APPLICATION NO:
F/2001/5322

LOCATION:
39 Ramsbury Drive, Earley Reading.

APPLICANT:
Mr Reeves C/O B D S Chartered Surveyors

PROPOSAL:
Proposed single storey front and side extensions to dwelling.

EARLIEST DATE FOR DECISION: **21/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/01/2002

CASE OFFICER: **Helen Pollock**
F. Leo Approved

437
01

RAILEX
Marbleboard

EASIFILE EP7

(FL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Reeves
C/O B D S Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Berkshire
RG2 9AB

Application Number: F/2001/5322

Parish: **EARLEY**

Location: **39, Ramsbury Drive, Earley, Reading.**

Proposal: **Proposed single storey front and side extensions to dwelling.**

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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:

South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 10/01/2002

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.

Tel. 0118 974 6443 (Direct Line)

Date. 21 March, 2002

My ref. CD/FP2002/2884(5322)

BDS Chartered Surveyors
Windward House
Hollow Lane
Shinfield
READING
Berkshire
RG2 9AB

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir,

SINGLE STOREY FRONT AND SIDE EXTENSIONS AT 39 RAMSBURY DRIVE, EARLEY

Thank you for your Building Regulations Application Number FP2002/2884 received on 13 March.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The proposal is materially different from the Approved Planning Number F/2001/5322, which cannot be dealt with as a minor amendment. A cloakroom has been added to the utility room and a bay has been added to the breakfast room. These changes involve an increase in volume. I note also that the chimney and stack have been deleted from the lounge.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 15 April. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr P Reeves

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

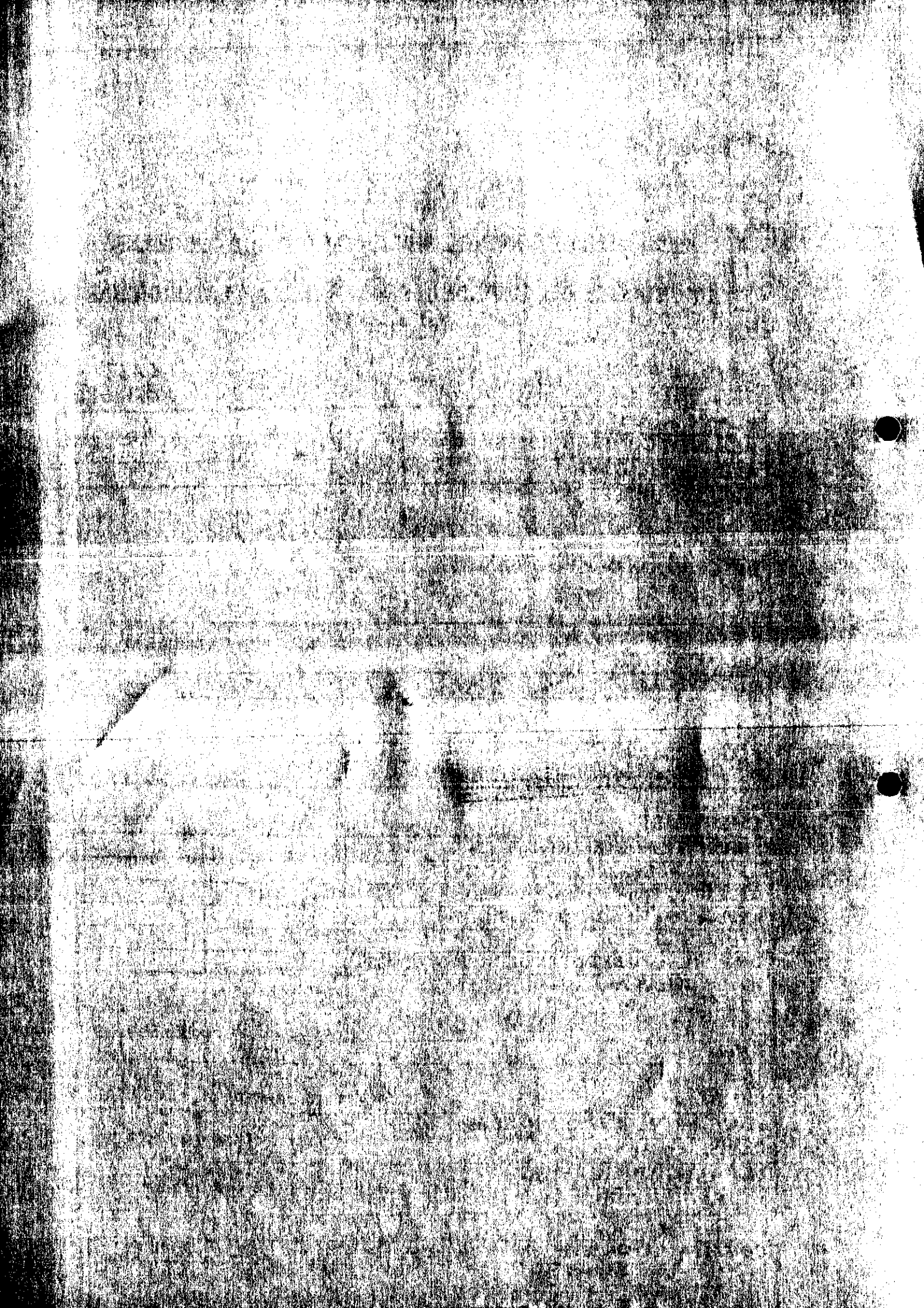
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5322 Francis Gdns.
BUILDING CONTROL NUMBER.	fl 2002/2884 Central
~~APPLICANT~~/AGENT	BDS
ADDRESS OF SITE	39 Lansbury Drive Enfield
DESCRIPTION OF PROPOSED WORK	s/s front + side exts

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AVS 5097.01-1	AVS 5097.01-1
ELEVATIONS	AVS 5097.01 2A	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC	- rear breakfast room bay added - cloakroom added to utility - chimney + stack deleted from lounge	
DATE	21/3/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
New PLANNING PERMISSION NEEDED	21/3/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Francis Lee

WORK SHEET FOR : ~~Helen Pollock~~

Application Number : F/2001/5322

Applicant : Mr Reeves C/O B D S Chartered Surveyors.

Location : 39, Ramsbury Drive, Earley, Reading.
Proposal : Proposed single storey front and side extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		4 Jan 2002

Date of Neighbour Notifications : .....

Date of Site Visit : 4 Jan 2002

Date Registered : 26/11/2001

Earliest Date for Decision : 21/12/2001

Latest Consultation Date/Site Notice Expiry Date : 21/12/2001

This application <u>will have expired on</u>: <u>21/01/2002.</u> 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 Parish : no objection.

Highways : approval with conditions.

Planning Issues : I'd Sett.

L8BE1 L8BE2
WOS3 WBE1.

Application Number: F/2001/5322 **Officer : Francis Leo**
39 Ramsbury Drive, Earley Reading

Appraisal :

Development
Proposed single storey front and side extensions, 2 bays to the rear and a chimney stack tothe side of dwelling .

The site is a detached property located within the identified settlement of Earley.

Impact upon neighbouring properties
The adjoining property to the north no 37 is the most affected but the proposal is a single storey development and replaces the existing untidy garage and worn out rear timber shed. The proposal is therefore an improvement and would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
There are few properties in the street with front entrance porch and side garage and the proposal would not be out of keeping with the street. Therefore there would be no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5322

Appraisal :

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

Application Number F/2001/5322
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	

RECORD OF SITE VISIT

SITE ADDRESS: 39 Ramsbury Drive Earley Reading.

APPLICATION NUMBER: F/2001/5322

OFFICER: Helen Pollock

DATE OF SITE VISIT: 4 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Ramsbury Drive comprises part detached and part semi-detached dwellings, 2 storeys with high pitched roof.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached dwelling with large front garden and extremely wide and long rear garden. A garage is to the side along northern boundary and a timber shed and green house rear of garage. A mature tree is along boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES Proposal is nearest to No 37 to the north, also a 2 storey building in an angled position, the proposal being a single storey and high hedge between, it would not affect no 37. No 41 has a garage between the two buildings.

5. SITE CONSTRAINTS

TREES	a mature tree along northern boundary
ACCESS/PARKING	as exts
LEVELS	—
BOUNDARY TREATMENT	1.8m high timber fence from rear up to the property (to the north) and the remains 2m high thick fence; Along southern boundary part brick wall and part 1.8m high timber fence.
OTHERS	

FROM: Helen Pollock

DELEGATED

DATE: 27 November 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5322

Proposal: Proposed single storey front and side extensions to dwelling..

Site Address: 39, Ramsbury Drive, Earley, Reading.

Applicant: Mr Reeves C/O B D S Chartered Surveyors.

Your observations are required in respect of this application **by 21/12/2001** .

NO OBJECTION

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 27 November 2001

Application Number: F/2001/5322

Proposal: Proposed single storey front and side extensions to dwelling.

Parish: EARLEY TOWN

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

Applicant:
Mr Reeves C/O B D S Chartered Surveyors.

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).

C049, R049.

Signed: _____ **Print name:** AC 29/11.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 ~~NOV 2001~~ 26/11/01	Map No. 52 Site 011
Officer: HP | Application No. F/2001/5322	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY FRONT & SIDE EXTENSIONS TO DWELLING

Location: 39 RAMSBURY DRIVE

Parish: EARLEY Ward: Redhatch 27.11.01 B.

Applicant: MR REEVES

(3)

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	~~PARKING LAYOUT REQUIRED~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	FIRST SIDE ELEVATION DOES NOT SHOW FRONT EXTENSION	phoned 26/11	26/11
6	Floor plans		to follow	
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 : 27.11.03 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 .....
.....
.....
.....
.....
.....
.....
.....
.....

ENVIRONMENTAL SERVICES

26.NOV.2001 * 22

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:	
1	YOUR NAME	**MR P REEVES**	
	ADDRESS	**39 RAMSBURY DRIVE**	
		EARLEY	
		READING	
	POST CODE	**RG6 7RT**	TEL.NO.
2	AGENT'S NAME	**BDS Chartered Surveyors**	
	ADDRESS	**Windward House,**	
		Hollow Lane,	
		Shinfield	
		Reading	
	POST CODE	**RG2 9AB**	TEL.NO. **0118 988 4477**
3	SITE LOCATION	**39 RAMSBURY DRIVE**	
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**EARLEY**	
		READING	
		RG6 7RT	
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**ALTERATIONS AND SINGLE STOREY EXTENSION**	
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**NO**	
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**RED BRICKS AND PLAIN 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.	**NO**	
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**	

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **4**	Proposed: **4**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**NO**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED _____ ON BEHALF OF **MR P REEVES**

DATE **08.11.01**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

ADDRESS 39 RAMSBURY DRIVE PARISH EARLEY

PLOT No. 6 ORD. SHEET No. SU.7471 (52)

BUILDER J.T. Cook & Son Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
490/53	Imperial Chemical Industries Ltd	Outline	7/8/53	N/A. c/A.
857/55	J.T. Cook & Son Ltd	Detached House	8/11/55	App. App.
359/56	Mr. D. H. Tomlin - Revised Style - Det. House		12/6/56	App. App.
R/92/59	"	Garage & Steps	9/6/59	App. App.
R/236/66	"	Addition - Dining Room	1/9/66	App. App.
R/417/70	"	Addition - Bedroom/dressing and Sun lounge. room	1-10-70	App App
BR 5478	"	Porch	21 9 76	APP —

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Received by Wokingham District Council

Application No: F/2001/5322

PROPOSAL:
Proposed single storey front and side extensions to dwelling.

LOCATION:
39, Ramsbury Drive, Earley, Reading.

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

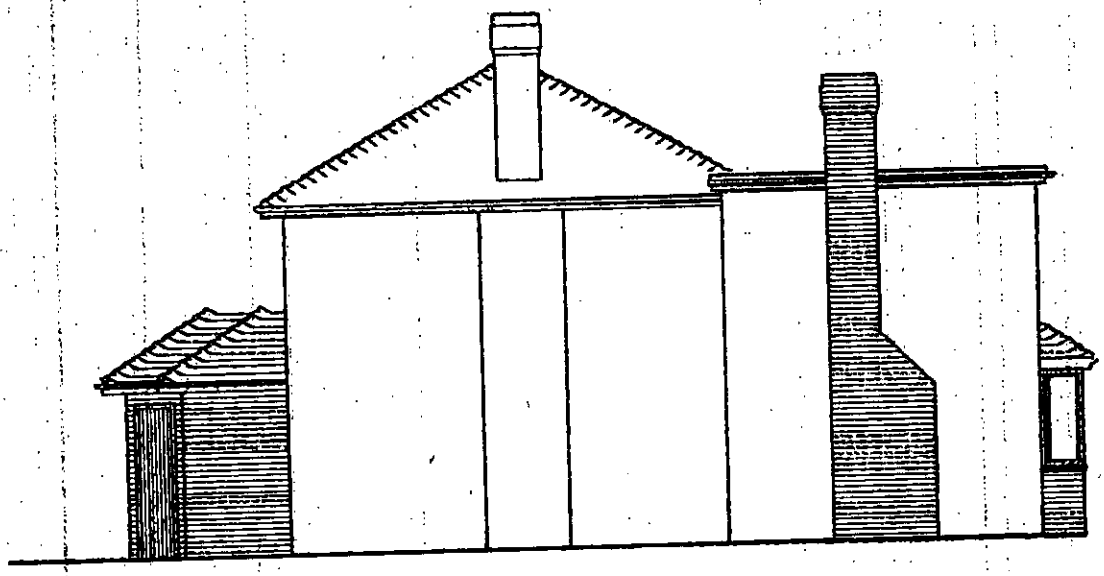
WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5322 to enable the library staff to locate the correct information.
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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2001. 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 be possible for an individual reply to be issued 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

27 November 2001



Side Elevation

APPROVED

Amended 26 NOV 01

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House, Hollow Lane, Shinfield, Reading, RG2 9AB
Tel: 0118 988 4477 website: www.bdssurveyors.co.uk
Fax: 0118 988 5268 e-mail: mail@bdssurveyors.co.uk

Project
Extension and alterations at:
39 RAMSBURY DRIVE
EARLEY
READING

Drawing title
PROPOSED SIDE ELEVATION

Date
23.11.01

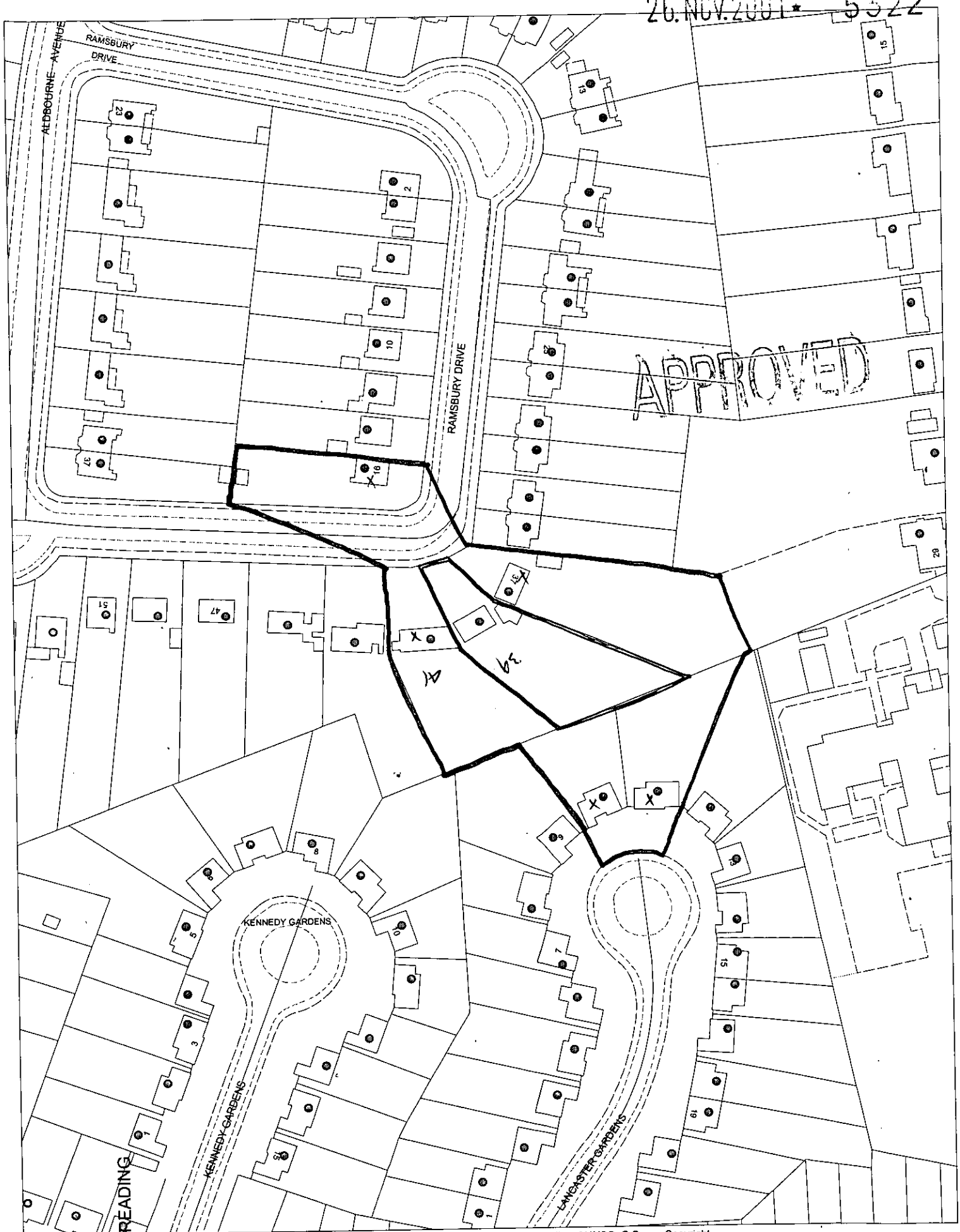
Scale
1:100

Client
MR & MRS REEVES

Drawing number
5097:01

Rev

26.NOV.2001 * 5522



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
19 November 2001

Scale: 1 : 1250

N
W E
S