form half hips to roof of dwelling (amendment to consent 2000/3081).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The proposed development by virtue of the design, form and massing of the roof form would detract from the character of the existing dwellings to the detriment of the character of the streetscene. The proposed development is therefore considered to be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The granting of planning permission would make it more difficult for the Local Planning Authority to resist similar developments, which cumulatively would further detract from the streetscene. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. 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 Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 08/05/2001

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.

REFUSED. Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3560 NB
BUILDING CONTROL NUMBER	BR2001/1088 Alan.
APPLICANT/~~AGENT~~	Mr A. Tyler.
ADDRESS OF SITE	25 Ramsbury Drive EARLEY
DESCRIPTION OF PROPOSED WORK	First floor side ext & loft conversion with rear dormer (amendment to consent F/2000/3081)

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	Rec'd 13/3/01	Rec'd 14/3/01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	8/5/01	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	21/5/01.	

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	

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Jim Bailey

Natalie Braon

Record of Telephone Call: ☐
Conversation with:

Date: 2/5/01

Time: 10am

Place: (if applicable) Hele Re/ 25 Ramsbury Drive.

NOTES

- F/2000/3081 - Nº 25 approved with full hip
- F/2001/3560 - Nº 25 : ½ hip will be refused - appr exp 9/5; consultations already expired.
- F/2001/3407 - Nº 23 : submitted with ½ hip - approved with full hip.
  Case Officer (GA) said inappropriate to the location.
- I said that drawings submitted on 30/4 were an unfair representation as both dwellings have had approval to be built along the boundary. i/ no gap @ gff + 1st floor level, + that all dwellings in locality had full hips.
- said that although we had approved exts up to boundary, full hips maintained a gap between the two sets of semi's. Enclosing the gap would lead to terracing ie a block of four dwellings.
- Definately no to dormers in side elevs as this would fully enclose the gap
- Couldn't approve ½ hip @ Nº 25 as then would be difficult to refuse @ Nº 23 + would set a precedent within the street.
- current appn (3560) would be refused on grounds of street scene, out of character, terracing, precedent.
- He would speak to clients + see if they wanted to W/D appn or have it refused - they would then have option of appeal if necessary + get back to me today (or words to that effect)

He said he understood my concerns + was it sure if they would win an appeal or if they would want the expense etc when both properties already had CA with full hips

Copies to:

Application/File No:

Action:

I phoned Jim Bailey @ 4.45pm 2/5 F/2001/3560
he said applicants wanted application to run - they would then have 6 months in which to decide if they wanted to appeal NAB

NAB

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

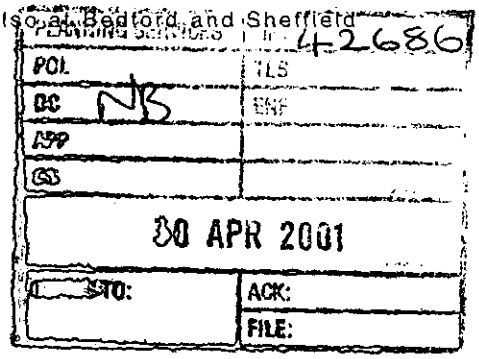
New e-mail address:
wokingham@dlpconsultants.co.uk

Web site:
www.dlpconsultants.co.uk

New office at Bristol

JB/MG/BKS343

27 April 2001



Ms N Brown
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Brown

RE: 25 RAMSBURY DRIVE, EARLEY

Further to our recent telephone conversation, I am writing to confirm that we are meeting at your offices on Wednesday 2 May at 10.00am. I enclose for your attention four drawings for discussion at the meeting, as follows:

- Sketch A showing proposed extensions with hipped roofs
- Sketch B showing proposed extensions with barn hips
- Sketch C showing proposed extensions with dormers
- Sketch D showing side elevation of adjoining dwelling with No 25 shown by a broken line

I hope these plans will enable us to have a constructive discussion next week. In the meantime, If you have any queries, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

Applicationo	Name & Address
F/2001/3560	Mrs S Bartlett 4 Ramsbury Drive Earley READING RG6 7RT
F/2001/3560	Tim Hackwill 6 Ramsbury Road Earley READING RG6 7RT
F/2001/3560	Miss J A Thick 19 Ramsbury Drive Earley READING RG6 7RT

App refused
Letters sent 18-05-01

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3560

Applicant : Mr & Mrs A Tyler .

Location : 25, Ramsbury Drive, Earley, Reading.
Proposal : Proposed alterations to gable ends of roof to form half hips to roof of dwelling (amendment to consent 2000/3081).

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/4

Date of Neighbour Notifications : .....

Date of Site Visit : 2/4

Date Registered : 14/03/2001

Earliest Date for Decision : 15/04/2001

Latest Consultation Date/Site Notice Expiry Date : 15/04/2001

This application will have expired on: 09/05/2001. 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 : 19/4 : no objection -

Highways - request parking plan .

Letters of representation : 12/4 Nº 4 : roof out of character, unattractive, closing gap between houses, terracing effect

17/4 Nº 6 : ½ hip would alter the style of the houses & be out of character
Nº 23 was approved with full hip not ½ hip

Planning Issues :

19/4 : Nº 19 : set a precedent, - not in keeping, aesthetically unattractive, exclude light from proposed opposite

Application Number: F/2001/3560

Appraisal :

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

Application Number F/2001/3560
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development by virtue of ~~its~~ the design form and massing ~~+ sitting~~ of the roof form would detract from the character of the existing dwellings to the detriment of the character of the streetscene. The proposed development is therefore considered to be contrary to the following polices: BSP : EN1 WDLP (DD) : WBE1 IALP : LBE1, LBE2
2			The grant of planning permission would make it more difficult for the LPA to resist similar development, which cumulatively would further detract from the streetscene, ~~contrary to policy~~ EN1 of ~~age~~ contrary to the following policies ~~(as reas~~ PLEASE SET OUT AS REASON 1)

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	—
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	—

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

Date: 8/5/07

RECORD OF SITE VISIT

SITE ADDRESS: 25 Ramsbury Drive Earley Reading.

APPLICATION NUMBER: F/2001/3560

OFFICER: Natalie Brown

DATE OF SITE VISIT: 24

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - at front.

2. DESCRIPTION OF SURROUNDINGS

Residential.

3. DESCRIPTION OF SITE/BUILDING

Conservatory + S-S rear extn.

№ 23 has large/ corner.

4. RELATIONSHIP TO ADJOINING PROPERTIES

№ 27 - permission.

3 windows @ side 1st.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fencing.

1.8m fencing.

OTHERS

Application Number: F/2001/3560

Appraisal:

Development

Proposed first floor side extension above the existing garage and a loft conversion. This would provide 6 bedrooms in total (one in the loft conversion, one in the extension and 3 existing. The first floor side extension would mirror the existing plan form of the ground floor.

This is an amendment to a previous consent (F/2001/3081). The change would be a change from a full hipped end to a half hipped barn style roof.

The next door property (No. 23, application F/2001/3407), has had an approval for a similar extension. This was initially proposed with a half-hipped barn style roof and was amended to have a full hip, which has been approved.

1. Impact upon neighbouring properties
   In terms of impact to neighbouring properties, it is not considered that the change from a full hip to a half hip would not have significant enough effect that could warrant the refusal of the application, especially as it has approval for a side extension also (consent F/2001/3407). (NB: No. 23 initially submitted with a ½ hip design and at the case officers request it was changed to a full hip – there was concerns that a ½ hip would be out of character with the locality).

2. Impact upon the character of the area
   The proposed extension would no longer reflect the design of the locality, it would be out of character by losing the full hip which No. 23 (adjacent property) would have. There would also be concern that if both the side extensions at No. 23 and No. 25 were implemented, a half hipped roof would erode the gap between the two properties at roof level and would leading to an increased terracing effect, to the detriment of the locality. If either property was given consent for a ½ hip roof, it would then be harder to refuse any such application to either property, nor for that matter on any property, thereby setting an unfortunate precedent.

   Especially, given the fact that on the previously approved application, it was considered that whilst the proposed extension would be at full ridge height, it would be set back from the boundary behind the garage keeping within existing building lines. A gap would be retained between the two dwellings above 1st floor height so there would have been no issue of terracing effect. Whilst the proposed extension would not completely sub-ordinate to the main dwelling, it was considered that this factor alone could not have warranted the refusal of the application.

   Three letters of representation have been received raising the following issues: roof being out of character/not in keeping, unattractive, closing the gap between Nos. 23/25, and excluding light to properties opposite.

3. Impact upon highway safety (parking provision)
   The proposed development would have 5 bedrooms and would therefore need to provide 4 off-road parking spaces. This would be provided at the front of the dwelling, with the garage space being surplus to this requirement. Subject to the parking and garaging remaining, there would be no detrimental impacts upon highway safety.

~~**Approval:**~~ **Refusal: ✓**

FROM: Natalie Brown

DATE: 22 March 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3560

Proposal: Proposed alterations to gable ends of roof to form half hips to roof of dwelling (amendment to consent 2000/3081)..

Site Address: 25, Ramsbury Drive, Earley, Reading.

Applicant: Mr & Mrs A Tyler .

Your observations are required in respect of this application **by 15/04/2001** .

NO OBJECTION

SIGNED: _____ DATE: 19 APR 2001

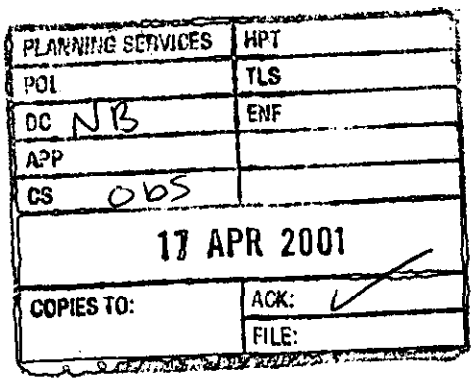
Clerk To Earley Parish/Town Council.

Your Ref: Natalie Brown F/2001/3560

19 Ramsbury Drive,
Earley,
Reading RG6 7RT

12th April 2001

Ms N. Brown,
Planning Officer,
Wokingham District Council,
Environmental Services Dept.,
Planning Services,
PO Box 157, Shute End,
Wokingham, Berkshire RG40 1WR



Dear Ms Brown,

Re: Planning Application for 25 Ramsbury Drive, Earley, Reading

I am writing to you concerning the additional proposal for the side extension to the above property.

I wish to oppose the roof extension on the following grounds:

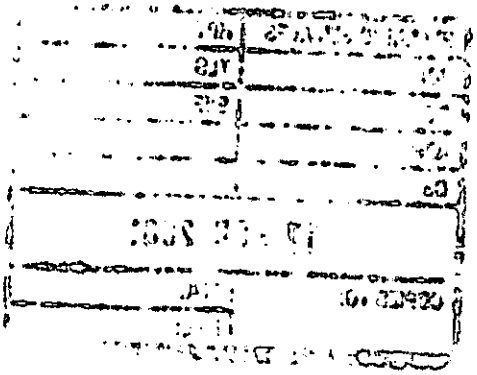
- *It is not in keeping with the roof designs in this road and much of the surrounding area.*
- *It is aesthetically unattractive.*
- *It will exclude light from the bungalows opposite.*
- *It would set a precedent which could affect future planning applications in this and surrounding roads, and could have a detrimental effect on the character of this area.*

I trust that you will give serious considerations to these objections.

Jennifer A. Thick

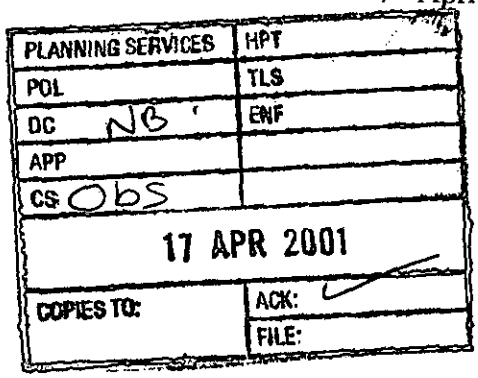
Miss J. A. Thick

cc Earley Town Council



6, Ramsbury Drive,
Earley
Reading
RG6 7RT

7th April 01



Environmental Services Dept
Planning Services
P.O.Box 157
Shute End
Wokingham
Berks
RG40 1WR

CC: Earley Town Council

Ref: Application: 3560, 25, Ramsbury Drive, Earley.

Dear Sir/Madam,

I'd like to object to the latest planning proposal for the above address. The owners were recently granted permission for a very large extension to this property. They are now asking to change the gable end of the roof to form a half hip rather than a full hip as agreed originally.

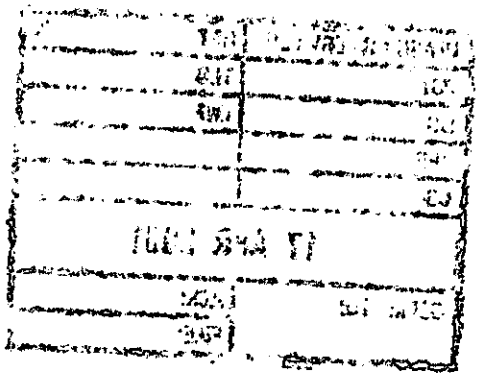
Several other houses in this and adjacent roads have had extensions built in the style agreed on the original application with full hip roofs. A half hip would alter the house from the original 1930's style which has been retained everywhere else in the area and would be totally out of character. It would raise the level of the side gutter well above the level of all the others in the road and look very odd.

The occupants of the adjacent house (No.23) have recently applied for a large extension that included a half hip side roof. However, I understand that the Wokingham Planning Officer has insisted that the full hip be retained and so I can't see how a half hip can be acceptable for No 25.

I would therefore ask that the Council reject this application on the grounds that it would be totally out of character with all other houses in the area.

Yours sincerely

T.M.Hackwill



4 Ramsbury Drive
Earley
Reading RG6 7RT

9 April 2001

PLANNING SERVICES	HPT
POL	TLS
DC NB	ENF
APP Obs	
CS	
12 APR 2001	
COPIES TO:	ACK: ✓
	FILE: F/2001/3560

Application

Natalie Brown
Planning Officer
Wokingham District Council
Shute End
Wokingham

Dear Sir / Miss Brown

Planning Application for 25 Ramsbury Drive Earley Reading

I understand that following approval to the initial planning application an additional proposal has recently been put forward to do further extension to the 'third floor roof extension' .

I would like to object to this as I feel this is in a fashion that is totally out of character with all other houses both in this and other nearby roads. In my view this latest addition to the plans is proposing an unattractive shape, closing the space between houses, and if allowed would introduce a terraced effect if other houses were to do likewise.

Other extensions have maintained the existing roof design, and I would respectfully ask that this latest addition/amendment to the originally proposed approved plan is not allowed.

Yours faithfully

S Bartlett

Mrs S Bartlett

cc Earley Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 22 March 2001

Application Number: F/2001/3560

Proposal: Proposed alterations to gable ends of roof to form half hips to roof of dwelling (amendment to consent 2000/3081).

Parish: EARLEY TOWN

Site Address:
25, Ramsbury Drive, Earley, Reading.

Applicant:
Mr & Mrs A Tyler .

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).

Signed: _____ **Print name:** Adam Coggins 29/03/01

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3560
CASE OFFICER: Natalie Brown

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3560

PROPOSAL:
Proposed alterations to gable ends of roof to form half hips to roof of dwelling (amendment to consent 2000/3081).

LOCATION:
25, Ramsbury 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2001. 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 March 2001

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

Tel: (0118) 974 6492

Date: **22 March 2001**

My ref: F/2001/3560

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/2001/3560
25, Ramsbury Drive, Earley, Reading.
Proposed alterations to gable ends of roof to form half hips to roof of dwelling (amendment to consent 2000/3081).

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3560**
25, Ramsbury Drive, Earley, Reading.
Proposed alterations to gable ends of roof to form half hips to roof of dwelling (amendment to consent 2000/3081).
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 6492

Date: **22 March 2001**

My ref: F/2001/3560

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/2001/3560
25, Ramsbury Drive, Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3560**
25, Ramsbury Drive, Earley, Reading.
Proposed alterations to gable ends of roof to form half hips to roof of dwelling (amendment to consent 2000/3081).
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 6492

Date: **22 March 2001**

My ref: F/2001/3560

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/2001/3560
25, Ramsbury Drive, Earley, Reading.
Proposed alterations to gable ends of roof to form half hips to roof of dwelling (amendment to consent 2000/3081).

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3560**
25, Ramsbury Drive, Earley, Reading.
Proposed alterations to gable ends of roof to form half hips to roof of dwelling (amendment to consent 2000/3081).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 MAR 2001	Map No. 52. Site ..0.06.....
Officer: NAB / Application No. F/2001/3560	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ALTERATIONS TO GABLE ENDS OF ROOF TO FORM HALF HIPS TO ROOF OF DWELLING (AMENDMENT TO CONSENT 2000/3081)

Location: 25 RAMSBURY DRIVE

Parish: EARLEY Ward: REDHATCH
22.03.01

Applicant: MR/MRS TYLER
amendment to 2000/3081

Fee Received 00-00 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	Parking layout	22.03.01	
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 : 22:03:01 ... 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 .....

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:

.....site notice & see map for neighbour notices.....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 14 MAR 2001 * 3560

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 A. TYLER
	Address and postcode	25 RAMSBURY DRIVE EARLEY READING RG6 7RT
	Phone number	01189663149
2	Agent's Name	
	Address and postcode	N/A
	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.*	25 RAMSBURY DRIVE EARLEY READING RG6 7RT
4	Give brief details of the proposal for example, two storey side extension. About the application	ALTERATION TO GABLE ENDS TO FORM HALF HIPS TO ROOF

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.	LONDON RED BRICKWORK TO MATCH EXIST. RED PLAIN ROOF TILES TO MATCH EXIST.	
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: 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.		
	MINOR ALTERATION TO PLANNING APPLICATION Nº F2000/3081 APPROVED 4.1.2001		
	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

Date 10-03-01

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

ADDRESS 25 RAMSBURY DRIVE PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43761	MR. A. TYLER	S/ST. EXTENSION	16.1.95	CIA
		(GARAGE/UTILITY/KITCHEN/		
		CONSERVATORY)		
RP94/3223	"	"	10.1.95	APP
F/2000/3081	Mr. & Mrs. Tyler	F/Fl/S & loft con with R/domer ext.	13.2.01	AP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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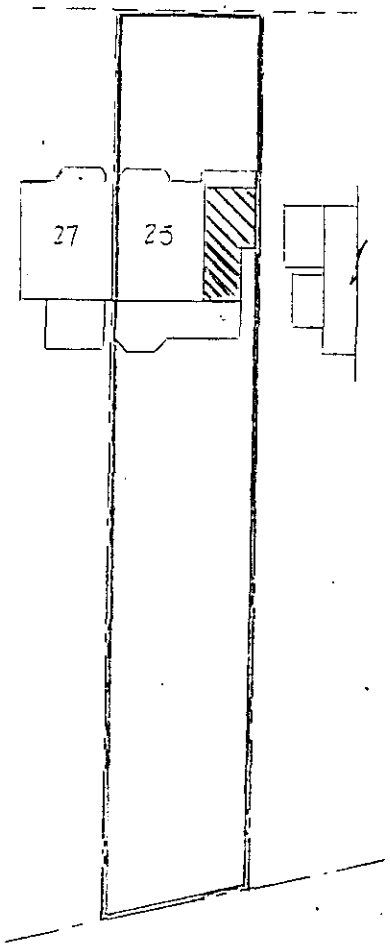
Development Control Section, Environmental Services, Wokingham District Council.

16 March 2001

Scale: 1 : 1250

N
W
E
S

RAMSBURY DRIVE



BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:2500

14 MAR 2001 * 3560

RECEIVED

PROPOSED FIRST FLOOR EXTENSION & LOFT CONVERSION
FOR MR & MRS A TYLER
AT 25 RAMSBURY DRIVE EARLEY READING RG6 7RT



Existing Planning

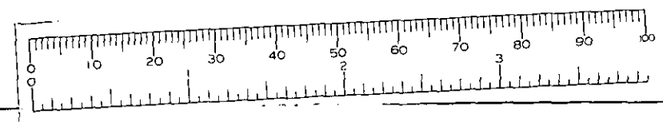
SHEET A





Dormer Planning

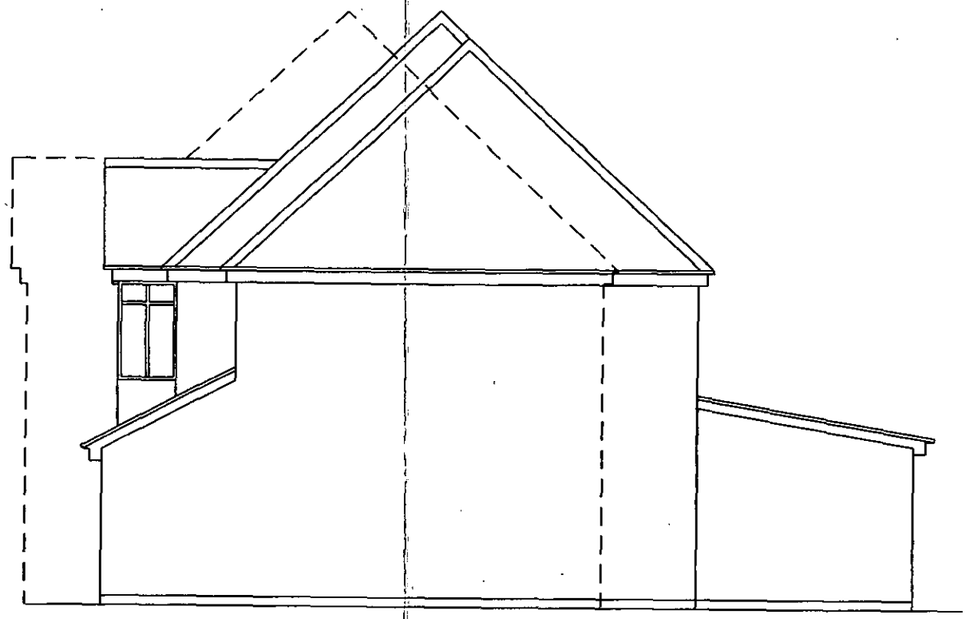
SKETCH B



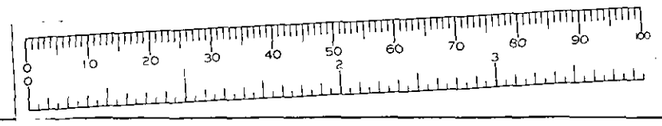


Bonnet Planning

SKETCH C



Extent of Adjacent Buildings



SKETCH D