SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2001/3191

LOCATION:
1a Luckmore Drive, Earley Reading.

APPLICANT:
Mr & Mrs Lee C/O D Tingle Building Design

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **16/02/2001**

APPLICATION WILL HAVE EXPIRED ON: 12/03/2001

CASE OFFICER: **John Leggett**

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lee
C/O D Tingle Building Design
17 Woodland Drive
Tilehurst
Berkshire
RG30 4RT

Application Number: F/2001/3191

Parish: **EARLEY**

Location: **1A, Luckmore Drive, 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 **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 roof or first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The first floor window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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 residential amenities of the occupiers of neighbouring properties.

John Mitchell
Development Control Manager
Date: 09/03/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3191	JL
BUILDING CONTROL NUMBER.	FP 2001/1840 Alan.	
~~APPLICANT~~/AGENT	D. Triglé.	
ADDRESS OF SITE	1A Luckmore Drive EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1 LEE. 03 C	1 Lee. 03 B
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	+ 1 Lee .03. sk1.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	29/3/01	

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	

David Tingle

Associate of The Chartered Institute of Building

Building Design & Surveying Services

17 Woodland Drive,Tilehurst,Reading Berkshire, RG30 4RT
Tel:(0118) 9419311 Mobile 0411-902344

Att Mr Leggett
Wokingham District Council
Planning Department
P.O.Box 157
Shute End,
Wokingham
RG40 1WR

5th March 2001

Re: Proposed Two Storey Rear Extension at:-
1A Luckmore Drive,Earley
onbehalf Mr & Mrs C.Lee

Following our recent telephone conversation and the subsequent amended drawings in respect to the proposed windows being amended as per my letter dated 22.2.01

Please find additional drawings showing first floor plan with new position of rooflight as previously discussed raised to sill height 1.7metres above floor level
Enclosed drawings :-
1Lee.03SK1 First Floor Plan as Proposed

Yours sincerely

D.Tingle

David Tingle

PLANNING SERVICES	HPT 40807
POL	TLS
DC	ENF JL
APP	
CS	
07 MAR 2001	
COPIES TO:	ACK:
	RE:

Applicationo	Name & Address
F/2001/3191	R & P Ford 10 Betchworth Avenue Earley Reading Berks
F/2001/3191	F Portnell 12 Betchworth Avenue Earley RG6 7RJ
F/2001/3191	A Adams 8 Betchworth avenue Earley RG6 7RJ

App. F/2001/3191
Letters sent
14-03-01.

WORK SHEET FOR : John Leggett

Application Number : F/2001/3191

Applicant : Mr & Mrs Lee C/O D Tingle Building Design.

Location : 1a, Luckmore Drive, Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	25/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/01/2001

Earliest Date for Decision : 16/02/2001

Latest Consultation Date/Site Notice Expiry Date : 16/02/2001

This application will have expired on: 12/03/2001. 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 OBJECTIONS, REQUESTED CONDITION TO ENSURE NO FURTHER WINDOWS ON SIDE ELEVATION. RESOLVED BY CONDITION.

NEIGHBOUR CONSULTATIONS

1X NO OBJECTION WITH REQUEST FOR THE ABOVE CONDITION

2X OBJECTION IN REGARD TO LONG DISTANCE VISTA CHANGES FROM PROPERTIES BUT NOT ACTUAL PLANNING TERMS OR IMPACT FROM OVERBEARING OR OVERLOOKING PROPERTIES. CONCERNS OF WINDOWS ASPECTS NOW DEALT WITH BY CONDITIONS

Planning Issues :

IMPACT ON NEIGHBOURING DWELLINGS

- CONSIDERED NOT TO BE OVERLOOKING OR OVERBEARING ON DWELLINGS AS SITUATED A REAR OF GARDENS. WINDOWS ARE OBSCURE GLAZED OR HIGH ENOUGH NOT TO IMPACT ON ONLY NEAR PROPERTY (1 LUCKMORE, WHO HAVE EXPRESSED NO RECEIVED OBJECTIONS)

IMPACT ON STREET SCENCE

N/A AS TO REAR OF PROPERTY

HIGHWAYS

ADEQUATE PARKING.

Application Number: F/2001/3191

Appraisal :

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

Application Number F/2001/3191
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	" ROOF OF THE BUILDING / FIRST FLOOR LEVEL OR ABOVE "
4	C045	R045	" FIRST FLOOR " " REAR "

RECORD OF SITE VISIT

SITE ADDRESS: 1a Luckmore Drive
Earley Reading.

APPLICATION NUMBER: F/2001/3191

OFFICER: John Leggett

DATE OF SITE VISIT: 25/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
SIDE TO REAR OF GARDENS APPX 30m AWAY. TO PROPERTY WITH 3m GAP (EXTENDED) LEVEL.
1 REAR GARDEN JUTS INTO SIDE + PROPOSAL TO COME CLOSER?
SHEDS TO REAR

3. DESCRIPTION OF SITE/BUILDING
EXISTING PITCHED ROOF CONSERVATORY ON PROPOSED AREA.
1.
SINGLE STOREY BUILDING PITCHED ROOF

4. RELATIONSHIP TO ADJOINING PROPERTIES
GAP + REAR GARDENS, HIGH BROADLEAF BUSH @ END

5. SITE CONSTRAINTS

TREES N

ACCESS/PARKING NA

LEVELS N A

BOUNDARY TREATMENT 2m Fencing

OTHERS —

Application Number F/2001/3191

Appraisal:

The existing property at no. 1 a Luckmore Drive is a 1960's detached 2-bedroom household. The application being considered proposes a 2 storey rear extension, which consists of extending the building by 3.75m at approximately 6m wide, the second floor being a pitched roof with overall height of 5.8m in line with the existing building.

Impact Upon Neighboring Dwellings

The application proposes to extend to the rear in design similar to the existing property. The curtilage passes the ends of 2 gardens in Bletchworth Avenue, whilst it abuts the side at the end of 1 other in this street. The nearest property to this is over 10m away at an oblique angle whilst the others have gardens that extend this distance to well over 15m. Therefore it is considered that the proposal does not have any adverse impact in terms of overbearing or loss of light on these buildings. The proposal has no windows facing north and as such will not be overlooking residences in Bletchworth Avenue. There is a skylight facing east to the end of 1 rear garden, however this is to be obscure glazed for light purposes only.

Although the proposal extends further than 1 Luckmore Avenue, it is set back from the boundary to an extent to not cause any overbearing or loss of light. The window included in this aspect is at a height that prevents any viewing into the neighbouring property and is for light purposes only.

Impact on the street scene

The extension is set into the rear of the residence and as such will have no impact on the overall street scene.

Highways
Although the proposal is not described as bedroom there is adequate parking for this proposal.

Recommendation: Approve planning permission subject to conditions.

FROM: John Leggett

DATE: 23 January 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT 40099
POL	TLS
DC	ENF
APP	
CS	
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/3191

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 1a, Luckmore Drive, Earley, Reading.

Applicant: Mr & Mrs Lee C/O D Tingle Building Design.

Your observations are required in respect of this application **by 16/02/2001**.

Councillors had no objection to this application, but did ask that the Planning Officer should note the concerns of a the owner of No. 8 Betchworth Avenue, which requested that a condition be imposed to ensure that windows could not be installed in the elevation facing his property.

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
09 FEB 2001	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Planning Services
PO Box 157
Shute End
Berkshire
RG40 1WR

8 Betchworth Avenue
Earley
Reading
RG6 7RJ

8th February 2001

Fax & Post

RE: Proposed Rear Extension to 1a Luckmore Drive F/2001/3191

Dear Sirs

Having examined the plans at Earley Town Council offices I have NO OBJECTION SUBJECT to the following condition being imposed.

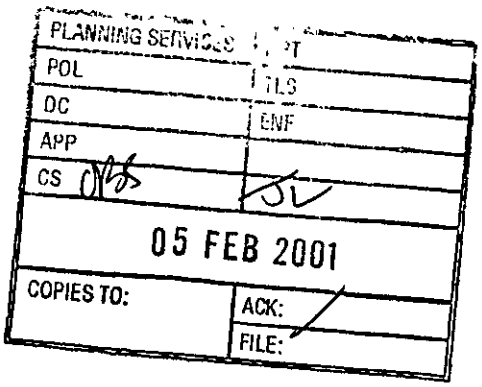
NO EXTERNAL WINDOW TO THE ELEVATION FACING 8 BETCHWORTH AVENUE IS TO BE ADDED NOW, OR AT ANY TIME IN THE FUTURE AT ROOF LEVEL, THAT COULD IN ANYWAY OVER LOOK THE PROPERTY NAMED ABOVE.

We have lived in my present property for 15 years and have a private garden and I do not wish to be overlooked by any proposed development now or in the future.

Yours sincerely

A.K. Adams

Cc: Earley Town Council



Development Control Manager
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Berks RG40 1WR

02 February 2001

Dear Sir

Planning Application No. F/2001/3191 - 1a Luckmore Drive, Earley

Your letter dated 23 January refers.

I have inspected the plans for the proposed two storey extension at the above address and wish to make the following comments:

1. The proposal in all probability affects my property more than any of my neighbours' properties.

2. As currently envisaged , the proposal is likely to be particularly intrusive to me because it will overlook my garden and abut the boundary fence between the two properties. At one end, the proposed structure appears to be within 3 feet of the boundary fence.

3. A circular window has been included on the upper floor of the plans and directly overlooks the rear of my property. If the window is glazed with clear glass, it will be possible to see into the rear rooms of my property.

4. The height of the proposed extension will result in a significantly greater amount shade affecting the lower half of my garden particularly during the afternoon and early evening. The part of my garden likely to be affected most is laid mainly as an herbaceous border.

5. A number of rear and loft extensions have recently (that is, within the last 6-8 months) been constructed alongside 1a Luckmore Drive – 3 are clearly visible from my property and all are within a distance of approximately 250 yards from my house. The addition of a further rear extension will I believe finally result in an unacceptable deterioration in vista to me.

Having spoken to John Leggett in your Department I hope that you will take full cognisance of my views and encourage the applicants to submit revised proposals that take account of my concerns. I would for example be less concerned if the proposal is restricted to one storey and occupied a smaller area with a design in keeping with the rest of the building.

Yours

F Portnell
12 Betchworth Avenue
Earley Reading RG6 7RJ
Telephone: 0118 9265541

PLANNING SERVICES	HPT
POL	ILS
DC	ENF
APP	
CS	
05 FEB 2001	
COPIES TO:	ACK: / FILE: /

10 Betchworth Avenue,
Earley,
Reading,
Berks.

2nd February 2001

Wokingham District Council,
P.O Box 157,
Shute End,
Wokingham.

Dear Sirs,

PROPOSED EXTENSION – 1a LUCKMORE DRIVE APPLICATION NO. F/2001/3191

We wish to object to the above on the following grounds.

1. The bungalow is already an imposing feature at the end of our garden. We knew this when we moved in and accepted it because life is never perfect. However, if it is extended still further it will take up the complete width of the garden and all we will see is one continuous roof.

2. At the moment we can see a large tree in which many birds nest during the Summer months. This view will be completely obscured by the bungalow roof.

3. We will feel completely closed in on two sides if this extension goes ahead.

We would welcome the opportunity to show you what we mean. Please come round and see for yourselves.

Yours faithfully,

Ford

R.A. & P.J. FORD

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/3191**

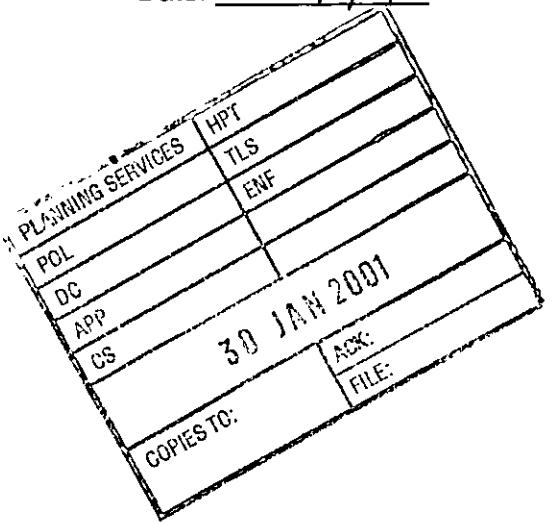
1a, Luckmore Drive, Earley, Reading.

Proposed two storey rear extension to dwelling.

~~I wish this application to be listed~~ should the officers recommendation be for refusal ~~and my reason(s) are~~ please contact me

Signed: Councillor Rolls

Date: 29/1/01



HIGHWAYS CONSULTATION SHEET

From: John Leggett **Date:** 23 January 2001

Application Number: F/2001/3191

Proposal: Proposed two storey rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
1a, Luckmore Drive, Earley, Reading.

Applicant:
Mr & Mrs Lee C/O D Tingle Building Design.

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).

Comment

Please could the applicant provide plans showing the existing and proposed number of bedrooms.
In addition to this the highway authority will require a plan showing the proposed parking layout: The ~~drive~~ extent of the driveway should be clearly marked and spaces are to be 4.8m x 2.4m minimum.

Signed: _____ **Print name:** Adam Coggins 26/01/01

1959/a

15. JAN. 2001 • 5191

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS C. LEE
	ADDRESS	1A LUCKMORE DRIVE
		EARLEY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	D TINGLE BUILDING DESIGN
	ADDRESS	17 WOODLAND DRIVE.
		TILEHURST
		READING
	POST CODE	RG30 4RT Tel. No. 9419311
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	1A LUCKMORE DRIVE
		EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY REAR 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. ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
RED / BROWN FACING BRICKS AS EXISTING
PLAIN CLAY ROOF TILES TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95.00 ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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 D. Tingle ON BEHALF OF MR & MRS C LEE

DATE 5TH JAN 2001

ADDRESS 1.A. LUCKMORE DRIVE PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7471 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
279/54	Mr. & Mrs F.V. Merriman	Outline	11/5/54	NIA. Cl
471/55	Mr. T. A. Vickery	Detached Bungalow	12/7/55	App. Refu
53/56	Mr. W.F.P. Stockham	Detached Bungalow	10/2/56	App. Ap
38189			15-10-91	Cl
BRA 10685	MR. P WATSON SMITH	GARAGE	3.9.91	APP
BRA 11257	"	LOFT CONV.	19.2.92	APP
EP/93/1483	"	SHOWER/WC	30.4.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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

Tel: 0118 974 6502

Date: **23 January 2001**

My ref: F/2001/3191

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2001/3191
1a, Luckmore Drive, 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 **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/3191**
1a, Luckmore Drive, 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 Spratling

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

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

Tel: 0118 974 6502

Date: **23 January 2001**

My ref: F/2001/3191

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/3191**
1a, Luckmore Drive, 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 Rolls

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

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

Tel: 0118 974 6502

Date: **23 January 2001**

My ref: F/2001/3191

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

Dear Councillor

Application Number: F/2001/3191
1a, Luckmore Drive, Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/3191**
1a, Luckmore Drive, 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 Hare

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

Received by Wokingham District Council

Application No: F/2001/3191

PROPOSAL:
Proposed two storey rear extension to dwelling.

LOCATION:
1a, Luckmore Drive, Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer John Leggett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/02/2001. 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

23 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3191
CASE OFFICER: John Leggett

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 JAN 2001
Officer: JL	Application No. F/2001/3191

Map No. 52 Site 0.04

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: 1A LUCKMORE DRIVE

Parish: EARLEY Ward: Redhatch

Applicant: MR/MRS LEE

Fee Received 95-00 Required ..... Additional ..... Refund .....

(3)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Roof window to study shown on side elevation, not marked on floor plan	23.01.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter		23.01.	
9	Miscellaneous	Is this an annexe? What is internal access to dining room?	~~16.01.~~	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.01.01.T3 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 .....
.....
.....
.....
.....
.....
.....
.....
.....

David Tingle
Licentiate of The Chartered Institute of Building

15 JAN 2001 * 3151

Building Design & Surveying Services

17 Woodland Drive, Tilehurst, Reading, RG30 4RT tel 0118. 9419311
mobile 0411 90 23 44

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
PO BOX 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
RG11 1WR

5TH JANUARY 2001

Ref: Two Storey Rear Extension
At 1A Luckmore Drive, Earley
On behalf Mr & Mrs C.Lee

PLANNING CONTROL

Please find enclosed six copies of all drawings and application forms in respect to the above proposed work.

Enclosed Drawings
1Lee.01 Location & Block Plan
1Lee.02 Existing Plan & Elevations
1Lee.03 Proposed Plan & Elevations

Fee's enclosed :-
PLANNING =£95.00
Cheque's made payable to WOKINGHAM DISTRICT COUNCIL

Yours truly,

D. Tingle

David Tingle

ADDRESS 1.A. LUCKMORE DRIVE PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7471 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
279/54	Mr. & Mrs F.V. Merriman	Outline	11/5/54	NIA. Cl
471/55	Mr. T. A. Vickery	Detached Bungalow	12/7/55	App. Reju
53/56	Mr. W.F.P. Stockham	Detached Bungalow	10/2/56	App. Ap
38189			15-10-91	Cl
BRA 10685	MR. P. WATSON-SMITH	GARAGE	3.9.91	APP
BRA 11257	"	LOFT CONV.	19.2.92	APP
RP/93/1483	"	SUNROOM/WC	30.4.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

15 JAN 2001 5191

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS C. LEE
	ADDRESS	1A LUCKMORE DRIVE
		EARLEY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	D TINGLE BUILDING DESIGN
	ADDRESS	17 WOODLAND DRIVE,
		TILEHURST
		READING
	POST CODE	RG30 4RT Tel. No. 9419311
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	1A LUCKMORE DRIVE
		EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY REAR 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. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — RED/BROWN FACING BRICKS AS EXISTING; PLAIN CLAY ROOF TILES TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95-00 ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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 D. Tingle ON BEHALF OF MR & MRS C. LEE

DATE 5TH JAN 2001

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3191**
CASE OFFICER: **John Leggett**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

15 JAN 2001 * 31 91



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Development Control Section, Environmental Services, Wokingham District Council.
18 January 2001 Scale: 1 : 1250

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