APPLICATION NO:

F/2001/4630

LOCATION:

2 Ramsbury Drive, Earley Reading.

APPLICANT:

M Fowles C/O The Edwards Irish Partnership

PROPOSAL:

Proposed erection of two storey side and rear extension to dwelling.

EARLIEST DATE FOR DECISION: **10/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/10/2001

CASE OFFICER: **Helen Pollock**

RAIL
Marble

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Fowles
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2001/4630

Parish: **EARLEY**

Location: **2, Ramsbury Drive, Earley, Reading.**

Proposal: **Proposed erection of two storey side and 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The driveway is to be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

Condition
6. Notwithstanding the plans submitted the extension shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
7. 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 first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interest of highway safety and convenience.

Reason
6. In the interests of highway safety and convenience.

Reason
7. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

2. 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:

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 02/10/2001

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/4630

Applicant : M Fowles C/O The Edwards Irish Partnership.

Location : 2, Ramsbury Drive, Earley, Reading.
Proposal : Proposed erection of two storey side and rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	11/09

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/08/2001

Earliest Date for Decision : 10/09/2001

Latest Consultation Date/Site Notice Expiry Date : 10/09/2001

This application will have expired on: 03/10/2001. 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 T. C : No objection

Highways : C/A

2 x neighbour letters : • Request Cond. restricted hrs of construction.
• Proposed too large for property
• Concern over sub-division.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene
3) Impact upon highway safety.

Application Number: F/2001/4630

Appraisal:

The proposed development is a two-storey side extension to form a kitchen, dining area and study at ground floor level and an additional bedroom with dressing room and en-suite bathroom at first floor level.

The property is semi-detached house and occupies a corner plot in a residential street. The proposal would be 4m wide, 8.9m long extending 2.6m out beyond the existing rear building line of the property at first floor, and level with the existing conservatory at ground floor, it would be set back from the front building line by 1.1m. The proposal would stand 5.1m to the eves and 8.7m to the ridge (500mm below the existing ridgeline) with a hipped roof.

The proposed extension would at its closest point be 5m from the side boundary and around 30m from the rear boundary. A 1.8m fence encloses most of the rear garden but it reduces to 1.5m towards the rear of the roadside elevation (see site plan for boundary treatment).

1. Impact upon neighbouring properties

The proposed two storey extension is a good distance from all neighbouring properties and would result in no overlooking, overshadowing or overbearing. It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extension is designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety

The number of bedrooms is increasing from three to four, resulting in a need for three vehicle parking spaces, the highways department are satisfied this standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/4630
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C014	R016	
3	C049	R049	
4	C122	R122	
5	——→		The driveway is to be widened to a minimum of 4.8m + the associated crossing extended to accommodate this.
		Reason	In the Interest of highway Safety + Convinience.
6	C128	R128	'Notwithstanding the plans Submitted'
7	C044	R044	'first floor level or above'
			A neighbour has requested a Cond. to restrict hrs of Construction, would this be appropriate? Not if we don't apply it other extns.
Informative for approvals			
N16, N07			
LODDON AREA LOCAL PLAN POLICIES: CTV1, CBE1, CBE2			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: MK
(Development Control Manager)

Date: 2.10.01

good distance from all neighbours

- no Impact.

→ See previous file

RECORD OF SITE VISIT

SITE ADDRESS: 2 Ramsbury Drive
Earley Reading.

APPLICATION NUMBER: F/2001/4630

OFFICER: Helen Pollock

DATE OF SITE VISIT: 11/09

1 SITE/STATUTORY NOTICE DISPLAYED ? No, but has been on See the Courners remaining where it has been ripped at the front gate.

2. DESCRIPTION OF SURROUNDINGS
Residential, Very quite

3. DESCRIPTION OF SITE/BUILDING
Semi detached - courner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi with nº 4 - which has been previously extended - (See History)

5. SITE CONSTRAINTS

TREES None to be effected

ACCESS/PARKING goage + 2/3

LEVELS N/A.

BOUNDARY TREATMENT 1.8m Close boarded fence enclosure then 1.5m CBf.

OTHERS

Recd 5.25pm 21.9.01

PLANNING	5
POL	
DC	
APP	
CS	
	SEP 2001

OBS

Ramsbury Drive
Earley
Reading
RG6 7RT

Ref. F/2001/4630

21-09-01

Dear Miss Pollock.

I write with reference to the above planning application. The applicant claims that the extension is 'much smaller' than the previous application No F/2000/1807 dated 6-09-00. In fact the total floor area could possibly be larger as the extension is double storey to the rear of the existing property

I would ask the council, if planning is passed, if it is possible to put a condition, that should any further modification/alteration/addition to the property/extension be made, that the applicant should apply in writing, to the council to obtain written permission

A further set of Additional Plans were issued/supplied on 3rd September 2001 showing additional provision for car parking by

A further set of Additional plans were issued / supplied on 3rd September 2001 showing additional provision for car parking by the existing garage. No notification was given to local residents of this. The additional work on the property does/will affect the local residents and their concerns about this latest application. As they were not informed they have been unable to express any concerns

Would it be possible, if planning consent is given, for conditions to be made with regard to working hours on the building of the extension? i.e not before 8.00 am or after 7.00 pm Monday to Friday and 8.00 am — 1.30 pm on Saturday?

~~If consent is minded to approve this application could a condition be~~

PTO

If consent is made to approve the applic. then could a condition be put that no build extens or alteration be made without prior written ~~consent~~ permission to the Council?

I think add car park spa used to park, various commercial & private vehicles, on the property, rather than on road frequently causes visual & plus obstruct?

If council is minded to approve this application, then could a condition be put that no building, extensions or alterations be made without prior written permission to the council?

I trust that the additional car parking space will be used to park the various commercial and private vehicles, on the property, rather than in the road frequently, causing visual and physical obstruction to other road users.

Yours sincerely

Lalage Buckley

MRS LALAGE BUCKLEY

P.S. The property is used to run commercial businesses. One is listed in the enclosed Directory –

51. Stokwell Partnership **0118 988 8666**
3 The Lowlands, Chapel Lane, Spencers Wood
E-mail: stokwell@hotmail.com

This is a partnership between Murray Etwell and Neil Stokes. Murray featured previously under Etwell Building. They undertake anything from garden walls, feature brickwork, patios and driveways to extensions and loft conversions. Plastering and carpentry specialists, they now have their own joinery shop. Highly experienced, they maintain excellent connections with other trades and you are assured of excellent workmanship.

52 T.R. Willson **0118 969 4868**
69 Woodlands Avenue, Woodley

Trevor Willson's particular speciality is feature brickwork. Extensions and conversions are all built to your specification, including all carpentry and roofing. Very well recommended via users of our Reading book. Member of the Guild of Master Craftsmen. **(07956 241193)**

53 Kevin Wylde **0118 988 3100**
Based in Spencers Wood, Kevin has a good local clientele so references are no problem. Eighteen years in the building trade. Extensions, renovations to older properties, barn conversions. Timely completions. **(07836 612598)**

54 A.C. Young & Son **0118 978 0876**
96 Norreys Avenue, Wokingham

Lots of recommendations for this user-friendly business, who stress their accurate estimates and efficient, timely completions. General building works, extensions, garages, etc. Full design and planning service from application to completion. Established in 1950 by Alf Young, the business is now second generation with third generation following. Most work from recommendation. **(07831 177753)**

See also ***Highlans Garden & Building Services*** *(entry 192) and under* ***Carpentry & Joinery****.*

BURGLAR ALARMS & SECURITY

55 G.H.L. **01344 427766**
4 Woodridge Close, Bracknell. A small family firm established since 1984. All their business is through recommendation, achieved by providing high standards of workmanship and back-up service at very competitive prices. For your burglar alarm or associated service, contact Clifford or Roland Gooch **(07831 236716; 07785 227469)**

56 M+M Home Security **01628 530826**
18 Strathcona Close, Flackwell Heath

Mick Bates gains most of his business through recommendation and comes highly praised for fitting intruder alarms, door and window locks, security lighting and electrical installation work. Low overheads mean he is very competitive on price. Every installation is well explained and he calls back to check it is working efficiently. System and service contract available. **(07773 211330)**

*** 10% discount with *The Directory* ***

See also under ***Electricians and Locksmiths****.*

CARPENTRY & JOINERY

57 Allsorts of Carpentry **0118 978 1581**
2 Aggisters Lane, Wokingham

Peter Hobson comes highly recommended as an excellent tradesman who is reliable and honest. City & Guilds-qualified with 26 years' experience in all aspects of quality carpentry from roofing and stairs to doors and kitchen/bedroom fitting or to your specific requirements. Friendly advice. Fully insured. **(07946 344570)**

58 Bearwood Carpentry Services
01256 883309
Alfie Shearing now lives in rural Bramley but does a lot of work in Wokingham. Wide-ranging services from lock and door fitting to fitted kitchens, bedrooms and bathrooms. Bespoke joinery for 'one-off' projects. Extensions and loft conversions. Quality work at reasonable prices.

59 B.S. Carpentry **0118 932 8458**
183 Nine Mile Ride. Brian Smith has been in the trade for over 36 years and tackles anything to do with carpentry – doors, wardrobes, skirting boards, even extensions and creating studies – and was very highly recommended. No job too small.

60 Matthew Chilvers **0118 966 6118**
271 Wykeham Road, Earley
E-mail: mchilvers@talk21.com

Trained as a cabinet maker in High Wycombe, Matthew is City & Guilds-qualified and has six years' experience fitting kitchens, making free-standing furniture such as bookcases, and much else. One Woodley reader said: 'Matthew has hung new doors, rehung old ones, made new ones, put in banisters and put up a shed of his own construction, all to a most satisfactory standard and reasonably priced. I would use him again and recommend him to others.' Enough said. **(07768 498624)**

61 Fowles Carpentry **0118 966 6616**
2 Ramsbury Drive, Earley **(07768 028551)**

Many years of experience with this team. They will undertake all aspects of carpentry. No job is too small or too large and quality workmanship is guaranteed. As approved fitters of Nextstep Flooring Co., hardwood timber flooring is a recent speciality. Phone Mark Fowles in the first instance

62 Richard Reed **0118 945 6444**
10 Broomfield Road, Tilehurst (phone / fax)
Richard is 'one of those rare young men who take a pride in the quality of their workmanship and enjoy a close relationship with their clients so that he can fulfil their requirements'. Attention to detail, help with design, Richard organises extensions and refurbishments, but specialises in hand-built fitments such as wardrobes. **(07831 155684)**.

39 David Fletcher, Building Contractor
phone / fax **01344 459947**
114 Jameston, Birch Hill, Bracknell

Established 20 years, they undertake domestic and commercial building, specialising in brickwork. Of late, they have been carrying out more renovation and restoration of older properties. 95% of work is through recommendation. References available. Reliable and friendly service. (**07803 691953**)

40 J.I. Hall (Building) **0118 978 7931**
346 Finchampstead Road, Wokingham

Jeff Hall has been established in the area for over 21 years. Specialises mainly in domestic and commercial conversions, extensions and refurbishments. Also does brick-paved drives. Member of the Federation of Master Builders.

41 Paul A. Hicks **0118 931 0119**
38 Spring Terrace, Reading

Paul has been working in the building trade for 21 years and covers all aspects of building from home repairs to new extensions. Paul always puts quality workmanship and the customer first and comes highly recommended. For free quotes and a friendly service, give him a call. (**07957 375160**)

42 Jeff Howell phone / fax **0118 987 5058**
42 Springdale, Earley **(07767 204049)**

Established since 1969 as a general builder, Jeff undertakes a variety of work including interior structural alterations, ceilings, coving, Artexing, plastering, replacement doors etc. Most work comes from client recommendation as Jeff is reliable, timely and always finishes one job before starting another. Give him a call for a quote.

43 J.J. Renovations **0118 973 6473**
The Studio, The Old Manor, Church Lane,
Eversley

John Daborn specialises in renovations to older, listed and period buildings, adopting a 'sympathetic approach to your property'. A lot of older buildings have problems with roofs and John will sort this out too. Over 20 years in the trade. (**07770 616540**)

44 W. Lee Decorators & Building Contractors
0118 934 5518
93 Finchampstead Road, Wokingham
Lulworth, Longfield Road, Twyford

Family-run business established for over 60 years providing a complete building service. Interior and exterior works undertaken including plumbing, electrics, flooring, painting and decorating,. All general home maintenance jobs, fencing, guttering and roofing are also undertaken. W. Lee has the Queen Mother's Royal Warrant, so high standards and reliability are guaranteed. Fully insured and local authority approved. Free estimates and major credit cards accepted.

The Directory offers you a selection of some of the best businesses in Berkshire.

45 M.I. May Building Services
01344 306214
Reliable, competent builder. Loft conversions, extensions, carpentry, conservatories, home improvements, patios. Free estimates. Testimonials available. (**07956 412086**)

46 R. & J. May **0118 973 2198**
'Hollys', Church Lane, Finchampstead

Family business established in 1920; most business from recommendation. They've worked on many schools and churches – refurbishment of listed buildings a speciality. Also domestic building work, kitchens, bathrooms and conservatories. Federation of Master Builders, NHBC; Jim is a Chartered Civil Engineer.

47 Dominic Murphy **07000 560163**
26 Valerie Court, Bath Road, Reading
Fax: 0118 954 2177
E-mail: dominic@dwmurhphybuilders.co.uk
Web: www.dwmurphybuilders.co.uk
Dominic was recommended by one of the other good tradespeople, having completed his extension. Working on his own since 1985, he can tackle all aspects of building work including structural alterations and extensions. Has also completed decorative walling and driveways, both block paving and cobbled. Easy to contact. Well connected with other trades. (**07768 470201**)

48 Peter Rogers **0118 975 0648**
Reading-based Pete has been established for 16 years, dealing with all kinds of building work from home repairs, decorating, conservatories and patios to loft conversions and extensions. Most work from recommendations as Pete is a perfectionist who has built up a regular clientele willing to provide references. If you are looking for a polite, personal touch and a competitive price, please call. If he is beaten on price, you are beaten on quality.

49 Rumbolds **0118 944 2822**
Woodley-based Paul has regularly featured in **The Directory** and has many good references locally. Work increasingly includes building house extensions, but he also creates conservatories and fits replacement windows. Quality service at competitive prices guaranteed. Definitely worth getting a quote from him for that extra room. Undertakes all kinds of building work so talk to him about your specific needs.

50 Shear Interiors **0118 940 3275**
Lodge Cottage, Bath Road, Hare Hatch
General building and maintenance including carpentry, joinery, plumbing, heating, room-by-room refurbishments of kitchens, bedrooms and bathrooms. Extensions and loft conversions, including plans and applications to the local authority, and they carry out the work when you are ready. All work completed to high standards. Lots of recommendations for this efficient and versatile business. Speak to Erol or Alfie for advice or quotations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	4630
BUILDING CONTROL NUMBER	BN 2001/1235
APPLICANT/AGENT	Mr M. Forbes.
ADDRESS OF SITE	2 Ramsbury Drive EARLEY
DESCRIPTION OF PROPOSED WORK	2 storey side ext.

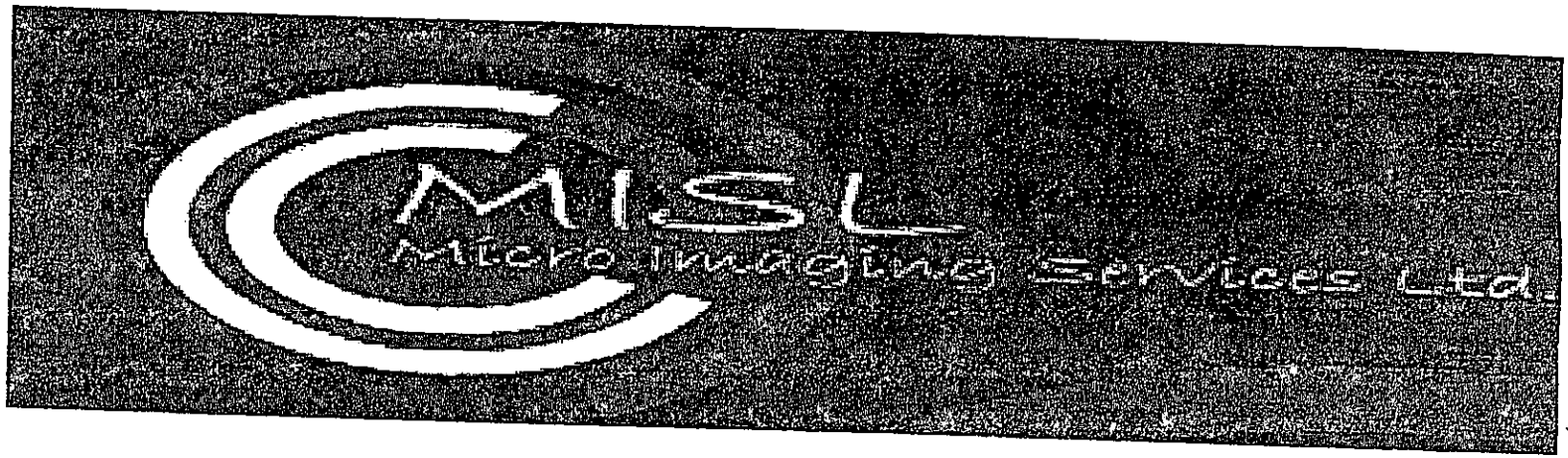
DRAWING NUMBERS	BC	DC
BLOCK PLAN	1374 10A	1374 10A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/10/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	25/1/02	

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	

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4630	HP
BUILDING CONTROL NUMBER	BN 2001/1235	Central
APPLICANT/~~AGENT~~	W M. Fowles	
ADDRESS OF SITE	2. Ramsbury Drive EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side/rear ext ^S/S	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no plans	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/10/01	
APPLIC.RECEIVED-NO DECISION		
[illegible]		
RAWINGS		
NCES ?		
	14/1/02.	

Await plans from BC. CD 17/12/01

Note on BC file that plans would be in before Christmas None sent CD 14/1/02

	REQUESTED	RECEIVED	REMINDER

NO PLANNING APPLICATION	

Applicationo	Name & Address
F/2001/4630	Mr P S Wakeford 17 Ramsbury Drive Earley READING RG6 7RT
F/2001/4630	Mrs Lalage Buckley 5 Ramsbury Drive EARLEY RG6 7RT

Application approved letter sent 11.10.01.

HP BBS

PLANNING SERVICES	HPT
FOL	TCS
DC	EHF
APP	
CS	
- 3 SEP 2001	
COPIES TO:	ACK: ✓
	FILE:

17, Ransbury Drive
Earley
Reading
Berks
RG6 7RT
31/8/01

Dear Sir

Planning Application No. F/2001/14630

I write to object to the above Planning Application on the following grounds :—

1. the ~~extention~~ is too large for the small family in residence and will change the nature of the plot and that part of the development.
2. the extension is not integral with the existing building and appears to be a separate Terrace House accessable from the side of the plot.
3. the names given to the new rooms are spurious so as to disguise point 2 above with random tags and duplicates of facilities that already exist in the property
   Why two Kitchens ?
   Why two Bedrooms ?
   Study and Dressing Rooms ?

This family conprive to cause a nuisance in the neighbourhood with loud / all night parties, a large loud dog which keeps us up at night and numerous vehicles parked often in dangerous positions on a tight bend.

Yours Concerned.
MR P. S. Wakeford

TOWN COUNCIL OBSERVATION SHEET

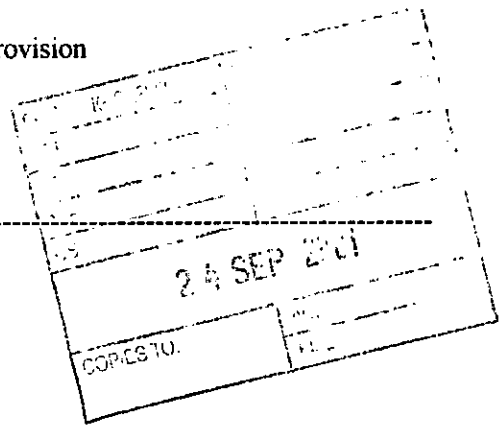
APPLICATION NO: F/2001/4630 PLANNING OFFICER: H. Pollock

PARISH: Earley

PROPOSAL: Additional Plans showing car parking provision

ADDRESS: 2 Ramsbury Drive

APPLICANT: M. Fowles



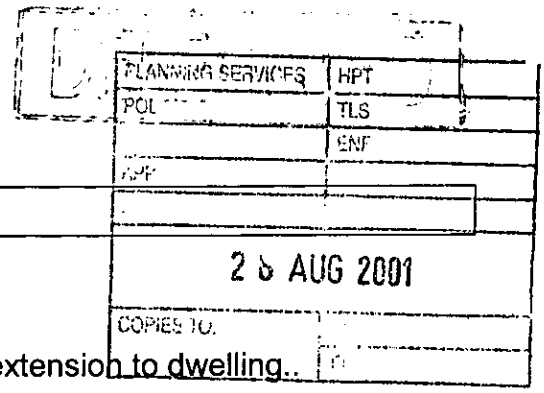
NO OBJECTION

SIGNED: _____ DATE: 20 SEP 2001

CLERK TO EARLEY TOWN COUNCIL

FROM: Helen Pollock

DATE: 17 August 2001



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4630

Proposal: Proposed erection of two storey side and rear extension to dwelling..

Site Address: 2, Ramsbury Drive, Earley, Reading.

Applicant: M Fowles C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 10/09/2001** .

NO OBJECTION

SIGNED: _____ DATE: 23 AUG 2001

Clerk To Earley Parish/Town Council.

Date: 03 September 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/4630

Location: 2, Ramsbury Drive, Earley, Reading.

Proposal: Proposed erection of two storey side and rear extension to dwelling.

Applicant: M Fowles C/O The Edwards Irish Partnership.

Case Officer: Helen Pollock

The new plans show the following: Car parking provision. Drawing no 1374/10A.

Comments are required by 13/09/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

CONDITIONAL APPROVAL

1, C049, R049.

2, The driveway is to be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

R: 1HS&C.

3, C122, R122.

4, Notwithstanding the plans submitted; C128, R128.

NOT

Adam Coggins 04/09/01

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 17 August 2001

Application Number: F/2001/4630

Proposal: Proposed erection of two storey side and rear extension to dwelling.

Parish: EARLEY TOWN

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

Applicant:
M Fowles C/O The Edwards Irish Partnership.

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 Highways have an additional plan (at least 1:200 scale) 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 existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam Coggins 22/8/01

Requested 24/08/01.

Date: 03 September 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/4630

Location: 2, Ramsbury Drive, Earley, Reading.

Proposal: Proposed erection of two storey side and rear extension to dwelling.

Applicant: M Fowles C/O The Edwards Irish Partnership.

Case Officer: Helen Pollock

The new plans show the following: Car parking provision. Drawing no 1374/10A.

Comments are required by 13/09/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. f/2001/4630(Planaps) / (Ludhouse) Date Rec. 30/08/01.

Location: 2 Ramsbury Dr

Parish Earley

Applicant:

Description of attached plans Additional plan showing Car parking provision.

Drawing No's: 1374/10A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☑
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER Helen P.

Consultations Sent by Admin. on 03.09.01

Yellow - Part One Copy
Green - Officer's Copy

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: theeip@virgin.net

HP

PLANNING SERVICES	HPT 47177
POL	ELS
DC HP	ENF
APP	
CS	
30 AUG 2001	
COPIES TO:	ACK:
	FILE:

The Planning Department
Wokingham District Council
Council Offices
Shute end
Wokingham
Berks

28 August 2001

4630 1

ADDITIONAL PLAN

For the attention of Helen Pollock

2 Ramsbury Drive Early

Dear Sirs

Please find enclosed six copies of drawing 1374/10A showing car parking provision for substitution in the current application.

Yours sincerely

John Irish

Received by Wokingham District Council

Application No: F/2001/4630

PROPOSAL:
Proposed erection of two storey side and rear extension to dwelling.

LOCATION:
2, Ramsbury Drive, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4630 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/09/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

17 August 2001

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

Tel: 0118 974 6480

Date: **17 August 2001**

My ref: F/2001/4630

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/2001/4630
2, Ramsbury Drive, Earley, Reading.
Proposed erection of two storey side and 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4630**
2, Ramsbury Drive, Earley, Reading.
Proposed erection of two storey side and 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 6480

Date: **17 August 2001**

My ref: F/2001/4630

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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Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4630**
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Proposed erection of two storey side and 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 6480

Date: **17 August 2001**

My ref: F/2001/4630

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/2001/4630
2, Ramsbury Drive, Earley, Reading.
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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4630**
2, Ramsbury Drive, Earley, Reading.
Proposed erection of two storey side and 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 AUG 2001	
Officer: HP	Application No. F/2001/4630

Map No. So. Site ...0.08.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
E) Proposed erection two storey side and rear extension to dwelling.

Location: 2 Ramsbury Drive

Parish: Farley. Ward: Redhatch.
17.8.01

Applicant:
M. Fowles.

Fee Received 0.00 Required ..... Additional ..... Refund .....
Resubmission F/2000/1807 Ref 69.00.

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 : 17.8.01.3 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
+ pls include all names + addresses on attached list

F/2000/1807 Mr J Tatton
Celador
21 Aldbourne Ave.
Earley
RG6 7DB

F/2000/1807 Mr R Iyer
13 Ramsbury Drive
Earley
RG6 7RT

F/2000/1807 Mr & Mrs Cotterile
11 Ramsbury Drive
Earley
RG6 7RT

F/2000/1807 Mrs S Bartlett
4 Ramsbury Drive
Earley
RG6 7RT

F/2000/1807 Dr C Lewis
27 Aldbourne Ave.
Earley
RG6 7DB

F/2000/1807 B Cook
7 Ramsbury Drive
Earley
RG6 7RT

F/2000/1807 T Hackwell
6 Ramsbury Drive
Earley
RG6 7RT

F/2000/1807 N L Morgan
45 Ramsbury Drive
Earley
RG6 7RT

F/2000/1807 Dr & Mrs D Collett
31 Ramsbury Drive
Earley
RG6 7RT

F/2000/1807 K Kirkwood
33 Aldbourne Avenue
Earley
RG6 7DB

F/2000/1807 F Lalage Buckley
5 Ramsbury Drive
Earley
RG6 7RT

F/2000/1807 Mrs S Bartlett
4 Ramsbury Drive
Earley
RG6 7RT

Applicationo	Name & Address
F/2000/1807	G Rowley 1 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Mrs J Pye 8 Ramsbury Drive Earley RG6 2RT
F/2000/1807	R Schwartz 41 Ramsbury Drive Maiden Erleigh RG6 7RT
F/2000/1807	Miss J Thick 19 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Mr I Phillips 38 Aldebourne Avenue Earley RG6 7DB
F/2000/1807	Dr G Charles & Mr I Alaeddinogld 9 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Mr S Mabere 15 Ramsbury Drive Earley RG6 7RT
F/2000/1807	Prof.R Dils 47 Ramsbury Drive Earley RG6 7RT
F/2000/1807	P Wakeford 17 Ramsbury Drive Earley RG6 7RT
F/2000/1807	J m & S Doyle 25 Aldbourne Avenue Earley RG6 7DB
F/2000/1807	J G Smith 3 Ramsbury Drive Earley RG6 7RT

F/2000/1807

F & P King
37 Ramsbury Drive
Earley
RG6 7RT

App. refused,
Letter sent 11/09/00

08. AUG. 2001 * 4630

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

06 August 2001

Ref: JI/FJ/1374

Dear Sirs,

RE: PROPOSED SIDE EXTENSION – 2 RAMSBURY DRIVE – EARLEY.

Please find enclosed a detailed planning application for a two-storey side and rear extension at the above property.

The application comprises the following documentation: -

1. Six copies of drawing no. 1374/10.
2. Six copies of the householder application form.
3. Certificate A.
4. No fee – The application is being made within 12 months of application ref: F/2000/1807 dated 06 September 2000.

The enclosed proposal is to extend the existing house for single-family occupation. It is much smaller than the previous application and sits back from the frontage to avoid a "terrace" appearance. The extension is now smaller than the extensions at no. 16 Ramsbury Drive.

I trust that this application will meet with your approval but please contact this office should you require any further information.

Yours faithfully

John Irish
Partner

. Encs.
Cc. Mark Fowles.

ADDRESS 2 RAMSBURY DRIVE PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/396/64	Mr. K. H. Smith	Sunroom	6/8/64	App. N
PD/377/70	"	GARAGE	6.8.70	APP N
29102	w/dr			
F/1999/0198	Mr M Fowles	Detached dwelling	29.2.00	Ref
F/2000/1807	"	2St/S + S/St/R	6.9.00	Ref

DATE OF COMPLETION

MINISTRY DECISION F/1999/0198 - APPEAL DISMISSED - 05/10/00 - mr fowles

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

08. AUG. 2001 4630

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, RG11 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 0734 778763.

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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	M. FOWLES
	ADDRESS	2 RAMSBURY DRIVE
		EARLEY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH P'SHIP
	ADDRESS	36 LONGBOROUGH ROAD
		WOKINGHAM
		BERKS
	POST CODE	RG40 2BT Tel. No 0118-9674403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	2 RAMSBURY DRIVE
		EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE AND
		REAR EXTENSIONS

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 — 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) ✓
If no fee is payable please say why below

12 MONTHS AT PREVIOUS DECISION
SEE COVERING LETTER

(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 [signature] ON BEHALF OF M. Fowle

DATE 8 Aug 2001.