SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2001/3392

LOCATION:
9 Littington Close, Lower Earley Reading.

APPLICANT:
Mrs M Stone C/O Mr D Browne

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **23/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/04/2001

CASE OFFICER: **Patrick Haran**

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs M Stone
C/O Mr D Browne
21 Broomfield Road
Tilehurst
Berkshire
RG30 6AJ

Application Number: F/2001/3392

Parish: **EARLEY**

Location: **9, Littington Close, Lower Earley, Reading.**

Proposal: **Proposed single 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.

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.

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/04/2001

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3392	PH
BUILDING CONTROL NUMBER.	BN2001/1067	Martin
~~APPLICANT~~/AGENT	Mr D. Bourne.	
ADDRESS OF SITE	9. Littington Close Lower Ashton	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	STONE-001	STONE-001
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/5/01	

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	

WORK SHEET FOR : Patrick Haran

Application Number : F/2001/3392

Applicant : Mrs M Stone C/O Mr D Browne.

Location : 9, Littington Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		5/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....09/04/01.....

Date Registered : 16/02/2001

Earliest Date for Decision : 23/03/2001

Latest Consultation Date/Site Notice Expiry Date : 23/03/2001

This application will have expired on: 13/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

EARLEY TOWN COUNCIL - NO OBJECTION

NEIGHBOUR RESPONSE - NO. 7 LITTINGTON CLOSE - CONCERN OVER EFFECT ON LIGHT ENTERING KITCHEN WINDOW (TAKEN INTO ACCOUNT FOR APPRAISAL)

APPROVED

Planning Issues :

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

2/ IMPACT ON STREETSCENE

3/ DEVELOPMENT PLAN CONTEXT

4/ HIGHWAYS

Application Number: F/2001/3392

Appraisal:
The proposal under consideration is for a single rear extension to a 1980's 2 storey semi-detached property. The proposal would incorporate a sloping roof, braced off the existing rear wall at a height of approx. 3.5m and falling to the eves to a height of approx. 2.5m. The proposal would measure approx. 3.5m deep and 4.4m wide. The proposal is for a brick structure with no windows shown in the side elevations and patio doors to the rear. The proposal would be used as a Dining room.

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES
The rear gardens adjacent to the application site face to the South-West. The proposal would be sited to the boundary with No. 7, the other half of the semi. There is a kitchen window on the ground floor of No 7 adjacent to the boundary and, as such, there could be some impact on the quality of light entering this window. Given the height of the proposal, however, it is not considered that this would be grounds for refusal.

The proposal is not considered to be of an overbearing nature and there is no issue with regard to overlooking. On balance, the impact of the proposal on the amenity of neighbouring properties is not considered to be significant.

2/ IMPACT ON STREET SCENE
Proposal would not be visible from Littington Close, there would be no impact on the streetscene.

3/ DEVELOPMENT PLAN CONTEXT
The proposal is within identified settlement.

4/ HIGHWAYS
There are no extra bedrooms as part of the proposal, as such there are no requirements for extra parking spaces.

APPROVED

Recommendation: Approval: ✓ **Refusal**

Application Number F/2001/3392
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R0 01	SYS to be developed
2	C014	R014	External finished to match existing

RECORD OF SITE VISIT

SITE ADDRESS: 9 Littington Close
Lower Earley Reading.

APPLICATION NUMBER: F/2001/3392

OFFICER: Patrick Haran

DATE OF SITE VISIT: 04/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS Mix of semi detached & detached properties. Some mature trees in surrounding properties. Similar development at No 15.

3. DESCRIPTION OF SITE/BUILDING Semi detached - 2 storey, rear garden

4. RELATIONSHIP TO ADJOINING PROPERTIES West half of semi

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS Level

BOUNDARY TREATMENT 1.8m C/B fence - conifer hedge to rear - 1.8m

OTHERS

APPROVED

FROM: Patrick Haran

DATE: 27 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3392

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 9, Littington Close, Lower Earley, Reading.

Applicant: Mrs M Stone C/O Mr D Browne.

Your observations are required in respect of this application **by 23/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

By hand 7/3/01

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3392**

9, Littington Close, Lower Earley, Reading.

Proposed single storey rear extension to dwelling.

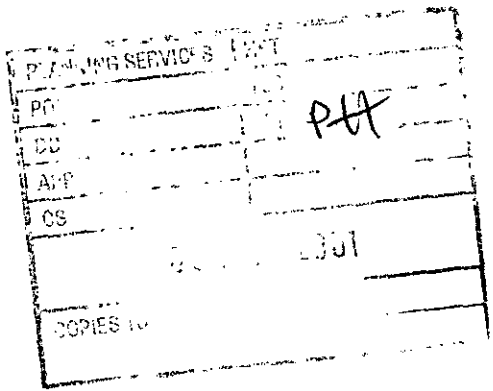
~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ Please contact me

Signed: Cllr Rolls

Councillor Rolls

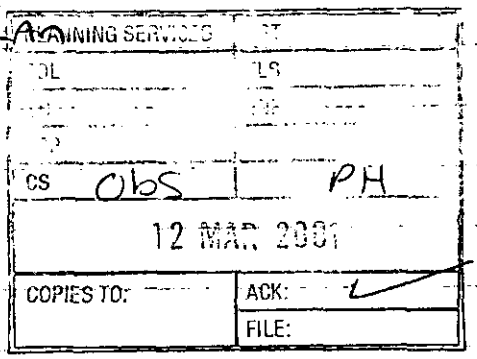
Date: 7/3/01



CASE OFFICER:
PATRICK HARAN

MRS. S. A. LOCK
7 LITTINGTON CLOSE
LOWER EARLEY
READING
BERKS RG6 4BL
9th March 2001

PLANNING SERVICES
CS Obs PH
12 MAR 2001
COPIES TO:
ACK:
FILE:



Dear Sir,

RE: PLANNING APPLICATION NO F/2001/3392 - PROPOSED SINGLE STOREY REAR EXTENSION to dwelling - 9 LITTINGTON CLOSE - MRS STONE

I have viewed the above plans and am a little concerned that the extension may or may not block some light out of my kitchen and garden. I live on my own and would appreciate the views of a professional on the situation.
If someone cannot come out to see me could you please call me on 01189317228 to discuss your views and put my mind at rest before the plans are put forward.

Thanking you in anticipation.
yours sincerely
SALock (MRS S A LOCK)

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3392
CASE OFFICER: Patrick Haran

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

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

Tel: 0118 974 6482

Date: **27 February 2001**

My ref: F/2001/3392

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/2001/3392
9, Littington Close, Lower Earley, Reading.
Proposed single 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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3392**
9, Littington Close, Lower Earley, Reading.
Proposed single 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 6482

Date: **27 February 2001**

My ref: F/2001/3392

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
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John Mitchell

John Mitchell
Development Control Manager

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9, Littington Close, Lower Earley, Reading.
Proposed single 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 6482

Date: **27 February 2001**

My ref: F/2001/3392

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3392**
9, Littington Close, Lower Earley, Reading.
Proposed single 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/2001/3392

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
9, Littington Close, 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 Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/03/2001. 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

27 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~05 FEB 2001~~ 16 FEB 2001	
Officer: PH	Application No. F/2001/3392

Map No. 60 Site ....O.OR...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 9 LITTINGTON CLOSE

Parish: EARLEY Ward: Redhatch 27.2.01 JB

Applicant: MRS M STONE

Fee Received 95-00 (1) 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Scale of elevations not specified — 1:100?	phoned 15/2	
6	Floor plans	phoned back 16/2 Scale 1:100		
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 : 27.2.013 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 250m Landfill Site Consultation.

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

ADDRESS MASTER CARD FOR LITTINGTON CLOSE PARISH EARLEY

PLOT No. AREA Q LOWER EARLEY. ORD. SHEET No. SU.7570

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1766173	new Gaurantee Trust of Jersey	O/L RES DET.	3.8.56	N/A. R
01945.	Pye + others	LOWER EARLEY DEVELOPMENT	APP ACC TO MINTUES	
0723595.	BOUTS	ROADS etc.	24.11.77 15.12.77	N/A C
13956	T.A. FISHER	O/L. RES. DEV.	23.10.80	N/A C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 232/83

DRAINAGE

091074

ADDRESS 9 LITTINGTON CLOSE PARISH EARLEY.

PLOT No. 5. LOWER EARLEY AREA Q ORD. SHEET No. SU.7570 (58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19491.	Thamesway	semi Detached house	6.2.83	N/A. C/A
BR 20959	"	and Garage.	12.7.83	APP. N/
20641	"	UTILITY EXTENSION	9.2.84	N/A C/A
BR 22443	"	"	30.4.84	REF N/A
BR 22761	"	"	8.6.84	APP N/A
27487 }			15.5.87	C/A
BRA 2347 }	MR + MRS. K. GILES	1ST FLOOR EXT.	2-3-87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 16.FEB.2001* 3392

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	MRS. MARIA STONE
	Address and postcode	9 LITTINGTON CLOSE LOWER EARLEY READING BERKS
	Phone number	
	Agent's Name	MR. D. BROWNE
	Address and postcode	21 BROOMFIELD RD TICEHURST READING BERKS RG30 6AJ
	Phone number	0118 3778549
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.	9 LITTINGTON CLOSE LOWER EARLEY READING BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION FOR DINING ROOM
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.	MATCHING FACING BRICKS ROOF 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.	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

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.	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: [signature]

on behalf of MRS M. STONE

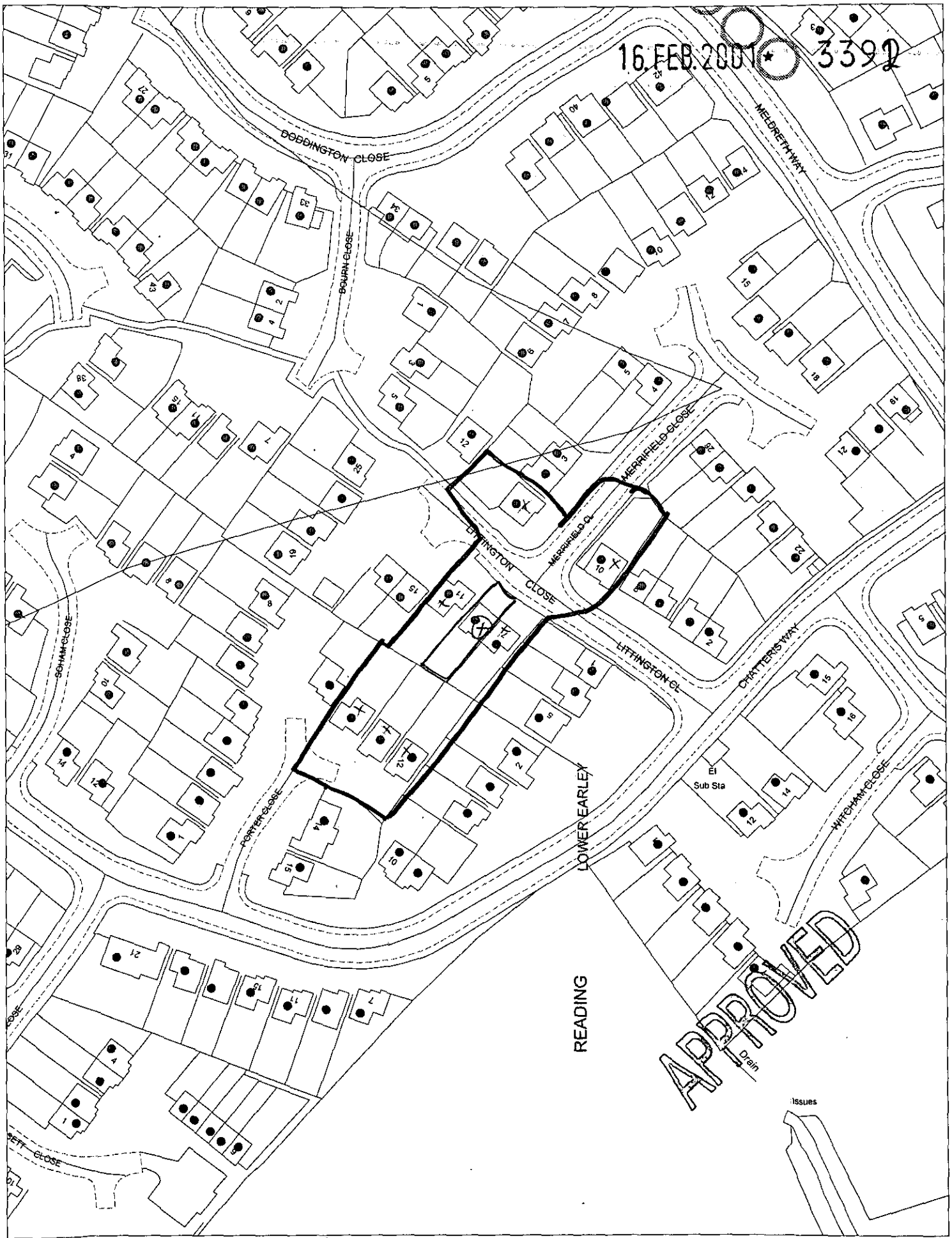
Date 7/02/01

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/2001/3392**
CASE OFFICER: **Patrick Haran**
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.

15 February 2001

Scale: 1 : 1250

N W E S