APPLICATION NO:
F/2001/3374

LOCATION:
3 Mays Close, Earley Reading.

APPLICANT:
Mr Ebha C/O Peter H Watkins

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **22/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 11/04/2001

CASE OFFICER: **Farah Humayun**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Ebha
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Reading
Berkshire
RG30 6AL

Application Number: F/2001/3374

Parish: **EARLEY**

Location: **3, Mays Close, Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling.**

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 reason for which is specified hereunder.

Reason

1. The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the occupiers of the adjacent dwelling. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan.

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 LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

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

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

1327

WOKINGHAM DISTRICT COUNCIL

To Farah

Date 26/3 Time 10.30.

WHILE YOU WERE OUT

Name Mrs McKenzie

Of

Phone No. 952 4448 Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Have you got letter of objection?

F/2001/3374 — 3 mays close.

Sent 20/3 by fax & post.

I couldn't find it in file or in-trays,

so she has faxed across another copy)

attached below)

PS. She sends it twice — 1st

Jan

Signed

copy was unsigned so

She sent another !!

01189524462

FAO
FARAH HUMAYUN

C

5 Mays Close
Earley
Reading
Berks
RG6 1JY

20.3.01

Dear Sir/Madam

Re: Planning permission No.F/2001/3374 - Extension to 3 Mays close - Mr. Ebha.

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4) We moved to the Close in December 99 and have found a very close knit family community. We do not want to be living next door to a multi-occupied property, which appears to be the case if all these extra rooms are built.

5) No 3 Mays Close and No 1 (the shop) have already been underpinned due to subsidence and we believe that any further disruption to the foundation could cause damage to our property. It could also change the water table which is at a very high level already. Will you be able to confirm that any damage or flooding will be repaired? Who will meet the

expenses caused by this extension to damage at our property or indeed any damage to the other 4 properties in the close?

6) There is no boundary fence protecting our property from damage/trespass/abuse by builders or any other work men. We also have 2 young children and do not want them put at risk.

7) There is no assess to clean or work on our side of No. 3 Mays Close without going on to our property so how is all this work (and subsequent repairs and cleaning) going to be carried out?

8) The planning permission request was not assessable to the public. It is on the window of the house and the only way to read it is to go on to the property.

9)The possible use of the house as a multi-occupancy building would lead to parking problems as we already have a severe problem due to the Close being situated near to a local primary school and the last thing we need are more cars to add to the congestion.

I trust you will realise yet again how strongly we object to this extension and will act accordingly.

Yours Sincerely

N A Mackenzie and C P Mackenzie

01189524462

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JAN COOPER

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Yours Sincerely

N A Mackenzie and C P Mackenzie

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3374

Applicant : Mr Ebha C/O Peter H Watkins.

Location : 3, Mays Close, Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 13/03/01

Date Registered : 14/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001

This application will have expired on: 11/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

EARLEY TOWN COUNCIL - NO objection
ENVIRONMENT AGENCY - Add condition re'. soakaways
HIGHWAYS - Approval subject to conditions as under app. 2882.
NEIGHBOURS - objections (2) → Overlooking issues
→ Overshadowing
→ flood risk
→ No boundary treatment
→ bulk + massing impact

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE.

Application Number: F/2001/3374

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop. two storey rear extension to dwelling. The prop. exten. has a hipped roof design, continuing the ridge height of the existing house. The current application has been submitted after a refusal under app. F/2000/2882.

The prop. exten. has been reduced in projection to 3.5 metres. Although the extension has been reduced in length due to ~~#~~ No 3 Mays close being set forward to No 1 and No 5 being set back to No 3 it is considered the overmassing impact of the extension remains. No 5 has 1 rear facing window to a habitable room closest to the prop. extension as well as 4 side facing windows at ground floor level and 1 first floor side facing window. There is no fence or boundary treatment between the two properties. It is therefore considered that the prop. exten. will have an overmastering and overbearing impact on the residential amenity of No 5 Mays Close. There are no side facing windows to No 1 Mays close. However it is considered that the prop. exten may be overbearing to the single storey side exten to No 1.

~~(With the prop. exten projection of 3.5 metres.~~

~~The proposed layout does not comply with Highway Authority's~~

With the prop. exten projection of 3.5 metres the existing driveway is reduced to a width of 2.1 metres. The width of the driveway does not comply with highway authority Standards.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2001/3374
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development by reason of its bulk ~~and~~ massing and locality would form a dominant and overbearing feature to the detriment of the residential amenity of the occupiers of the adjacent dwelling. As such the proposal is contrary to policy LBE2 of the London Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

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

Date: 5/6/07

RECORD OF SITE VISIT

SITE ADDRESS: 3 Mays Close Earley Reading.

APPLICATION NUMBER: F/2001/3374

OFFICER: Farah Humayun

DATE OF SITE VISIT: 13/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y.

2. DESCRIPTION OF SURROUNDINGS

RES. ADJACENT TO COMM. PROPERTY.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO5 - 2 rear facing windows. 2 ground floor side facing and 1 first floor window. Extensive garden to rear. No boundary fence.

No 1 – No side window, previously extended.

5. SITE CONSTRAINTS



TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT As NO3 ?

OTHERS

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Farah Humayun **Date:** 26 February 2001

Application Number: F/2001/3374

Proposal: Proposed two storey rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
3, Mays Close, Earley, Reading.

Applicant:
Mr Ebha C/O Peter H Watkins.

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).

CONDITIONS AS PER APP NO. 2882.

Signed: _____ **Print name:** Adam Coggins

6/3/01

Environmental Services

For office use only.
Application number: 14.FEB.2001 * 3374

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 Address and postcode Phone number	MR EBHA 3 MAYS CLOSE EARLEY 9669739
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG 30 6AL 9423696
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.	3 MAYS CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTN. (REVISED APPLICATION)

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.	CLAY TILES & BRICK TO MATCH	
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.	✓ RE-SUBMISSION	
	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 Mr. EBHA.

Date 13-2-2001

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

ADDRESS 3 MAYS ~~LANE~~ CLOSE PARISH EARLEY

PLOT No. Old Property Re-named 22-6-77 ORD. SHEET No. SU 7472(46

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1382/72	Mrs Thompson	Two storey extn of heel cloakroom/dining/2 BEDS over	31. 8 72	- App
BRA 8509	MISS D. "	UNDERPIN TO EXT. WALLS	12.2.90	APP
F/2000/2882	Mr Ebna.	2/St R. ext	15.01.01	REF.

DATE OF COMPLETION

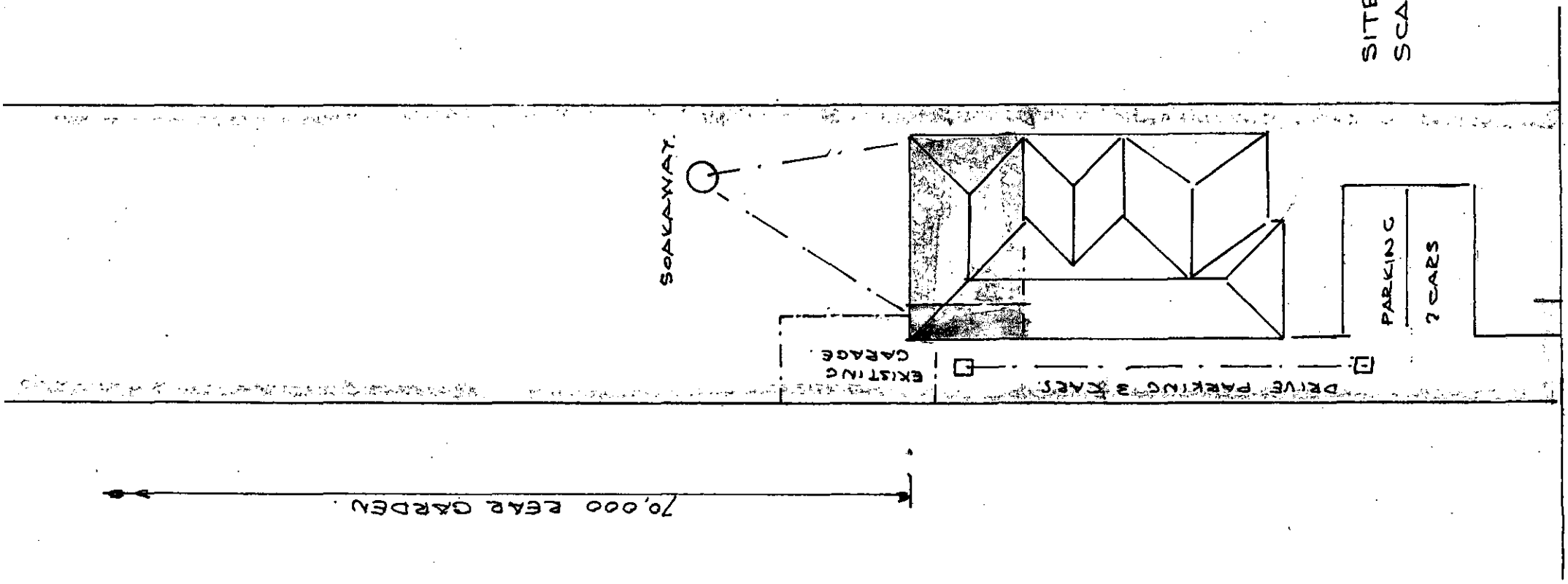
MINISTRY DECISION

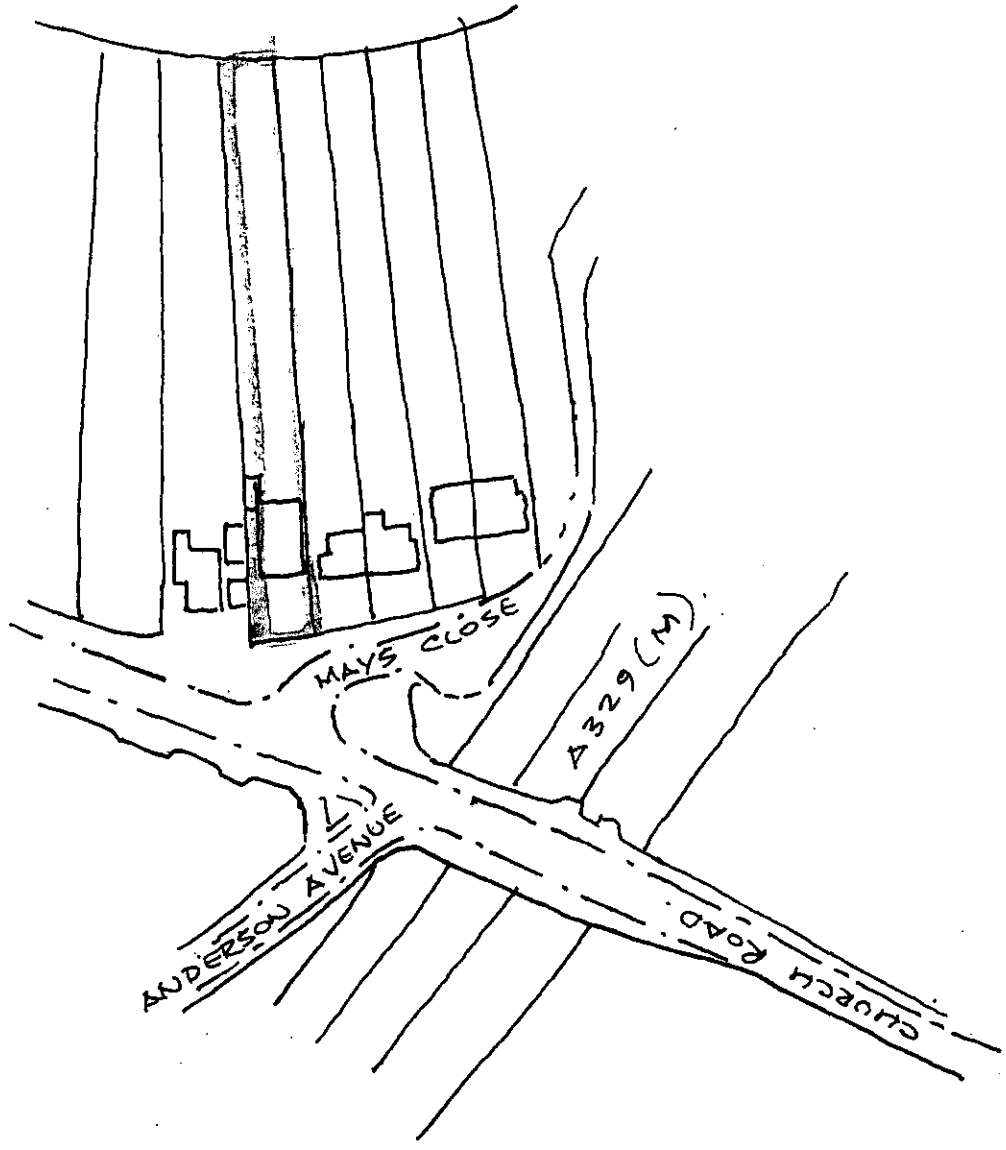
SPECIAL ORDERS

DRAINAGE

DELEGATED

14.FEB.2001* 3374




MAYS CLOSE
A329 (M)
ANDERSON AVENUE
CHURCH ROAD

01189524462

FAO
FARAH HUMAYUN

C

FH
OBS

8DS
26 MAR 2001

COPIES TO: ACK: FILE:

5 Mays Close
Earley
Reading
Berks
RG6 1JY

20.3.01

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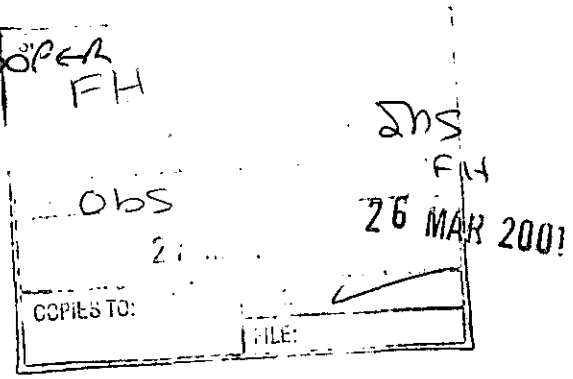
JAN COOPER
FH



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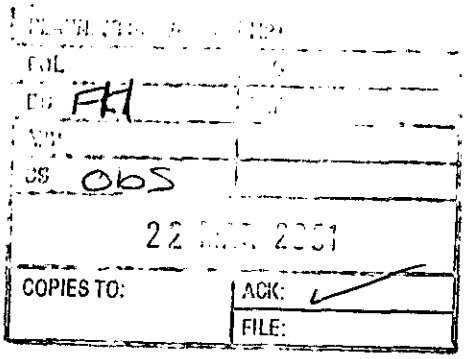

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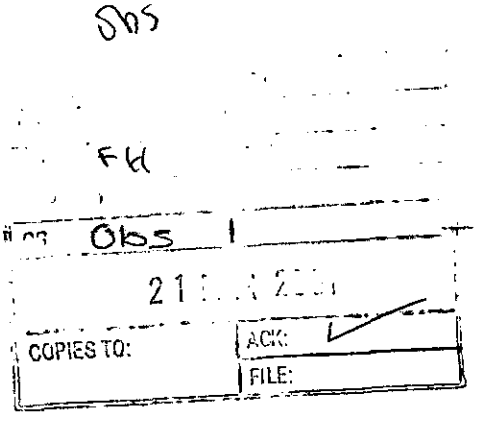
Faxed 20.3.01. Original to follow with CP. Mackenzies signature

Gurvinder Kandohla
1 Mays Close
Earley
Reading
Berkshire
RG6 1JY

March 9, 2001

Farah Humayun
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Farah

RE: 3 Mays Close – Application No. (F/2001/3374)

The previous application was refused on the basis that the bulk massing and location would form a dominent and overbearing feature to the detriment of the residential amenity of the adjacent dwelling.

I have reviewed the revised plans and the only differences that I can see are,

- A reduction in size for the new lower window on the side elevation to 5 Mays Close.
- Previous proposed new window and door now replaced by large double window, on the side elevation to 1 Mays Close.

In the revised application I cannot see any amendments which reduce the size of the bulk massing etc. Hence, on this basis and the reasons which I stated before (see below), I totally object to the proposed revised planning application.

Also, I would like to make it clear that the boundary brick wall between 1 Mays Close and 3 Mays Close, was constructed and is maintained by myself, and is my property. I know from the proposed plans that 3 Mays Close propose to park 3 vehicles down the side elevation between both properties. I will not allow for my boundary wall to be amended, removed or altered in any manner, so that 3 vehicles can fit with ease down that passage.

I also have not received any correspondence to the other objections that I made wrt 3 Mays Close & 28 Church Road. Please give me a written update on these matters, ASAP.

Previous correspondence

I object to the proposed planning application on the basis that...

- The blocking of natural daylight & sunlight to my property, in particular to my upstairs bedroom & downstairs disabled bedroom adjoining 3 Mays Close.
- 3 Mays Close has experienced subsidence, and has been under pinned. My worry is that any disruption to the existing foundations, and when digging new foundations will have an affect on 3 Mays Close, and my property, in particular my disabled bedroom & bathroom, adjoining 3 Mays Close.
- All the properties in Mays Close have been built on a water table, after the recent rainfall, large parts of my garden & 3 Mays Close were under water, especially near the rear of the properties (including the proposed area for extension at 3 Mays Close). Hence, I believe that if this proposed construction were allowed to go ahead, like similar constructions at Loddon Bridge, where extreme flooding has been seen in the past few months, the risk of flooding to our properties will increase. If such a proposal is allowed, and in the future my property experiences flooding as a direct result from the proposed extension. I will seek legal advice against the Council Planning Department.
- In previous years I have submitted proposals to the council for 2 storey extensions on my property, and every time they were disallowed under the statement from the council, that the new proposed property is overbearing in size to the existing neighbouring properties. Is this not a similar situation here as well?
- From my other neighbours, I understand that the owners of 3 Mays Close are in the Market Trade, and drive very large Mercedes Trucks/Vans. I have seen them park these trucks outside the property on the corner of Mays Close, in the process blocking access to my forecourt, and blocking off the pavement to pedestrians. It is very dangerous to park a vehicle on a corner so close to a junction. I do not want any access to my property blocked by such parking. Can you please make sure that when my neighbours at 3 Mays Close park their vehicles, they do so without blocking any access to my forecourt. This also means that they are not allowed to park on my forecourt, which has been allocated to customer parking by the council. On further inspection of the plans, it is proposed that there is parking for 3 cars along the side of the property. Please be aware that only **3 very small cars** will be able to park along there, with great difficulty of getting in and out of the cars.

3 Mays Close, previous application for re-siting Garage

When this application was put forward in re-siting the garage at 3 Mays Close, so that 1/12 Th of the garage roof overhangs into my property, I objected. On the basis that the garage roof should not overhang into my property and that at least 20 cm must be left from the boundary line, before any buildings can be erected. I believe these are still current planning laws. I know, because I have been subject to these in the past by the council, and any buildings that I have constructed are not on the boundary line. But the council did not listen to my objections and let this proposal go ahead. At the time I did not agree (and still do not agree) with

the council, but as they are the governing body in such matters, I understood this to be the final conclusion, and building work was allowed to progress. It is only now that it has come to my attention, after seeking advice from my solicitor on other matters, that such a proposal should not of been allowed by the council. So the question I ask the council, is that, since the overhanging of the garage roof into my property is clearly illegal, and building on the boundary line is questionable as well. How did the council allow such a blatantly obvious error to proceed further, when this application was submitted to them? The current situation is that I do not want the garage roof to overhang into my property, as it currently does. What action is the Council going to take in resolving this matter? And please advise, with respect to the wall of the garage being built on the boundary line. I wait to hear from the Council, before seeking further legal advice.

28 Church Road, application for rear extension & raising height of Garage

Last year plans were passed for 28 Church Road to add a rear extension to their property. This has been completed, and in the process the height of the Garage was raised by 4 bricks, and a new roof was placed (I'm not sure if this was part of the proposed plans). The old roof was tilted backwards, so that guttering at the rear of the garage drained off rainwater. There is no such guttering in place now, and the new roof has now been re-tilted such that all rainwater just falls over into my property. I only noticed this recently due to the recent heavy rains that we have experienced. This is also obviously wrong, so I want this immediately corrected. Please note that I am not allowing any for guttering to be overhanging into my property.

Many thanks

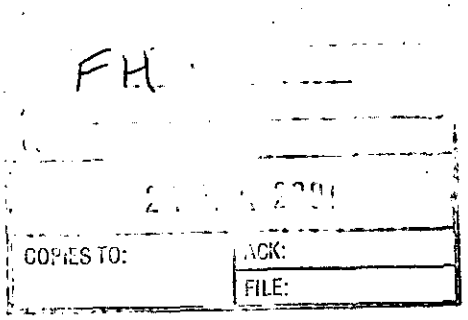


Gurvinder Kandohla

(On behalf of my father, Mr Joginder Singh)

Cc – Earley Town Council

01189524462



5 Mays Close
Earley
Reading
Berks
RG6 1JY

20.3.01

Dear Sir/Madam

Re: Planning permission No.F/2001/3374 - Extension to 3 Mays close - Mr. Ebha.

As per the previous application (No F/2000/2882) my husband and myself strongly oppose the new application for the proposed extension. The reasons for the objections are again listed herewith:

1) At present there are no windows overlooking our property/garden and as we understand the plans include windows directly overlooking our patio /garden/house.

2) Our patio area will be greatly affected in reduction of light. We will in effect be surrounded on all sides by buildings which will create a very much boxed in area.

3) The property was sold in July 2000 and we were advised that there would be a family i.e.; 2 adults and 3 children moving in. We were also advised by the previous owner that the property was required immediately for the family, the previous owner did in fact have to move into rented accommodation in order to vacate the house quickly enough. To date there has been no one living in the house.

4) We moved to the Close in December 99 and have found a very close knit family community. We do not want to be living next door to a multi-occupied property, which appears to be the case if all these extra rooms are built.

5) No 3 Mays Close and No 1 (the shop) have already been underpinned due to subsidence and we believe that any further disruption to the foundation could cause damage to our property. It could also change the water table which is at a very high level already. Will you be able to confirm that any damage or flooding will be repaired? Who will meet the

expenses caused by this extension to damage at our property or indeed any damage to the other 4 properties in the close?

6) There is no boundary fence protecting our property from damage/trespass/abuse by builders or any other work men. We also have 2 young children and do not want them put at risk.

7) There is no assess to clean or work on our side of No. 3 Mays Close without going on to our property so how is all this work (and subsequent repairs and cleaning) going to be carried out?

8) The planning permission request was not assessable to the public. It is on the window of the house and the only way to read it is to go on to the property.

9)The possible use of the house as a multi-occupancy building would lead to parking problems as we already have a severe problem due to the Close being situated near to a local primary school and the last thing we need are more cars to add to the congestion.

I trust you will realise yet again how strongly we object to this extension and will act accordingly.

Yours Sincerely

N A Mackenzie and C P Mackenzie

Faxed 20.3.01 - Original to follow with C.P. Mackenzies signature

FROM: Farah Humayun

DELEGATED

DATE: 26 February 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3374

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 3, Mays Close, Earley, Reading.

Applicant: Mr Ebha C/O Peter H Watkins.

Your observations are required in respect of this application **by 22/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

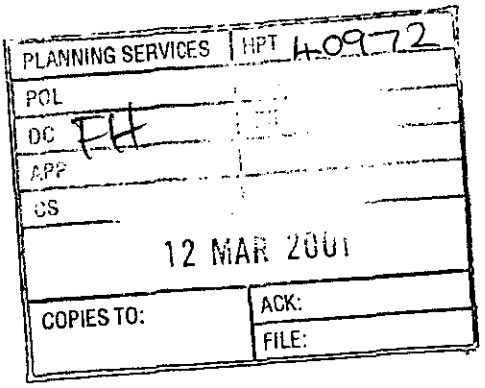
Our ref: SP\2001\003277\001
Your ref: F/2001/3374

Date: 8th March 2001

ENVIRONMENT AGENCY

FAO: Farah Humayun

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



Dear Sir/Madam

2 STOREY REAR EXTENSION TO DWELLING
3 MAYS CLOSE, EARLEY, READING

Thank you for your letter dated 26 February 2001, which was received on 02 March 2001. You are asked to quote the following reference in any correspondence: **SU77SW/15/2.**The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Advice To Applicant

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

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

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

Water Conservation - Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing

Cont/d..

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

machines and dishwashers are now advertised with energy and water use information. We enclose advice in a fact sheet on domestic appliances.

Decision Notice

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

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

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: Peter K Watkins, 48 Broomfield Road, Tilehurst, RG30 6AL

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

Tel: 0118 974 6482

Date: **26 February 2001**

My ref: F/2001/3374

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2001/3374
3, Mays Close, Earley, Reading.
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3374**
3, Mays Close, Earley, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: 0118 974 6482

Date: **26 February 2001**

My ref: F/2001/3374

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Manager

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3, Mays Close, Earley, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

Received by Wokingham District Council

Application No: F/2001/3374

PROPOSAL:
Proposed two storey rear extension to dwelling.

LOCATION:
3, Mays Close, Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

26 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 FEB 2001
Officer: FH	Application No. F|2001|3374

Map No. 46 Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 3 MAYS CLOSE

Parish: EARLEY Ward: Whitegates ✓28/2

Applicant: MR EBHA

resubmission 2000\|2882 refused.

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	No scale.		
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 : ..... 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:

..... S/N + See map .....
.....
Pls include: Mr & Mrs C.P. Mackenzie, 5 Mays Close, Farley .....
G Kandohla, 1 Mays Close, Farley .....
.....
.....
.....
.....
.....

ADDRESS 3 MAYS ~~LANE~~ CLOSE

PARISH EARLEY

PLOT No. Old Property Re-named 22-6-77

ORD. SHEET No. SU 7472(4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1382/72	Mrs Thompson	Two storey extn. of hall cleakroom/dining/2 BEDS over	31. 8 72	- App
BRA 8509	MISS D. "	UNDERPIN TO EXT. WALLS	12.2.90	APP
F/2000/2882	Mr Ebna.	2/St R. ext	15.01.01	REF.

DATE OF COMPLETION

MINISTRY DECISION

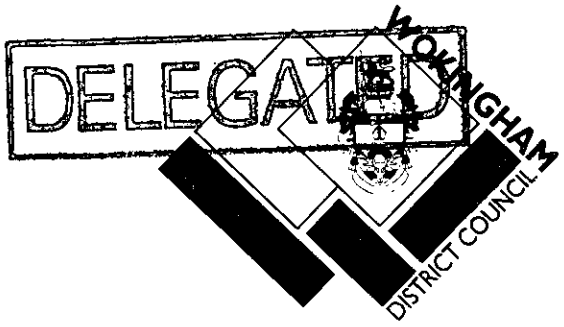
SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 14 FEB 2001 3374

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	ML-EBHA
	Address and postcode	3 MAYS CLOSE EARLEY
	Phone number	9669739
2	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	9423696
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.	3 MAYS CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXT^N (REVISED APPLICATION)

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.	CLAY TILES & BRICK TO MATCH	
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.	RE. SUBMISSION	
	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

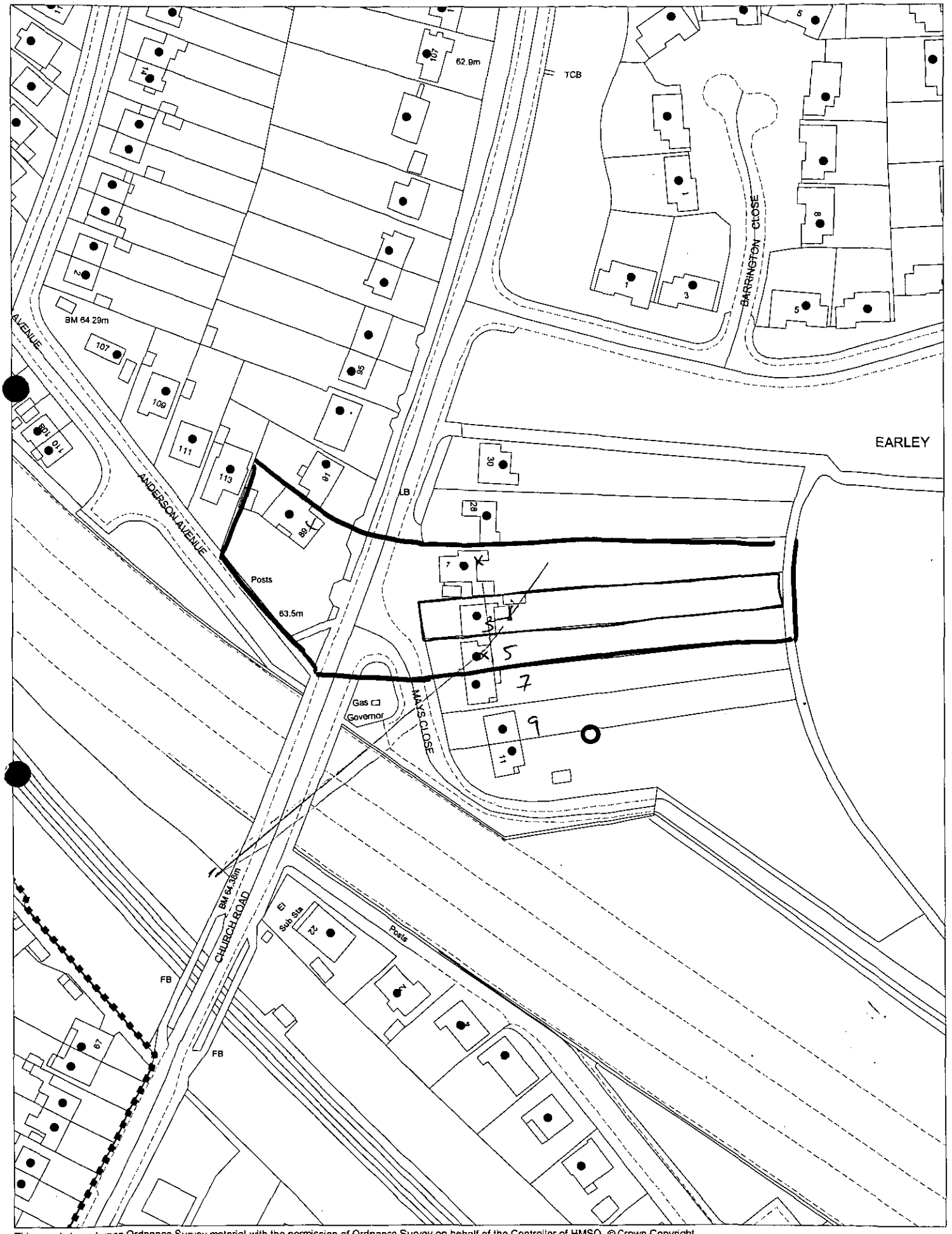
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of ML. EBHA

Date 13-2-2001

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



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Development Control Section, Environmental Services, Wokingham District Council.

16 February 2001

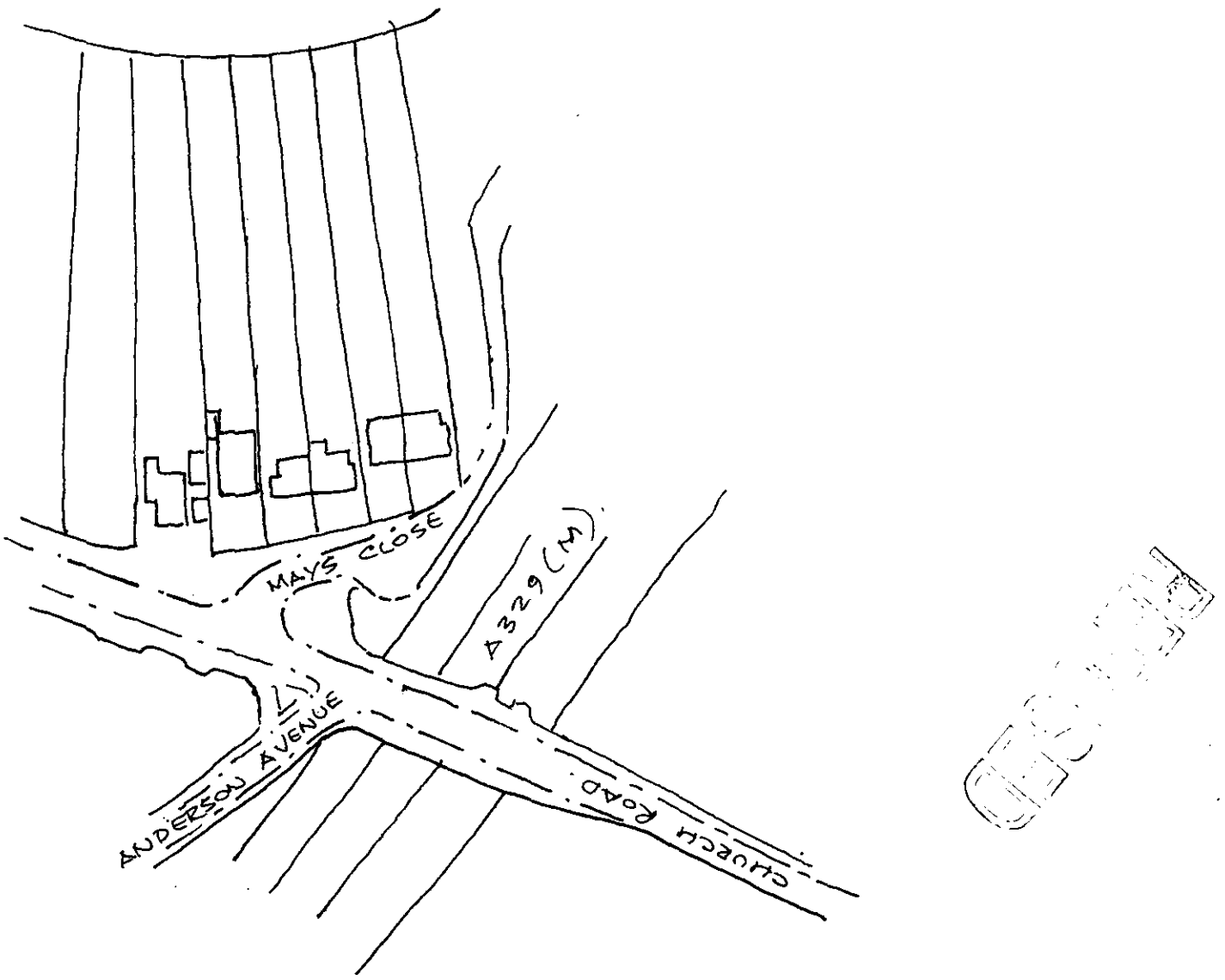
Scale: 1 : 1250

N W E S

DELEGATED

14.FEB.2001* 3374

SITE PLAN
SCALE 1:200.


MAYS CLOSE
A329(M)
ANDERSON AVENUE
CHURCH ROAD