SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1709

LOCATION:
51 Avalon Road, Earley Reading.

APPLICANT:
Mr D Cox

PROPOSAL:
Proposed single storey rear extension to dwelling plus side dormer extension.

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 03/08/2000

CASE OFFICER: **Joss Miller**

Comb Hurst

Mr D.T. Cox
51 Avalon Road
Earley
Reading
Berks
RG6 7NR.

Planning Services

Application: F/2000/1709.

Mrs Hurst.

I wish to withdraw my application for planning permission at the above address, ref number: F/2000/1709.

REF 33678

Yours faithfully

JKM

Don Cox.

29/8/00.

COPIES TO:

TCK

FILE:

WITHDRAWN.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1709 JM
BUILDING CONTROL NUMBER.	BN2000/0976 Allan
APPLICANT/~~AGENT~~	Mr Don Cox.
ADDRESS OF SITE	51 Avalon Road EALEY.
DESCRIPTION OF PROPOSED WORK	S/S rear ext. Side dormer.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	rec'd 6/9/00	withdrawn
FLOOR PLANS	- L	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	15/9/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Reply rqd.

F/2500/1709

PLANNING
DC
APP
CS
20
COPIES TO:
FILE

MR D. J. COX
51 AVALON RD
52400
EARLEY
READING
BERKS
RG6 7NR.

JKM

28/7/00

Esq.

Further to our recent discussion on the phone, would you please return a set of my plans to the above address, so ammendments can be promply made on my return from holiday

Yours faithfully

FROM: Joss Miller

DATE: 19 June 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1709

Proposal: Proposed single storey rear extension to dwelling plus side dormer extension..

Site Address: 51, Avalon Road, Earley, Reading.

Applicant: Mr D Cox .

21 JUN 2000
Earley
Council

Your observations are required in respect of this application **by 14/07/2000** .

NO OBJECTION

DC
APP
CS
27 JUN 2000
COPIES TO:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

Joss Fuller

Application Number: f/2000/1709

Mr. D.Cox
51 Avalon Road
Earley
Reading
RG6 7NR

Wokingham District Council planning services Development control manager,

Dear Mr.J.Mitchell,

I confirm in writing that the proposed development at the above address will in no way encroach on any neighbouring property by any means.

Yours faithfully, Don.J.Cox

23/6/00.

PLANNING SERVICES	RPT
POL	TLS
DC	JJF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

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

Tel: (0118) 974 6463

Date: **19 June 2000**

My ref: F/2000/1709

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2000/1709
51, Avalon Road, Earley, Reading.
Proposed single storey rear extension to dwelling plus 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1709**
51, Avalon Road, Earley, Reading.
Proposed single storey rear extension to dwelling plus side dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6463

Date: **19 June 2000**

My ref: F/2000/1709

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1709**
51, Avalon Road, Earley, Reading.
Proposed single storey rear extension to dwelling plus side dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6463

Date: **19 June 2000**

My ref: F/2000/1709

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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

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51, Avalon Road, Earley, Reading.
Proposed single storey rear extension to dwelling plus side dormer extension.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1709**
51, Avalon Road, Earley, Reading.
Proposed single storey rear extension to dwelling plus side dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2000/1709

PROPOSAL:
Proposed single storey rear extension to dwelling plus side dormer extension.

LOCATION:
51, Avalon Road, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2000. 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

19 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 JUN 2000	
Officer: JM	Application No. F/2000/1709

Map No. 52 **Site** 005
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING PLUS SIDE DORMER EXTENSION

Location: 51 AVALON ROAD

Parish: EARLEY Ward: L. Hungerford 19.6.2000

Applicant: MR D COX

Fee Received 95-00 (3) 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			
4	Correct S 66 certificate			
5	Elevation plans	SCALE ?		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	ENCROACHMENT ?		
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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

Encroachment. ✓

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: SIN + 49, 53, 65 + 67 AVALON ROAD ✓

.....

.....

.....

.....

.....

.....

.....

.....

.....

804

PL 03 050 051

ADDRESS 51 AVALON ROAD

PARISH EARLEY E

PLOT No. 158

ORD. SHEET No. SU.7571 (52

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
490/53	Imperial Chemical Industries Ltd	Outline	7/8/53	N/A. Cl
918/56	Cooper Estates Ltd	House-Semi/Det.	4/12/56	App Cl
80/58	"	Revision of layout	13/5/58	App. Cl
40952	AR.O cox	8/ST-HT.	8.7.93	Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
08.JUN.2000* 1709

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 DON J. COX
	Address and postcode	51 AVALON ROAD EARLEY READING BERKS RG6 7NR.
	Phone number	0118 9616203.
	Agent's Name	
	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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR SINGLE STOREY EXTENSION FOR PLAYROOM DORMER WINDOW TO BEDROOM
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.	TUDOR BRICKS (LOWER) RENDERED BLOCKS PAINTED WHITE (ABOVE) TILES 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 7/6/00

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

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1709

Applicant : Mr D Cox .

Location : 51, Avalon Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling plus side dormer extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		3/7

Date of Neighbour Notifications : 19/6

Date of Site Visit : 3/7

Date Registered : 08/06/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application will have expired on: 03/08/2000. 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 TC. No objection

Planning Issues :
Effect on street scene & neighbouring properties DRE1
Identified settlement.

Application Number: F/2000/1709

Appraisal :

This application is for a single storey rear extension and side dormer.

Neighbours.
There is an existing conservatory to the rear of the applicant's property so some impact is already established. A 1.8m fence is on the boundary with the adjoining property which is on the south side of the extension. The proposal is 3.5m High and 5.4m deep.

WITHDRAWN

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

Application Number F/2000/1709
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 51 Avalon Road
Earley Reading.

APPLICATION NUMBER: F/2000/1709

OFFICER: Joss Miller

DATE OF SITE VISIT: 3/7

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamppost.

2. DESCRIPTION OF SURROUNDINGS
Semi-d houses on cul-de-sac.

3. DESCRIPTION OF SITE/BUILDING
Semi-d house of brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
53. 2 clear windows on side of property 2 f/f 2 g/f. * kitchen. Hall. landing. primary bedroom
garage to side
49 attached. Applicants have existing conservatory approx 4m deep and 1.8m fence. * back garden.

5. SITE CONSTRAINTS

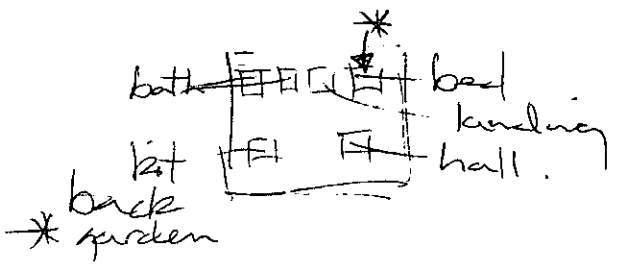
TREES —

ACCESS/PARKING 2 spaces.

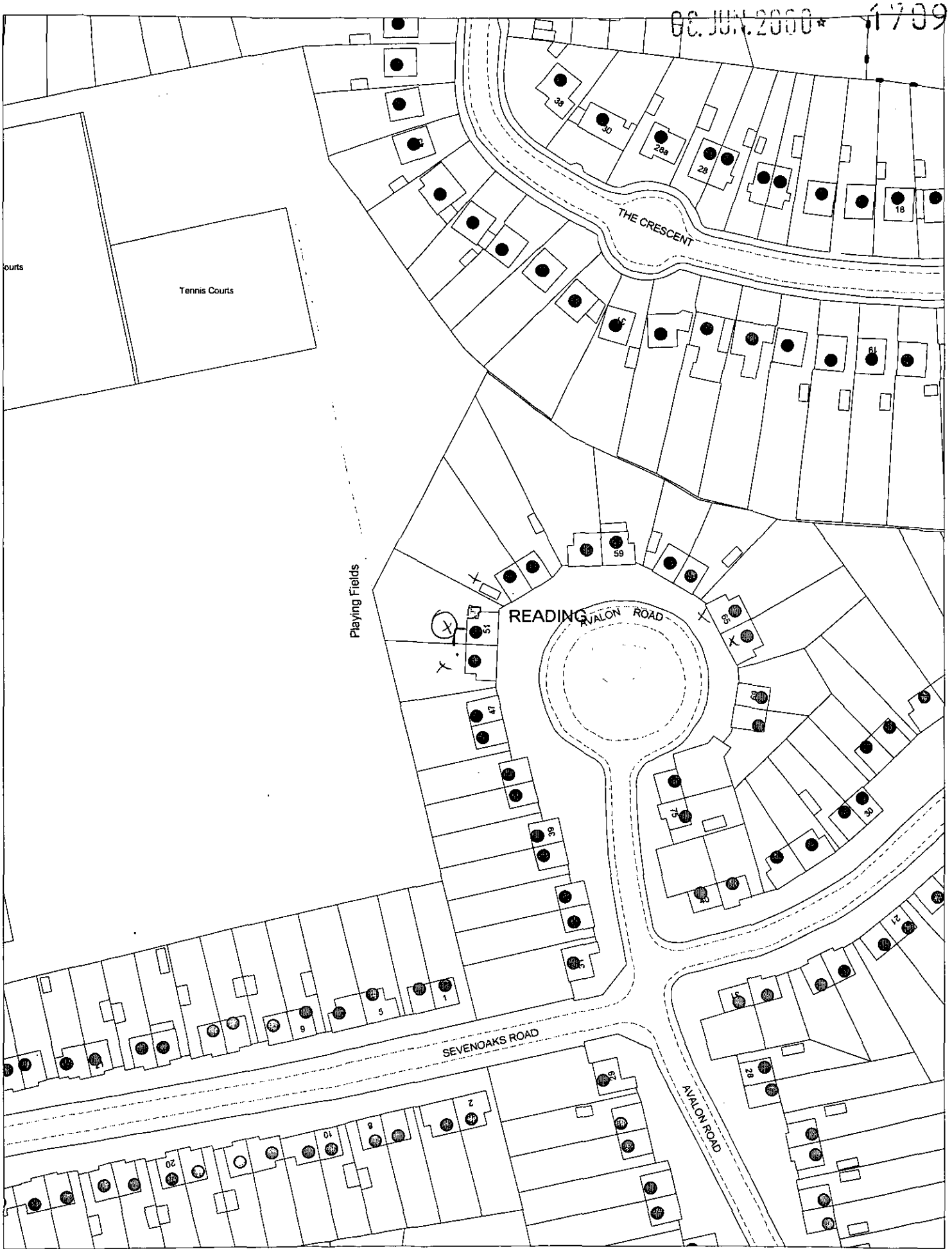
LEVELS —

BOUNDARY TREATMENT 1.8m fence on both sides

OTHERS wire mesh fence to rear (school)



06 JUN 2000 1709



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Development Control Section, Environmental Services, Wokingham District Council.

13 June 2000

Scale: 1 : 1250

N
W E
S

APPLICATION NUMBER: F/2000/1709.

WOKINGHAM PLANNING OFFICE.

JM
DC
CS
COPIES TO:
ACK:
FILE:

51 AVALON RD
EARLEY
READING
RG6 7NR.

Dear Mrs Hurst. I enclose a preliminary revised application. I would be grateful for your views on whether it would be worth pursuing this avenue, as a resolvent to the fact that a dormer window is unsuitable.

My reasons for presenting this alternative is that we are desperate for a larger bedroom for our teenage daughter, as room for her belongings is at a premium.

I trust you will give this your attention when possible.

Yours faithfully

Don Cox.

TEL: WORK 8AM - 5PM. 01491 641384.
HOME: 01189616203.

Spoke to Mr Cox will be withdrawing application phoned 24/8.

Spoke to Mr Cox on 26/7. Elevations are different sizes. Dormer to be removed and new dgs to show s/s r extn depth as 4.1m.

He's on hols for 3 weeks Ring on 16th Aug to remind him.