APPLICATION NO:
F/2000/2823

LOCATION:
33 Chatteris Way, Lower Earley Reading.

APPLICANT:
Mr B Gregory C/O Mr J Gregory

PROPOSAL:
Proposed two storey side extension to dwelling and single storey front porch extension.

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 08/01/2001

CASE OFFICER: **Farah Humayun**

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2823	FH
BUILDING CONTROL NUMBER.	FP2000/1300	Martin
~~APPLICANT~~/AGENT	Mr J. Gregory	
ADDRESS OF SITE	33 Chatteris Way Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext. (+ S/S front porch ext - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 18/1/01	recd 18/1/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	26/2/01	

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	

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Gregory
C/O Mr J Gregory
4 Church View
Upton Court Road
SLOUGH
Berkshire
SL3 7LS

Application Number: F/2000/2823

Parish: **EARLEY**

Location: **33 Chatteris Way, Lower Earley, Reading**

Proposal: **Proposed two storey side extension to dwelling and single storey front porch 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

Condition
5. The driveway of the development hereby permitted shall be a minimum width of 7.2m and constructed with a bonded material as shown on approved revised drawings submitted on 18th January 2001. The footway crossing must be extended to accommodate this.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
7. The area shown as a 3.5m wide strip on revised drawings, submitted on 18th January 2001, must be maintained as gadren along the north-western side of the site. The area shall not be removed or altered without the permission in writing of the Local Planning Authority.

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

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

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

Reason
4. To safeguard the visual amenities of neighbouring residents and the locality.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
7. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised drawings submitted to the Local Planing Authority on 18th January 2001showing revised roof design and car parking layout and does not approve the proposals as originally submitted.

Informative
2. 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 Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 19/02/2001

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.

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2823

Applicant : Mr B Gregory C/O Mr J Gregory.

Location : 33, Chatteris Way, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey front porch extension.

Site Notice Displayed ? :	YES	NO	DATE
		✓	25/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 20/12/00

Date Registered : 13/11/2000

Earliest Date for Decision : 16/12/2000

Latest Consultation Date/Site Notice Expiry Date : 16/12/2000

This application will have expired on: 08/01/2001. 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 however concerns of prop. parking provision and wall to front of garden considered to be out of character in the street scene. Do should be refused.

HIGHWAYS - Rec. driveway to be widened. Rec. approval subject to conditions.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2000/2823

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app being considered is prop two storey side extension to dwelling and single storey front porch extension. Under original drawings submitted the prop two storey side extension was proposed to continue the existing ridge height of the dwelling and continue the pitched roof design. However it is considered that under this proposal the prop. mass + bulk of the extension has an adverse impact upon the character of the area. However under a revised scheme (18/01/01) a hipped roof design is proposed thereby significantly reducing the bulk of the extension.

The prop. porch extension continues the existing front elevation of the prop. It continues the front projection by a further 1 metre to re-site the front door. However there remains a distance of 2.5m from the prop. to the side of the dwelling. Therefore it is not considered the prop. will have an adverse overshadowing, overlooking or overbearing impact.

IMPACT UPON THE STREET SCENE

The existing dwellinghouse is a semi-detached corner prop. The side elevation is exposed in the street scene. There is an existing 2m grass verge on the boundary, although this will be reduced in size by the proposal it is considered important that some ~~ground~~ remain. To the front of the property, the proposal will result in 4 car parking spaces being provided. The majority of houses in the development have planting and lawn to the front. Therefore it will ~~not~~ be considered that the garden boundary be only in hedging and an area of the garden be retained.

IMPACT UPON HIGHWAY SAFETY

The Highway Authority is satisfied that with the provision of 4 car parking spaces on site the prop. will not have an adverse impact upon highway safety.

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

Application Number F/2000/2823
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATION OF THE EXTENSIONS
4	C043	R043	
5		R120	THE DRIVEWAY OF THE DEVELOPMENT
			HEREBY PERMITTED SHALL BE A MINIMUM
			WIDTH OF 7.2m AND CONSTRUCTED WITH A
			BONDED MATERIAL AS SHOWN ON APPROVED
			REVISED DRAWING SUBMITTED ON 18/01/01.
			THE FOOTWAY CROSSING MUST BE EXTENDED
			TO ACCOMODATE THIS
6	C122	R122	THE AREA BY AS A 3.5m WIDE STRIP
7		R150	THE AREA SHOWN ON THE REVISED DRAWING,
			SUBMITTED ON 18/01/01, MUST BE MAINTAINED
			AS GARDEN ALONG THE NORTH-WESTERN
			SIDE OF THE SITE. THE AREA SHALL NOT BE
			REMOVED OR ALTERED WITHOUT THE
			PERMISSION IN WRITING OF LPA.
			NO 2
			DRAWING, 18/01/01, REVISED ROOF
			DESIGN + CAR PARKING LAYOUT.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENI

MINERALS LOCAL PLAN POLICIES:

JOHN, I FELT IT WAS NECESSARY TO ADD COND 07, AS IT WILL BE OUT OF CHARACTER FOR THE WHOLE GARDEN TO HAVE HARDSTANDING.

John Mitchell

19/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 33 Chatteris Way
Lower Earley Reading.

APPLICATION NUMBER: F/2000/2823

OFFICER: Farah Humayun

DATE OF SITE VISIT: 20/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY. SEMI-DET. - CORNER PROP
NO GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

FRONT EXT. CHARAC OF HOUSES IN LINE. EXISTING SIDE FACING WINDOW. SIDE GRASS VERGE EXISTANT. PRESENT OVERGROWN HEDGING SCREENS. V. USABLE POINT IN STREET SCENE. WILL HEDGING BE RETAINED? CONSIDER LINE WOULD PROP 2 (TO REAR). FRT EXT TO 35 + MAIN FRT WINDOW. MAINTENANCE

SIDE VERGE MAINTAINED IN MOST PLACES AROUND ESTATE

5. SITE CONSTRAINTS

TREES - CONIFERS TO SIDE.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8 m CB FENCE TO SIDE

OTHERS OPEN PLAN FRONT

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: January 12, 2001
My ref: FH/F/2000/2823
Your ref:

Mr J Gregory
4 Church View
Upton Court Road
Slough
Berkshire
SL3 7LS

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 Mr Gregory

PLANNING APPLICATION F/2000/2823
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY FRONT PORCH EXTENSION
33 CHATTERIS WAY, LOWER EARLEY, READING

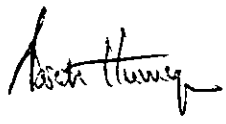
I am writing with regards to the above. Further to a full consideration of the application I must inform you that the proposed application at present is an unacceptable proposal due to the potential detrimental impact upon the visual amenities of the street scene. The proposed extension continues the existing ridge height of the property thereby creating a massing and dominant impact on the street scene.

It is felt that the proposal to create a hardstanding in the front garden, surrounded by a dwarf wall would be of detriment to the street scene and out of character with the wider area. I understand from your letter of 27 November 2000 that you do not wish the dwarf wall to be included as part of this application, however as it is included in the drawings of revised car parking layout it is necessary to include this within this application. If you do not wish to include it as such revised plans must be submitted omitting the wall on the plans.

I would propose that the extension would be considered more acceptable if the ridge height of the proposed extension was set below the existing ridge height of the property by approximately half a metre. I would also advise that the dwarf wall to the front of the property is removed and replaced by selective plants and hedging to define the boundary of the site.

It is advisable to submit 6 copies of revised plans within 10 days se we can proceed with the application. Please do inform me of your intentions regarding this matter. If you require any further information please do not hesitate to contact me.

Yours sincerely



MISS F HUMAYUN
Planning Assistant

REVISED PLAN 2823

4 Church View
Upton Court Rd
Slough Berks
SL3 7LS.
Tel. 01753 526195.

Miss Farah Hunayan.
Planning Services.
Environmental Services Dept.
Wokingham District Council,
Shute End.
Wokingham RG40 1WR.

PLANNING SECTION	HPT
POL	January 16 " 200
DC FH	ENF
APP	38812
CS	
18 JAN 2001	
COPIES TO:	GK

Dear Miss Hunayun,

Re. Planning Application F.2000/2823.
Proposed Two Storey Side Extension to Dwelling, and Single Storey Front Porch Extension. 33 Chatteris Way Lower Earley. N° Reading

Further to your letter, dated January 12th 2001 and our subsequent meeting in your office, as discussed, I enclose, 6 copies of the revised drawings, concerning the roof design, and car parking layout, which should be read in conjunction with drawings and forms already submitted.

Trusting our application is now in order and planning consent will be approved.

Thanking you for your help, and assistance in this matter.

Yours sincerely

Date: 30 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2823

Location: 33, Chatteris Way, Lower Earley, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey front porch extension.

Applicant: Mr B Gregory C/O Mr J Gregory.

Case Officer: Farah Humayun

The new plans show the following: Revised roof design and car parking layout.

Comments are required by 09/02/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

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

App No. F/2000/2823 (Planaps) / (Ludhouse) Date Rec. 18/01/01

Location: 33 CHATTERIS WAY, LOWER EARLEY.

Parish

Applicant: MR B GREGORY, C/O MR J GREGORY.

Description of attached plans REVISED ROOF DESIGN & CAR PARKING LAYOUT.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER FH.

Consultations Sent by Admin. on 30.01.R5

Yellow - Part One Copy
Green - Officer's Copy

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 22 November 2000

Application Number: F/2000/2823

Proposal: Proposed two storey side extension to dwelling and single storey front porch extension.

Parish: EARLEY TOWN

Site Address:
33, Chatteris Way, Lower Earley, Reading.

Applicant:
Mr B Gregory C/O Mr J Gregory.

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).

(1) The driveway must be widened to a minimum of 7.2 metres and constructed with a bonded material. The associated crossing must be extended to accommodate this.

(2) C122, R122.

NO7.

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

30/11/00

FROM: Farah Humayun

DATE: 22 November 2000

FILE 37905
POL
DC
AGP
CS
18 DEC 2000
COPIES TO:
CC:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2823

Proposal: Proposed two storey side extension to dwelling and single storey front porch extension..

Site Address: 33, Chatteris Way, Lower Earley, Reading.

Applicant: Mr B Gregory C/O Mr J Gregory.

Your observations are required in respect of this application **by 16/12/2000** .

Whilst Councillors could find no reason to object to the proposed extension, what was of concern was the proposed parking provision and the intention to construct a wall around the front garden.

It was felt that the proposal to create a hardstanding over almost the entire front garden would be of detriment to the street scene, and if the Planning Officer is mindful to approve this application, it is requested that the applicant should be required to selectively plant some areas to minimise the visual impact of the proposed parking layout.

Councillors were, however, concerned about the proposal to enclose part of the front garden by a dwarf wall. It was felt that this part of the application, if allowed, would represent a deviation from the original planning concept for the estate and would set an unwanted precedent.

It is, therefore, requested that this application should be refused.

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

Is wall or fence part of application, if so elevations of them are required.

13.NOV.2000*

2825

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

4 Church View
Upton Court Rd
SLOUGH Berks
SL3 7LS.

Tel 01753 526195.

John Mitchell
Development Control Manager.
Planning Services.
State End
Wokingham.
RG40 1WR.

27th November '00

PLANNING SERVICES	RPT
POL 27	
DC	ENF
APP	
CS 37115	EM
28 NOV 2000	
COPIES TO:	ACK:
	FILE:

Dear Sir,

Application No. F/2000/2823.
33 Chatteris Way Lower Earley.
Reading
your ref Farah Humayun.
Proposed two storey extension

Referena enclosed copy of your memo.

The existing fence is going to be carefully dismantled, and re-erected in new position shown to allow for the proposed extension, and therefore, there will be no alteration to the existing elevation.

The ornamental dwarf brick wall is shown only to determine the car parking boundary and as the details of the design have not yet been finalized, are not part of this planning Application

Trusting this clarifies the position

Yours faithfully

FH

1792

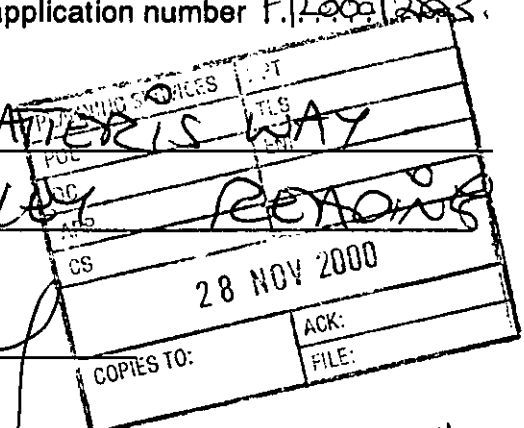
I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2893 relates.

Address of site 33 CHANTERIS WAY

LOWER EARLEY READING

Signed S Keegan

Date 27/11/2000



Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

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

Tel: 0118 974 6482

Date: **22 November 2000**

My ref: F/2000/2823

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/2000/2823
33, Chatteris Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey front porch 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2823**
33, Chatteris Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey front porch 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**********

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

Tel: 0118 974 6482

Date: **22 November 2000**

My ref: F/2000/2823

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

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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/2000/2823**
33, Chatteris Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey front porch 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 6482

Date: **22 November 2000**

My ref: F/2000/2823

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2823
33, Chatteris Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey front porch extension.

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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/2000/2823**
33, Chatteris Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey front porch 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**********

Received by Wokingham District Council

Application No: F/2000/2823

PROPOSAL:
Proposed two storey side extension to dwelling and single storey front porch extension.

LOCATION:
33, Chatteris Way, Lower Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2000. 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

22 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 NOV 2000	Map No. 66 Site 0-04
Officer: FH / Application No. F/2000/2823	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY FRONT PORCH EXTENSION

Location: 33 CHATTERIS WAY

Parish: EARLEY Ward: Redhatch 22.11.2000 - B.

Applicant: MR B GREGORY
Joint cheque with B/control

Fee Received 95-00 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	only 2 parking layout	Copy's to follow 13/11	✓ 17/11
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation porch	to follow 13/11	✓ 17/11
6	Floor plans	- is the moved fence part of the application? or the ~~[illegible]~~ Dwarf wall to the front? if so we need elevations.	request with SW	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	- ~~Scale of elevations is 1:125 is this acceptable?~~		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (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 + 1,2,3,5 Wimblington Dr ✓
6 Waring Close
35 Chatteris Way.

For Planning

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS	
17 NOV 2000	
COPIES TO:	ACK:
	FILE:

13.NOV.2000* 2823

4 Church View
Upton Court Road.
Slough Berks
SL3 7LS.
Tel. 01753 526195.
15th November 2000

BUILDING CONTROL
16 NOV 2000
FP1999/9065

Martin Jackson
MIBC

Senior Building
Control Surveyor.

PO Box 155
Shute End.
Wokingham Berks RG40 1WW.

Dear Mr Jackson.

Proposed application for extension to
33, Chatteris Way Lower Earley Reading RG6 4JA

Further to my visit to your office on Monday 13th November, I was advised by the Planning Services Department, that they would require details of the Car Parking arrangements, and the further elevation of the proposed Front Entrance Porch.

I enclose, 2 copies of these details, and would be pleased if you would attach them to the already submitted Plans

Thanking you,
yours sincerely

1764

ADDRESS 33 CHATTERIS WAY PARISH CARLBY

PLOT No. 256 PH. III AREA P ORD. SHEET No. SU 7169 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20314	BRYANT	DET HOUSE & GARAGE	17.11.83	CA
BR22665	"	"	13.6.84	APP
23680	"	REVISION	22.8.85	RAA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

13 NOV 2000

4 Church View
Upton Court Rd.
SLOUGH
Berks SL3 7LS.
Tele. 01753 526195.

15th November. 2000

13.NOV.2000* 2823

Attention of Mrs Hurst.
Planning Services.
Environment Services Dept.
Wokingham District Council.
PO Box 157 Shute End.
Wokingham Berks
RG40 1WR.

Dear Mrs Hurst.

Proposed application for extension
15, 33 Chatteris Way Lower Earley.
Reading RG6 4JS

Further to my visit to your department on Monday 13th November, as agreed, I enclose details of the car parking, and the additional elevation of the proposed front porch extension.

Trusting this is the information you require, and the application can now be considered by your department.

Thank you for your assistance during my visit

Yours sincerely.

£95 - joint cheque with B/card.

Environmental Services

For office use only.
Application number:
13.NOV.2000* 2823

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 B GREGORY 33 CHATTERIS WAY LOWER EARLEY BERKS RG6 4JA 0118 9868340
2	Agent's Name Address and postcode Phone number	MR J GREGORY 4 CHURCH VIEW UPTON COURT ROAD SLOUGH BERKS SL3 7LS 01753 526195
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.	33 CHATTERIS WAY LOWER EARLEY BERKS RG6 4JA
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION SINGLE STOREY FRONT ENTRANCE PORCH EXTENSION
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 FACING BRICKS, BROWN INTERLOCKING TILES, WHITE UPVC WINDOWS & DOORS ALL TO MATCH EXISTING
7	Will the proposal change the pedestrian ~~or vehicle~~ access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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: Jeremy

on behalf of B GREGORY

Date 13/11/00

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

Tel: 0118 974 6446 (Direct Line)
Fax: 0118 974 6484
Email Daniel.Ledger@wokingham.gov.uk
Date: 20th April, 2001
My ref: DL/MLT/EARLEY/PD

Mr R Bew
3 Wimblington Drive
Lower Earley
Berkshire
RG6 4JG

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Bew,

Following our discussions I am writing to you as promised to confirm the regulations concerning the erection of fencing and hedges surrounding your property. I can confirm that the planting of hedges or the erection of a fence or wall in the front garden of your property would not require planning permission, as it would be 'permitted development' in accordance with Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order, 1995, as long as:

- Any fence or wall within 2 metres of the highway would not exceed 1 metre in height,
- A fence or wall anywhere else would not exceed 2 metres in height,
- No walls, hedges or fencing will block vehicle access to your drive.

As I explained hedges, fences, or walls which are higher than this would need planning permission. Whether or not planning permission would be granted depends on the circumstances of the individual case. Not knowing the precise layout of your estate I was unable to advise you further, but if you do wish to consider making a planning application please feel free to contact the department for advice before you do so.

I trust this advice is of use to you and should you wish to discuss these technical matters further please do not hesitate to contact Dan Ledger on the above direct line number. Otherwise please contact me on 0118 974 6425.

Yours sincerely,

A Cronin
Head of Planning And Transportation Services

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R M Bew
C/O Mr K Williams
10 Soham Close
EARLEY
Berkshire
RG6 4JD

Application Number: F/2000/0326

Parish: **EARLEY**

Location: **3 Wimblington Drive, Lower Earley, Reading**

Proposal: **Proposed two storey side extension to dwelling and repositioning of garden fence**

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

Condition
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above south-west elevation.



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Development Control Section, Environmental Services, Wokingham District Council.

17 November 2000

Scale: 1 : 1250

N
W E
S

ADDRESS 3 Wimblington Drive PARISH Earley

PLOT No. 278 AREA P PH. III Lower Earley ORD. SHEET No. SU 7369 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20314	BRYANT	S/DET. HOUSE & GARAGE	17.11.83	C/A
BR 22665			13.8.84	APP
F/2000/0326	Mr R M Bew	2/st side ext & reposition garden fence	29.2.00	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Complaint from: Mr Bew

Spoke to JM over 3 wks ago, on 3 occasions JM said he'd get back him + didn't.

He's at 3 Wimblington Drive.
He explained (to FH) he never objected to the extension at 33 Chatten's cos he believed any window wd need to be frosted.

Feels his house will be o/looked + he will have to put up nets.

Privacy – builders looking into bedroom. There was a frosted glass stair window + he thought any new window wd need to be frosted.

Feels there's nothing as close as this elsewhere on the ~~extension~~ estate.

~~Complaint~~

* Info. on Regs on Permitted Devt on fences etc.

I explained: - too late to alter app now
- window serves b'room so wdn't normally be frosted
- case officer's rec. checked by someone > exp.
- he might want to consider l/scaping if he was v. sensitive about privacy
- looked far enough away on plans not to justify refusal.

He was details of complaints proc.

1327

WOKINGHAM DISTRICT COUNCIL

To Anna

Date 17/4 Time 8.30

WHILE YOU WERE OUT

33 Chatters Way

Name Richard Bew L. Earley

Of

Phone No. 0118 916 9479 Ext.

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

MESSAGE Was waiting for a response from John M on an application 2000/2823 John was looking into plans on this file. Mr Bew is complaining about loss of privacy & the fact that John hasn't given him an answer.

Signed Needs to talk to someone today as it's already been built

1327

WOKINGHAM DISTRICT COUNCIL

To ANNA

Date 19/4 Time 1:40

WHILE YOU WERE OUT

Name RICHARD BEW

Of

Phone No. 0118 916 9479 Ext.

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

MESSAGE VERY ANNOYED AS HAS BEEN TRYING TO GET A RESPONSE RE: PLG. APPN. WAS TOLD YOU WOULD CALL BACK. WOULD NOT GIVE ME THE REF. NUMBER - IS

Signed Dic (PTO)

"MISSED" THAT HE HAS

GIVEN MESSAGE SO MANY

TIMES WITH NO RESPONSE.

Diana



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Development Control Section, Environmental Services, Wokingham District Council.

17 November 2000 Scale: 1 : 1250