APPLICATION NO:

F/2001/3306

LOCATION:

10 Robindale Avenue, Earley Reading.

APPLICANT:

Ms B Zaremba

PROPOSAL:

Proposed single storey rear extension to dwelling (Amendment to consent 2000/0616)

EARLIEST DATE FOR DECISION: **08/03/2001**

APPLICATION WILL HAVE EXPIRED ON:

02/04/2001

APPROVED

CASE OFFICER: **George Allpress**

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms B Zaremba
10, Robindale Avenue
Earley
Reading
RG6 7JR

Application Number: F/2001/3306

Parish: **EARLEY**

Location: **10, Robindale Avenue, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling (Amendment to consent 2000/0616)**

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. Except where stated otherwise on the approved drawings, 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. Prior to first occupation of the extension hereby approved, a 1.8 metre high close boarded timber fence or brick wall shall be erected on the boundary shared with the adjacent attached dwelling, and thereafter so maintained for a minimum length of 3.5 metres measured from the rear elevation of the two dwellings.

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 the privacy of the adjacent property is maintained.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. You are advised that this planning permission grants consent to erect the conservatory extension as shown on the approved plans and does not alter, discharge or dispense with the need to comply with any conditions attached to planning permission No. F/2000/0616, dated 14th June 2000.

John Mitchell
Development Control Manager
Date: 12/03/2001

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.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 12 February 2001

Application Number: F/2001/3306

Proposal: Proposed single storey rear extension to dwelling (Amendment to consent 2000/0616)

Parish: EARLEY TOWN

Site Address:
10, Robindale Avenue, Earley, Reading.

Applicant:
Ms B Zaremba .

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).

Comments as per application no. 2616

Signed: _____ **Print name:** Adam Coggins 19/02/01

Received by Wokingham District Council

Application No: F/2001/3306

PROPOSAL:
Proposed single storey rear extension to dwelling (Amendment to consent 2000/0616)

LOCATION:
10, Robindale Avenue, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/03/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

12 February 2001

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

Tel: 0118 974 6442

Date: **12 February 2001**

My ref: F/2001/3306

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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

Dear Councillor

Application Number: F/2001/3306
10, Robindale Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling (Amendment to consent 2000/0616)

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 **George Allpress** on **0118 974 6442.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3306**
10, Robindale Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling (Amendment to consent 2000/0616)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6442

Date: **12 February 2001**

My ref: F/2001/3306

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3306**
10, Robindale Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling (Amendment to consent 2000/0616)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6442

Date: **12 February 2001**

My ref: F/2001/3306

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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

Dear Councillor

Application Number: F/2001/3306
10, Robindale Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling (Amendment to consent 2000/0616)

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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 **George Allpress** on **0118 974 6442.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3306**
10, Robindale Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling (Amendment to consent 2000/0616)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3306

Applicant: Ms B Zaremba.

Location: 10 Robindale Avenue, Earley, Reading.

Proposal: Proposed single storey rear extension to dwelling (Amendment to F/2000/06161).

Site Notice Displayed? :	YES	NO	DATE
	✓yes		15/02/01

Date of Neighbour Notifications : 12/02/01

Date of Site Visit : 20/02/01

Date Registered : 05/02/2001

Earliest Date for Decision : 08/03/2001

Latest Consultation Date/Site Notice Expiry Date : 08/03/2001
12/03/01 (GA)

This application will have expired on: 02/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - N/A

Earley Town Council - no objection.

At the time of writing no further comments have been received in response to the Council's consultation procedure.

Planning Issues : The issues addressed by this application are neighbour amenity.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3306

Appraisal :

The application property is a semi-detached house which is situated on the north side of Rogindale Avenue. It is a traditionally designed suburban semi-detached house with two storey bay front window and hipped roof, symmetrical in its design and repeated on the attached neighbour.

Planning permission was granted for a two storey side extension and a single storey rear extension on the 14th June last year.

The application drawings however show a two storey side extension and a single storey side extension, no rear extension is shown.

The application proposes a rear conservatory 3.5 metres deep by 3.2 metres wide to be built adjacent the shared boundary with the attached neighbour.

The conservatory is separate from and forms no part of the approved scheme and need not be treated as a revision to it.

Street scene is not at issue. The structure is a modest height and depth and should not harm neighbour amenity by way of its form. Opaque white glass is proposed to the side facing the neighbouring house. A condition is nevertheless recommended to ensure a 1.8 metre high fence or wall is maintained for the length of the conservatory to ensure privacy and sense of privacy.

There are no highways implications arising from this application.

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

Application Number: F/2001/3306

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
3			Non Standard Condition
			Prior to first occupation of the extension hereby approved, a 1.8 metre high close boarded timber fence or brick wall shall be erected on the boundary shared with the adjacent attached dwelling, and thereafter so maintained for a minimum length of 3.5 metres measured from the rear elevation of the two dwellings.
			Reason
			To ensure the privacy of the adjacent property is maintained.
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE
3			Your are advised that this planning permission grants consent to erect the conservatory extension as shown on the approved plans and does not alter, discharge or dispense with the need to comply with any conditions attached to planning permission no. F/2000/0616, dated 14th June 2000.

12/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 10 Robindale Avenue, Earley, Reading.

APPLICATION NUMBER: F/2001/3306

OFFICER: George Allpress

DATE OF SITE VISIT: 20/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising semi-detached houses.

3. DESCRIPTION OF SITE/BUILDING Semi-detached single family house, situated on north side of Robindale Avenue.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.8 to the east, no.12 to the south west.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	As existing.
LEVELS	Level.
BOUNDARY TREATMENT	Dwarf wall to front timber fencing to rear
OTHERS	None

G.A.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3306 relates.

Address of site 10 ROBINDALE AVENUE
EARLEY, READING BERKS

Signed R Rawlings

Date 15/2/2001.

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



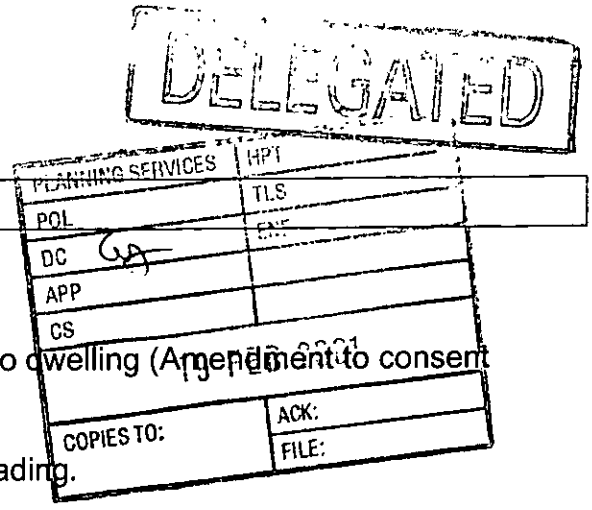
Business reply service
License no. RG147



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

FROM: George Allpress

DATE: 12 February 2001



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3306

Proposal: Proposed single storey rear extension to dwelling (Amendment to consent 2000/0616).

Site Address: 10, Robindale Avenue, Earley, Reading.

Applicant: Ms B Zaremba .

Your observations are required in respect of this application **by 08/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~15 NOV 2000~~ 05 FEB 2001	Map No. 52 Site .....
Officer: GA / Application No. F/2001/3306	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING (AMENDMENT TO CONSENT 2000/0616)

Location: 10 ROBINDALE AVENUE

Parish: EARLEY Ward: L. Hungerford.

Applicant: MS B ZAREMBA

Fee paid 2000/0616

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	None		✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	None	21.11.	✓
3	Forms unsigned			
4	Correct S 66 certificate	A or B not deleted.		✓
5	Elevation plans	all elevations on dwelling		✓
6	Floor plans	Floor plan - where in relation to existing Property?		✓
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

05 FEB 2001

05 FEB 2001

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
(Highways) AS previously extended. .....

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:

NOO pre-apps .....

NEIGHBOURS:

SIN + 1, 8, 12 Robindale Ave.
38 + 46 Hillside Rd.

ADDRESS 10 ROBINDALE AVENUE

PARISH : ~~WOODLEY~~ EARLEY 1.4.86

PLOT No.

ORD. SHEET No. SU. 7571 (52)

BUILDER P. H. Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
865/54	P.H. Smith (Reading) Ltd	Semi/Det. House	9/11/54	App. C/A.
PD/563/59	Mr. A. Edwards	Garage	12/1/60	App. N/A.
BR 7436	Mr. D. Radford	erection of garage	29.11.77	APP N/A
07317	"	"	24-11-77	N/A C/A
F/2000/0616	Miss Zaremba	2/St S. Ext & S/St R Ext	14.06.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

05 FEB 2001 5506

Environmental Services

For office use only.
Application number: 05.FEB.2001 * 3506

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	BARBARA ZAREMBA 10 ROBINDALE AVENUE EARLEY READING BERKSHIRE RG6 7JR 0118 966 9578
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY ON DWARF WALL
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 BASE BRICK WHITE PVC CONSERVATORY
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 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.	RESUBMISSION	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 11/11/20

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3306**
CASE OFFICER: **George Allpress**
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				



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Development Control Section, Environmental Services, Wokingham District Council.

17 November 2000

Scale: 1 : 1250



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Development Control Section, Environmental Services, Wokingham District Council.

17 November 2000

Scale: 1 : 1250

N
W E
S