APPLICATION NO:
F/2002/5783

LOCATION:
20 Finstock Close, Lower Earley Reading.

APPLICANT:
Mr J Glen Macdonald

PROPOSAL:
Proposed first floor side extension to dwelling

CE: 4/03/02

EARLIEST DATE FOR DECISION: **28/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
27/03/2002

CASE OFFICER: **Phillip Taylor**

904

D1

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Glen Macdonald
20 Finstock Close
Earley
Reading
Berks
RG6 4JX

Application Number: F/2002/5783

Parish: **EARLEY**

Location: **20, Finstock Close, Lower Earley, Reading.**

Proposal: **Proposed first floor side 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 shall be widened to 4.8 metres.

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 interests of highway safety and convenience.

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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 26/03/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

5171 Refused.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	~~5~~ 5783 ~~HE~~ PT
BUILDING CONTROL NUMBER.	FY 2002/3013 South
APPLICANT/~~AGENT~~	Mr G. Macdonald
ADDRESS OF SITE	20 Rivelock Close Lower EARLEY
DESCRIPTION OF PROPOSED WORK	First floor side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 15/4/02	Rec'd 30/11/02.
ELEVATIONS	— no side elevation	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	22/4/02.	

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	

PLANNING SERVICES	HPT
POL	TLS
DC PT	ENF
APP	
CS	
20 MAR 2002	
COPIES TO	ACK: ✓
	FILE:

19 March 2002

Your Reference : Phillip Taylor
F/2002/5783

19 Finstock Close
Lower Earley
Reading RG6 4JX

Tel.No. 0118-975-2418
or 07774-196694

Phillip Taylor
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Taylor

Application No. F/2002/5783
Site Address 20 Finstock Close Lower Earley Reading
Proposal Proposed first floor side extension to dwelling

Further to our previous letters, we are writing enclosing a diagram that we believe highlights the extensive loss of sunlight and amenity value that would occur as a result of the proposed development, where both the front elevation and roof height remain unchanged from the previous applications.

As you will see, about **50%** of our rear garden and patio area are adversely affected.

For the sake of clarity, would you please note that our original letter continues to detail **all** of the points that we would like considered please.

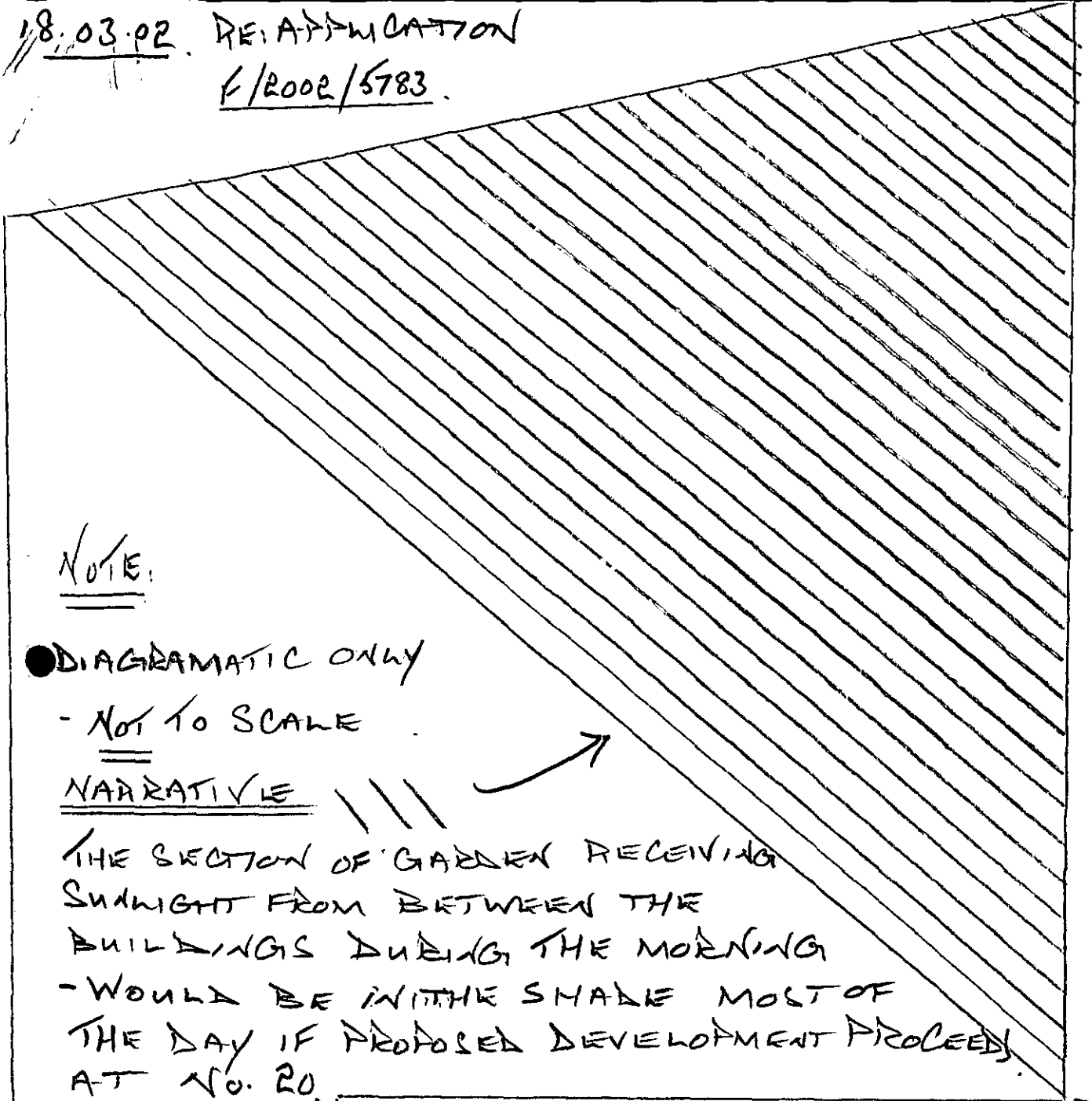
Many thanks

Yours sincerely

R J Stevens K Clark D A Stevens M C Stevens

Enc.

18.03.02 RE: APPLICATION
F/2002/5783.



NOTE:

- DIAGRAMATIC ONLY
- NOT TO SCALE

NARRATIVE

THE SECTION OF GARDEN RECEIVING SUNLIGHT FROM BETWEEN THE BUILDINGS DURING THE MORNING
- WOULD BE IN THE SHADE MOST OF THE DAY IF PROPOSED DEVELOPMENT PROCEEDS AT NO. 20.

(REAR)

19 FINSTOCK CLOSE.

PLANNING SERVICES	INIT
POL	TLS
DC	ENF
APP	
GS	
20 MAR 2002	
COPIES TO	ACK
	FILE

(FRONT)

20 FINSTOCK CLOSE

09 March 2002

Your Reference : Phillip Taylor
F/2002/5783

PLANNING SERVICES	H54065
POL	ILS
DC PT	ENF
APP	Tel
CS	
11 MAR 2002	
COPIES	

19 Finstock Close
Lower Earley
Reading RG6 4JX

No. 0118-975-2418
or 07774-196694

Phillip Taylor
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Taylor

Application No. F/2002/5783
Site Address 20 Finstock Close Lower Earley Reading
Proposal Proposed first floor side extension to dwelling

Thank you for making the time to talk to me on the telephone yesterday.

As discussed, since both the front elevation and roof height remain unchanged from the previous applications, the overall effects and impact of the proposed development are broadly the same as before. Our Patio area and garden generally would suffer extensive loss of both daylight and sunlight, and the amenity value would be greatly reduced. In particular, the sun currently shines between the buildings in the morning and this would no longer be possible, resulting in our garden being very shaded for most of the day.

A copy of our original letter detailing all of the points that we would like considered is enclosed and, in view of the potentially very pronounced affects on us and our home, we would ask please that you arrange to visit us in order to consider these factors on site prior to a decision being made.

Whilst you advised me that you have visited and spoken to Mr Macdonald, we feel that a true appreciation of the impact on ourselves would be difficult to achieve without also visiting our property.

We trust that you will understand our view, and look forward to hearing from you.

Many thanks

Yours sincerely

R J Stevens

Enc.

20 February 2002

19 Finstock Close
Lower Earley
Reading RG6 4JX

Tel.No. 0118-975-2418

Your Reference : Phillip Taylor
F/2002/5783

Copy

Phillip Taylor
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Taylor

Application No. F/2002/5783
Site Address 20 Finstock Close Lower Earley Reading
Proposal Proposed first floor side extension to dwelling

Thank you for your letter dated 04 February concerning the above.

We have viewed the plans submitted and wish to comment on the above Planning Application.

The proposed full height first floor side extension would be less than a metre from our home and extend beyond the back of our house. As a result, we would suffer loss of privacy and extensive loss of both daylight and sunlight as follows:
- we believe that there is a line of sight from the new front bedroom into our en-suite, just over a metre away.
- our en-suite would be almost completely obscured by the extension.
- one of our Bedrooms and the Dining Room would suffer loss of daylight and sunlight.
- the Patio area and garden generally would suffer extensive loss of both daylight and sunlight, and the amenity value would be greatly reduced. In particular, the sun currently shines between the buildings in the morning and this would no longer be possible, resulting in our garden being very shaded for most of the day. We feel that, in addition to the various planning policies referred to in previous decisions, Section LBE5 of the Loddon Area Local Plan might also be applicable.

In addition :
- with so little space between the properties, the terracing effect on the front elevation would adversely impact upon the street scene in an area of detached housing
- a local reputable Estate Agent has advised us that there would be a material adverse effect on the value of our property.

Since both the front elevation and roof height remain unchanged from the previous applications, the overall effects and impact of the proposed development are broadly the same as before. In our opinion the proposed development continues to be overbearing, overshadowing and unneighbourly and, by virtue of it's siting and size, adversely affects the character of the area - as determined in the previous decisions to refuse permission.

In view of the very pronounced affects (above) on us, our home and the neighbourhood, we would ask please that you arrange to visit us in order to consider these factors on site prior to a decision being made.

Could we advise that, if the matter were to go before a committee, we would wish to attend and speak please.

We look forward to hearing from you.

Many thanks

Yours sincerely

R J Stevens K Clark D A Stevens M C Stevens

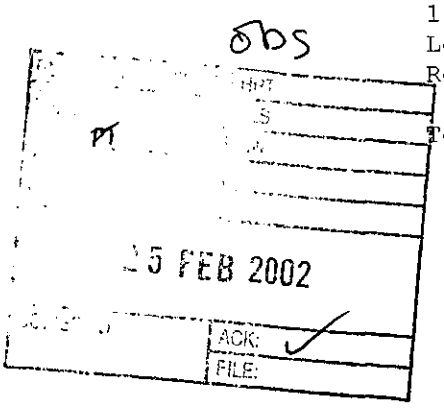
cc Town Clerk : Earley Town Council

20 February 2002

19 Finstock Close
Lower Earley
Reading RG6 4JX

Tel.No. 0118-975-2418

Your Reference : Phillip Taylor
F/2002/5783



Phillip Taylor
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Taylor

Application No. F/2002/5783
Site Address 20 Finstock Close Lower Earley Reading
Proposal Proposed first floor side extension to dwelling

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In view of the very pronounced affects (above) on us, our home and the neighbourhood, we would ask please that you arrange to visit us in order to consider these factors on site prior to a decision being made.

Could we advise that, if the matter were to go before a committee, we would wish to attend and speak please.

We look forward to hearing from you.

Many thanks

Yours sincerely

R J Stevens K Clark D A Stevens M C Stevens

cc Town Clerk : Earley Town Council

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 04 February 2002

Application Number: F/2002/5783

Proposal: Proposed first floor side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
20, Finstock Close, Lower Earley, Reading.

Applicant:
Mr J Glen Macdonald .

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).

1/ Driveway to be a minimum of 4.8 metres wide.

2/ C049, R049.

3/ C122, R122.

Signed: _____ **Print name:** ADAM 7/2/02

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Phillip Taylor Development Control	Your Ref:	F/2002/5783
From:	Tom Payne Environmental Heath	My Ref:	20016992
		Date.	11 February 2002

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING.

20 FINSTOCK CLOSE, EARLEY.

These proposals have been evaluated and I have no environmental health objections to this application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

FROM: Phillip Taylor

DATE: 04 February 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5783

Proposal: Proposed first floor side extension to dwelling..

Site Address: 20, Finstock Close, Lower Earley, Reading.

Applicant: Mr J Glen Macdonald .

Your observations are required in respect of this application **by 28/02/2002** .

Councillors could not see any appreciable difference between this latest proposal and previous applications on the site, and could see no reason to object.

PLANNING SERVICES	RPT
POL	DLS
DC	STIF
APP	
CS	
18 FEB 2002	
COPIES TO	ACK
	FILE

SIGNED: _____ DATE: 14 FEB 2002

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2002/5783

PROPOSAL:
Proposed first floor side extension to dwelling.

LOCATION:
20, Finstock 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 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 quote application number F/2002/5783 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/02/2002. 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

04 February 2002

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

Tel: (0118) 974 6444

Date: **04 February 2002**

My ref: F/2002/5783

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5783
20, Finstock Close, Lower Earley, Reading.
Proposed first floor side 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5783**
20, Finstock Close, Lower Earley, Reading.
Proposed first floor side 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**********

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

Tel: (0118) 974 6444

Date: **04 February 2002**

My ref: F/2002/5783

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Dear Councillor

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20, Finstock Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling.

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If you have any questions please do not hesitate to contact **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5783**
20, Finstock Close, Lower Earley, Reading.
Proposed first floor side 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 6444

Date: **04 February 2002**

My ref: F/2002/5783

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5783
20, Finstock Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling.

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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 **Phillip Taylor** on **(0118) 974 6444.**

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5783**
20, Finstock Close, Lower Earley, Reading.
Proposed first floor side 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**********

Applicationo	Name & Addres
F/2002/5783	R J Stevens and Pet[illegible] 19 Finstock Close Lower Earley Reading RG6 4JX
Application Approved	Letters sent 03.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5783

Applicant : Mr J Glen Macdonald .

Location : 20, Finstock Close, Lower Earley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 5/03/02

Date Registered : 30/01/2002

Earliest Date for Decision : 28/02/2002

Latest Consultation Date/Site Notice Expiry Date : 28/02/2002

This application will have expired on: 27/03/2002. 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 - Condtional Approval
Early Town Council - No objection
Neighbours (No. 19) - Object on grounds of overshadowing of garden
visually impacts on value of their property
Environmental Health - No objections.

Planning Issues :

Impact on : Character of the area
Neighbour Property
Highways

Policy Used : LBE1, 2
WOS3, WBE1
LD3

Application Number: F/2001/ 5783 – 20 Finstock Close, Earley

Appraisal

The application property is a detached house located on the north side of Finstock Close in the identified settlement of Earley. The dwelling is situated on a corner plot at the junction of Adwell Drive and Finstock Close. The neighbouring property is the adjacent No.19 which is set forward by 4.0m.

The proposal is for a first floor side extension above the garage to accommodate a new bedroom and extend an existing bedroom. The roof runs at ridge height with a gable end. The extension is inset from the rear building line by 2.2m. A mono-pitched roof would cover the single storey element.

There have been two previous applications for an extension at No.20 (F/2001/4593 & F/2001/5171) Both were refused on the grounds of being overbearing and over shadowing. F/2001/4593 proposed that the two storey element came level with the rear building line whilst F/2001/5171 proposed a 1.0m inset from the building line. The latest application proposes a 2.15m inset.

Impact on Neighbouring Properties

No.19 is the only neighbour to be potentially effected by the extension. The two properties are separated by a passage (2.5m). No.19 has two bedroom windows set in the rear elevation and an en-suite window on the first floor side.

The neighbours have written a number of objection letters regarding the overshadowing of their garden and the negative impact on their property's value. The impact on property prices is however not a planning issue and although it is accepted that there will be some overshadowing of the garden of No.19 but in this case does not warrant refusal of the application.

This application has the two-storey element inset by 2.15m from the building line. It would still project by 1.7m forward of the rear building line of no.19 and maintain the 2.5m gap between the properties. The proposal complies with council day-lighting standards with respect to the bedroom windows of 19. The recess not only serves to allow light into the rear windows of 19 but also to reduce the mass of the extension and mitigate the overbearing impact.

The proposal is therefore considered not to have adverse impact on the amenity of the residents of No.19 in terms of overlooking, overshadowing or through being overbearing.

Impact on the character of the area

The proposal will be visible from the street but it would not project any further forward or raise the existing roofline. Therefore it is considered not the harm the character of the streetscene.

Highways

The highways department have no objection to the proposal and only require that the driveway be widened to 4.8m and the garage be retained for vehicle parking.

√ Approval

Application Number F/2002/5783
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	
4	C122	R122	
5			Driveway widened to 4.8m is in the interest highway safety and convenience.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOK3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 26.3.02

RECORD OF SITE VISIT

SITE ADDRESS: 20 Finstock Close Lower Earley Reading. APPLICATION NUMBER: F/2002/5783	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

corner pit at entrance of Finstock / Adwell Drive

mod density mixed residential

3. DESCRIPTION OF SITE/BUILDING

detached 3 bed single integral garage. catalogue out one porch above garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

19 Finstock separated by a passage set forward of 20 1.5m. levels same

19 - ensuite window on 1st floor.

19 - passage = 1.2m - set back 3m from new building line.

5. SITE CONSTRAINTS

45° line - claimed to be O.K

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/5783	Map No : 58
Case Officer : PT	Site Area : 0.02
Valid Date : 30/01/02	Received Date: 30/01/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 20, Finstock Close, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr J Glen Macdonald .

Fee Required: £0 Fee Received: £0 resubmission 2001/5171 - refused.

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

SH + see map .....

+ attached list of names & addresses .....

No new pre-apps

30.JAN.2002 5783

Applicationo	Name & Address
F/2001/5171	Paul Stevens David Stevens 19 Finstock Close LOWER EARLEY RG6 4JX
F/2001/5171	R J Stevens K Clark 19 Finstock Close LOWER EARLEY RG6 4JX
Application Refused	Letters sent 02.01.02

WOKINGHAM UNITARY
Aiming for Excellence

5783

Environmental Services

For office use only.
Application number: 30.JAN.2002* 5783

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR J. GLEN MACDONALD 20 FINSTOCK CLOSE LOWER EARLEY READING, RG6 4JX 01189 756880
2	Agent's Name Address and postcode Phone number	N/A
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 FIRST FLOOR EXTENSION TO EXISTING PROPERTY.
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.	Heatherbrick & dark stained timber to match existing property
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: 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:	11(b) Resubmission of planning application F/2001/5171	
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

Date 29/01/02

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

1764

MASTER CARD FOR

ADDRESS FINSTOCK CLOSE PARISH EARLEY

PLOT No. PART AREA MM - ADJ. NO ORD. SHEET No. SU 75 70 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945		LONDON EARLEY PLAN		APP
01235/95		ROADS		CLA
24999	MCLEAN	2 HOARDINGS	19.5.86	CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 314/86

DRAINAGE

1764

ADDRESS 20 FINSTOCK CLOSE PARISH EARLEY

PLOT No. 26 PART AREA MM - ADJ. NO ORD. SHEET No. SU 75 70 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22983	MCLEAN HOMES	DET. HOUSE & GARAGE	22.5.85	CLA
BR24340	"	"	28.5.85	APP
34307			21.12.89	CLA
BR7842	J. MACDONALD	GARAGE / BREAST RM.	6.9.89	APP
F/2001/4593	"	1st Floor & S/st Side ext	26.9.01	REF
F/2001/5171	Mr. J. Macdonald	1st Fl/S ext.	17.12.01	REF
F/2002/5783	"	1st Fl/S ext.		

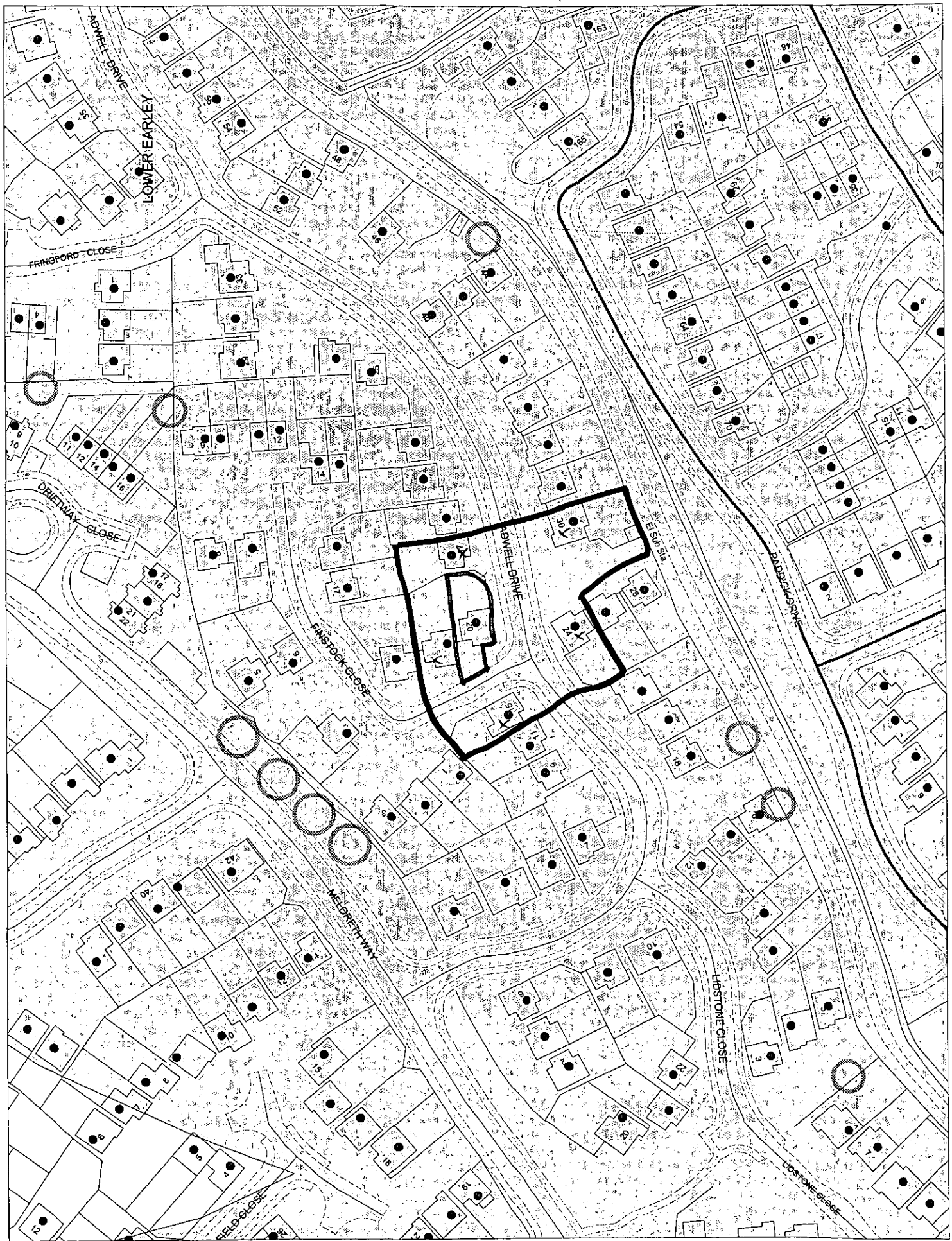
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

30.JAN.2002* 5783



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Development Control Section, Environmental Services, Wokingham District Council.

1 February 2002

Scale: 1 : 1250

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