SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-26866 Fax.01704-2581
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-61

APPLICATION NO:
F/2001/3448

LOCATION:
29 Faygate Way, Lower Earley Reading.

APPLICANT:
Mr & Mrs Drake C/O The Loft Conversion Co Ltd

PROPOSAL:
Proposed rear dormer extension to dwelling to form rooms in loft space.

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 24/04/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Drake
C/O The Loft Conversion Co Ltd
60 Grasmere Aveue
Tilehurst
Berkshire
RG30 6XX

Application Number: F/2001/3448

Parish: **EARLEY**

Location: **29, Faygate Way, Lower Earley, Reading.**

Proposal: **Proposed rear dormer extension to dwelling to form rooms in loft space.**

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.

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 LBE1 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 03/04/2001

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.

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

Tel: 0118 974 6442

Date: **06 March 2001**

My ref: F/2001/3448

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/2001/3448
29, Faygate Way, Lower Earley, Reading.
Proposed rear dormer extension to dwelling to form rooms in loft space.

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/2001/3448**
29, Faygate Way, Lower Earley, Reading.
Proposed rear dormer extension to dwelling to form rooms in loft space.
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 6442

Date: **06 March 2001**

My ref: F/2001/3448

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
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Development Control Manager

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29, Faygate Way, Lower Earley, Reading.
Proposed rear dormer extension to dwelling to form rooms in loft space.
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 6442

Date: **06 March 2001**

My ref: F/2001/3448

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

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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **George Allpress** Application Number: **F/2001/3448**
29, Faygate Way, Lower Earley, Reading.
Proposed rear dormer extension to dwelling to form rooms in loft space.
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/2001/3448

PROPOSAL:
Proposed rear dormer extension to dwelling to form rooms in loft space.

LOCATION:
29, Faygate Way, Lower Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. 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

06 March 2001

finished.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3448 / FP 2001/1562	GA
BUILDING CONTROL NUMBER.		
~~APPLICANT~~/AGENT	The loft Conversion Co.	
ADDRESS OF SITE	29. Fairgate Way Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	loft conversion with rear dormer	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0046-298	0046-298
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		3/4/01
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DRAWINGS		None
ENCES ?		—
	20/2/01	24/4/01

To check planning 16469 conditions in Land Charges
Probably need a PA.

CD 19/2/01
Does need a PA. Sarah has already inter.
Condition for 16469 in large beige file CD 20/2/01

	REQUESTED	RECEIVED	REMINDER
D	13/2/01.	16/2/01	

NO PLANNING APPLICATION

WORK SHEET FOR: George Allpress

Application Number: F/2001/3448

Applicant: Mr & Mrs Drake C/O The Loft Conversion Co. Ltd.

Location: 29 Faygate Way, Lower Earley, Reading.

Proposal: Proposed rear dormer extension to dwelling to form rooms in loft space.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		09/03/01

Date of Neighbour Notifications : 06/03/01

Date of Site Visit : 15/03/01

Date Registered : 27/02/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001
03/04/01 (GA)

This application will have expired on: 24/04/2001. 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 - application does not comply with parking standards, additional plan required showing compliance and extent of driveway clearly shown.

Earley Town Council - no objection.

At the time of writing no comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3448

Appraisal :

The application property is a detached house, linked with its neighbour via their garages. The neighbouring dwelling being no.27. The property lies on an estate of uniformly designed houses.

The application proposes to erect a box style dormer on the rear elevation to facilitate use of the roof void to create two additional rooms. The room to the front would have a velux roof light.

The dormer is subservient in scale to the original building being kept in from both side elevations, below ridge line and in from the eaves. It is therefore considered of an acceptable design.

There is a public path at the rear of these properties, but harm to the street scene would not result.

The relationship to the neighbouring dwellings would not be materially different to the existing in terms of overlooking and therefore harm to neighbour amenity would not result.

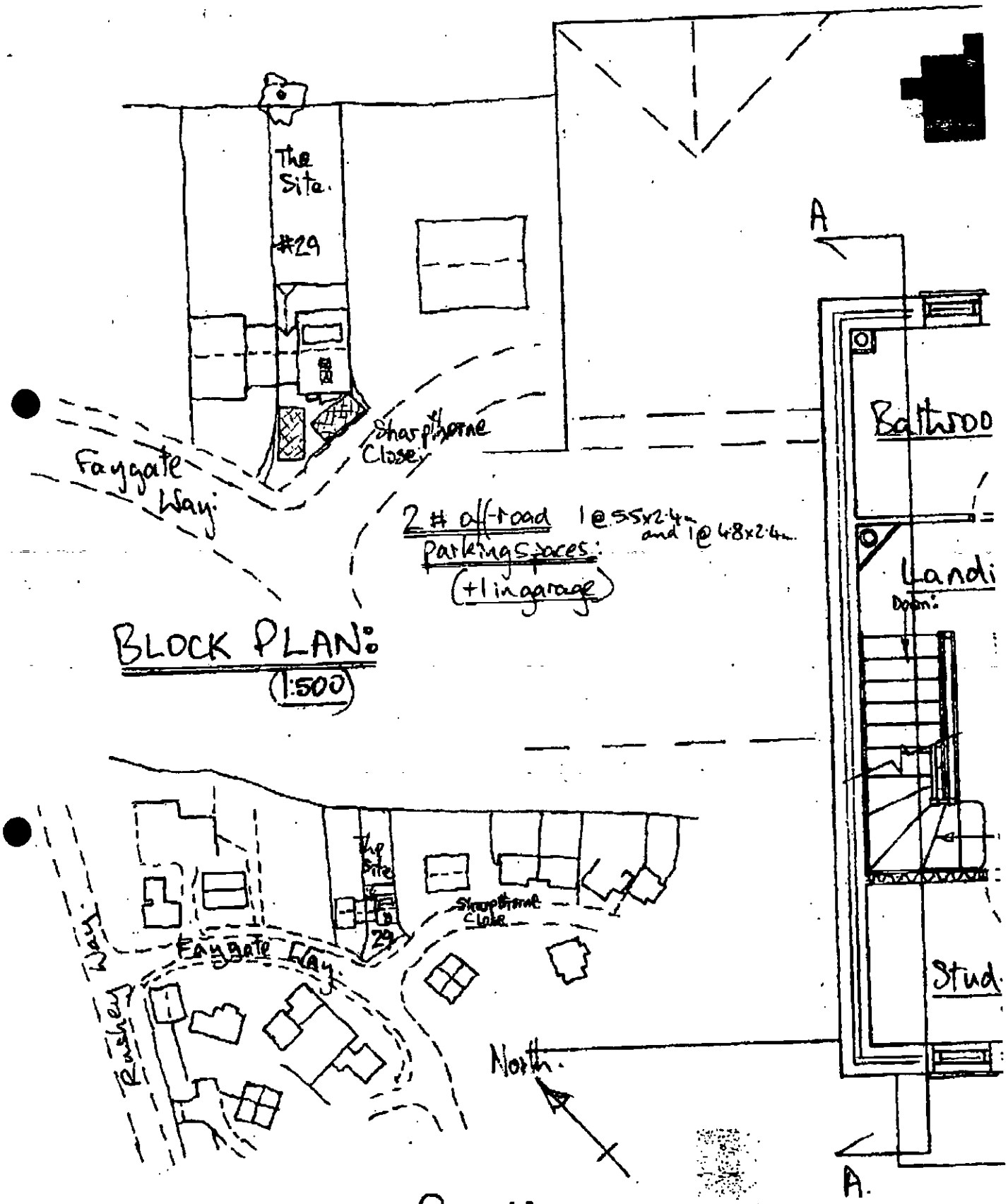
Three off street parking spaces are required and these can be achieved. A facsimile dated 02/04/01 has been submitted demonstrating front forecourt parking can be achieved. However, compliance would require hardsurfacing over the whole frontage, with the consequential visual result. Linear parking falls just short of Plan standards. On balance it is considered appropriate to grant planning permission as a refusal of planning permission for a partial parking shortfall is not considered sufficient grounds to justify a refusal.

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

Application Number: F/2001/~~3447~~ 3444
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 OTHERWISE STATED TO MATCH
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

3/4/07



BLOCK PLAN: (1:500)

LOCATION PLAN: (1:1250)

ADDENDUM to drawing

FROM: George Allpress

DATE: 06 March 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3448

Proposal: Proposed rear dormer extension to dwelling to form rooms in loft space..

Site Address: 29, Faygate Way, Lower Earley, Reading.

Applicant: Mr & Mrs Drake C/O The Loft Conversion Co Ltd.

Your observations are required in respect of this application **by 30/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

HIGH[redacted]S CONSULTATION SHEET

From: George Allpress **Date:** 06 March 2001

Application Number: F/2001/3448

Proposal: Proposed rear dormer extension to dwelling to form rooms in loft space.

Parish: EARLEY TOWN

Site Address:
29, Faygate Way, Lower Earley, Reading.

Applicant:
Mr & Mrs Drake C/O The Loft Conversion Co Ltd.

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.

The proposed parking layout does not meet our standards.

Please could Highways have ~~an additional~~ a revised plan showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the driveway must also be clearly shown.

Signed: _____ **Print name:** Adam Coggins 09/03/01

5.5
14.8
10.3

G.A. 4

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/34448 relates.

Address of site 29 FAYGATE WAY

LOWER EARLEY, READING, RG6 4DA

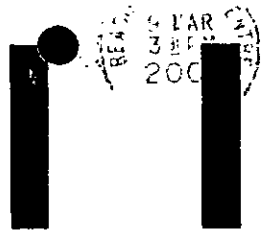
Signed

Date 9-3-01

PLANNING SERVICES
FDC
DC
APP
CS
12 MAR 2001
COPIES TO:
FILE:

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

58/66

Start date: 27 FEB 2001	Map No. ..... Site ..0.03.....
Officer: GA | Application No. F/2001/3448	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED REAR DORMER EXTENSION TO DWELLING TO FORM ROOMS IN LOFT SPACE

Location: 29 FAYGATE WAY

Parish: EARLEY Ward: Redhatch
6.3.01 TB.

Applicant: MR/MRS DRAKE
PD rights removed.

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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
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 : 6:3:07 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:

.....
..... Site notice & see map for neighbours .....
.....
.....
.....
.....
.....
.....
.....

Master Card.

ADDRESS FAYGATE WAY PARISH Earley.

PLOT No. Area W - Lower Earley. ORD. SHEET No. 58 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	West New Homes Proj.	O/app. Res Dev.	13.6.74.	N/A
01945	Pye.	Lower Earley Dev.	App. acc. to minutes	
07235	Bovis	B.F.K.L.T.Y Distr. Rds.	24.11.77	N/A
07295.	"	to all phases.	15.12.77	N/A
04557.	"	O/app Res. & Comm. Dev	10.6.76.	N/A
14887	Shelly Housing Assoc.	83 Houses + Garages.	12.2.81.	withdrawn
14937	"	78 Houses + Garages.	12.3.81.	N/A
15581	"	75 Houses + Garages	4.6.81.	N/A
17192.	S.E.B.	Removal of overhead lines		
17120	Barratt	Site compound.	8.4.82.	N/A 30.4.84
17437.	"	Signs, flagpoles etc.	7.5.82	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 29, FAYGATE WAY. PARISH Earley.

PLOT No. 153. Area W - Lower Earley. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16449.	Barratt.	Linked House + Garage	22.10.81	N/A
BR 17879.	"	"	23.12.81	App.
BR 19637.	"	Revision BR 17879.	29.10.82	App.
98/67623/F	Mr. & Mrs. Drake	S/SL-/R Ext.	7.7.98	
FP98/7836	"	"	26.8.98	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 81 Reg - Loft conversion - Mr. Westall - 2/2/01

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

27.FEB.2001 3448

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	MR & MRS A DRAKE.
	Address and postcode	29 FAYGATE WAY. LOWER EARLEY NR READING, BERKS. RG6 4DA.
	Phone number	0118 961 0961
2	Agent's Name	THE LOFT CONVERSION COMPANY (RDG):
	Address and postcode	60 GRASMERE AVE., TILEHURST, READING, BERKS RG30 6XX
	Phone number	0118 945 3469.
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.	29 FAYGATE WAY LOWER EARLEY NR READING, BERKS RG6 4DA
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR FACING DORMER TO LOFT CONVERSION
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.	TILES TO MATCH EXISTING, WINDOWS TO MATCH EXISTING (WHITE UPVC) WHITE UPVC EAVES.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3/4
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.		
	EXEMPT OF FEE DUE TO REMOVAL OF PERMITTED DEVELOPMENT RIGHTS.		
	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
	N/A.	

None of the land forms part of an agricultural holding.

Your signature: THE LOFT CONVERSION COMPANY(RDG) on behalf of MR & MRS A DRAKE

Date 14-2-07

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



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Development Control Section, Environmental Services, Wokingham District Council.

5 March 2001

Scale: 1 : 1250

N
W E
S