

SYSTEMS LTD

APPLICATION NO:
F/2000/1747

LOCATION:
6 Doddington Close, Lower Earley Reading.

APPLICANT:
Ms Godwin C/O MR E Bolton

PROPOSAL:
Proposed single storey side extension to dwelling

EARLIEST DATE FOR DECISION: **17/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms Godwin
C/O MR E Bolton
16 Winterberry Way
Reading
Berks
RG4 7XA

Application Number: F/2000/1747

Parish: **EARLEY**

Location: **6, Doddington Close, Lower Earley, Reading.**

Proposal: **Proposed single storey 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 resemble 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
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 LBE1 and LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 30/08/2000

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1747	JM
BUILDING CONTROL NUMBER	6/2000/0748	Nick
APPLICANT/AGENT	W E. Bolton.	
ADDRESS OF SITE	6. Doddington Close Lower EARLEY.	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	rec'd 14/6/00	rec'd 14/6/00.
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	4/9/00	

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	

Application Number F/2000/1747
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C014	R014	
		N16	Loddon Area Local Plan LBE1,
			& LBE2,
			WDLP - WOS3, WBE1.

A Cronin

30/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 6 Doddington Close Lower Earley Reading.

APPLICATION NUMBER: F/2000/1747

OFFICER: Joss Miller

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes garage door 18/7

2. DESCRIPTION OF SURROUNDINGS

Modern housing estate of detached and semi-d. houses.

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

7. 1·8m fence on boundary.

Street scene large laurel hedge on boundary.

5. 1·8m fence. Thorn hedge.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 spaces.

LEVELS —

BOUNDARY TREATMENT 3m laurel hedge and 1·8m hedge

OTHERS

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1747**

6, Doddington Close, Lower Earley, Reading.

Proposed single storey side extension to dwelling

~~I wish this application to be listed~~ should the officers recommendation be for ~~and my reason(s) are~~ please contact me

Signed: _____

Councillor Rolls

Date: 11/7/00

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1747

Applicant : Ms Godwin C/O MR E Bolton.

Location : 6, Doddington Close, Lower Earley, Reading.
Proposal : Proposed single storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		28/6

Date of Neighbour Notifications : 23/6/00

Date of Site Visit : 28/6

Date Registered : 14/06/2000

Earliest Date for Decision : 17/07/2000

Latest Consultation Date/Site Notice Expiry Date : 17/07/2000

This application will have expired on: 09/08/2000. 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 TC - No objection
Env Agency - No objection
Env Health - No objection
Highways - garage too small
Landscape - No objection

Planning Issues :
Effect on street scene & neighbouring properties DBEI.
Identified settlement.

Application Number: F/2000/1747

Appraisal :

This application is for a single storey side extension.

Neighbours.
The extension will be largely obscured from No 5 by the main footprint of the applicant's house. It will be 12m from No 7 and is, therefore, a sufficient distance for any impact regarding overbearing overshadowing and privacy issues to be minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.
The side extension is 3.0m wide, 7.0m long, 2.1m to the eaves and 3.0m to the ridge. The roof is a lean-to and the proposal is situated 4m from the boundary at the nearest point. There is a 1.8m fence on the boundary & a limited hedge. Some of this will have to be removed, however, this is not considered to have sufficient detrimental impact on the street scene to warrant a refusal. The extension is of a modest size and the design is appropriate to the character of the area. There are sufficient parking spaces to satisfy Council policies.

Recomendation : Approval: ☒ **Refusal:** ☐
(tick appropriate box)

FROM: Joss Miller

DATE: 23 June 2000

RECEIVED
PLAN
POL
DC
APP
CS
COPIES

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1747

Proposal: Proposed single storey side extension to dwelling

Site Address: 6, Doddington Close, Lower Earley, Reading

Applicant: Ms Godwin C/O MR E Bolton.

Your observations are required in respect of this application **by 17/07/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

Our ref: SP\2000\001952/001
Your ref: F/2000/1747

Date: 27th June 2000

ENVIRONMENT AGENCY 31296

25CM

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Joss Miller

Dear Sir

PROPOSED SINGLE STOREY SIDE EXTENSION AT 6 DODDINGTON CLOSE, LOWER EARLEY

Thank you for your letter dated 23 June 2000 which was received on 26 June 2000. You are asked to quote the following reference in any correspondence: SU77SE/1/8. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 755 702	213m	Reading University

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. Mr E. Bolton, 16 Winterberry Way, Reading RG4 7XA

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Joss Miller, Planning

My Ref: JPE/aky

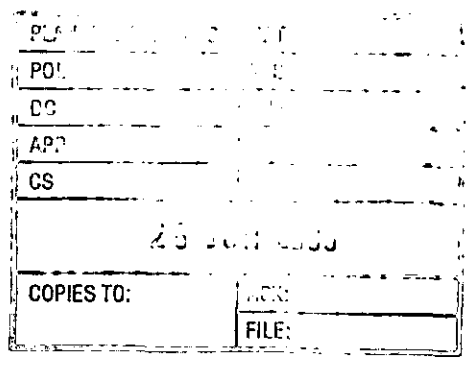
Your Ref:

Date: 28 June, 2000

PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING
LOCATION: 6 DODDINGTON CLOSE, EARLEY
APPLICATION NO. F/2000/1747

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

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing



HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 23 June 2000

Application Number: F/2000/1747

Proposal: Proposed single storey side extension to dwelling

Parish: EARLEY TOWN

Site Address:
6, Doddington Close, Lower Earley, Reading.

Applicant:
Ms Godwin C/O MR E Bolton.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for ~~the~~ reason(s) ~~**stated below**~~;
2) ☑ ~~Recommend approval but~~ with ~~condition(s)~~ & reason(s) **stated below**;
3) ☐ ~~Recommend approval~~ with **no** condition(s) or reason(s).

Comments

The applicant should be made aware that the proposed garage does not meet our standards, and can not be used to park a vehicle within. The dimensions of the garage ~~shall~~ and other parking should be as follows.

2.5 x 5m = Garage internal (min)
2.4 x 5.5m = In front of garage (min).
2.4 x 4.8m = Car parking space.

Signed: Charles. **Print name:** Stephanie Knowles.

03/07/00.

TO: **DEVELOPMENT CONTROL**
Joss Millar

FROM: Environmental Design

DATE: 25th July 2000

Location: 6 Doddington Close Earley

Proposal: Proposed single storey side extension to dwelling

Application Number: F/2000/1747

In response to your consultation dated 10th July 2000 for the above application, the landscape comment is as follows:

> The application is acceptable and will fit with the locality. The small ornamental tree shown on the application plan is of no significance in the street scene.

Patricia Green

Patricia Green
Landscape Consultant

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

Tel: (0118) 974 6463

Date: **23 June 2000**

My ref: F/2000/1747

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/2000/1747
6, Doddington Close, Lower Earley, Reading.
Proposed single storey 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1747**
6, Doddington Close, Lower Earley, Reading.
Proposed single storey 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**********

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

Tel: (0118) 974 6463

Date: **23 June 2000**

My ref: F/2000/1747

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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6, Doddington Close, Lower Earley, Reading.
Proposed single storey 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 6463

Date: **23 June 2000**

My ref: F/2000/1747

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/2000/1747
6, Doddington Close, Lower Earley, Reading.
Proposed single storey side extension to dwelling

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1747**
6, Doddington Close, Lower Earley, Reading.
Proposed single storey 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**********

Received by Wokingham District Council

Application No: F/2000/1747

PROPOSAL:
Proposed single storey side extension to dwelling

LOCATION:
6, Doddington Close, Lower Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/07/2000. 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

23 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 JUN 2000
Officer: JM	Application No. F/2000/1747

Map No. 58.. **Site** 0:03.....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

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

Location: 6 DODDINGTON CLOSE

Parish: EARLEY Ward: Redhatch

23.6.2000

Applicant: MS GOODWIN

Fee Received 95-00 (15) 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 : 23.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓
Conservation Officer .....
Environmental Health 250m beyond
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
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 + S. 7, 10, 33 + 34 DODDINGTON CLOSE

Environmental Services

For office use only. Application number:	14.JUN.2000* 1747

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	MS. J. GOODWIN
	Address and postcode	6, DODDINGTON CLOSE LOWER EARLEY READING RG6 4BJ.
	Phone number	9313000
2	Agent's Name	MR. E. BOLTON
	Address and postcode	16, WINTERBERRY WAY. READING RG4 7XA
	Phone number	9473250
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.	6 DODDINGTON CLOSE LOWER EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION.

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.	BRICKS TO MATCH EXT'G ROOF TILES TO MATCH EXT'G	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑	No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑	No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MS J. GOODWIN

Date 14/6/2000

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

ADDRESS 6 DODDINGTON CLOSE PARISH EARLEY

PLOT No. 125 AREA PI LOWER EARLEY ORD. SHEET No. SU.7570 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18052	BRYANT	DET. HOUSE & GARAGE	23.9.82	N/A CIA
BR 19463	"	"	17.11.82	APP N/A
26880 }		ALTS. TO EX. FENCE LINE &	23.1.87	CIA
BRA 1829 }	MPS NICHOLSON	S/ST. EXTENSION	10.11.86	APP
FP97/6939	Ms. J. Goodwin	Garage Conv.	28.11.97	APP
97/66479/F	"	"	19.1.98	C/A

DATE OF COMPLETION

MINISTRY DECISION

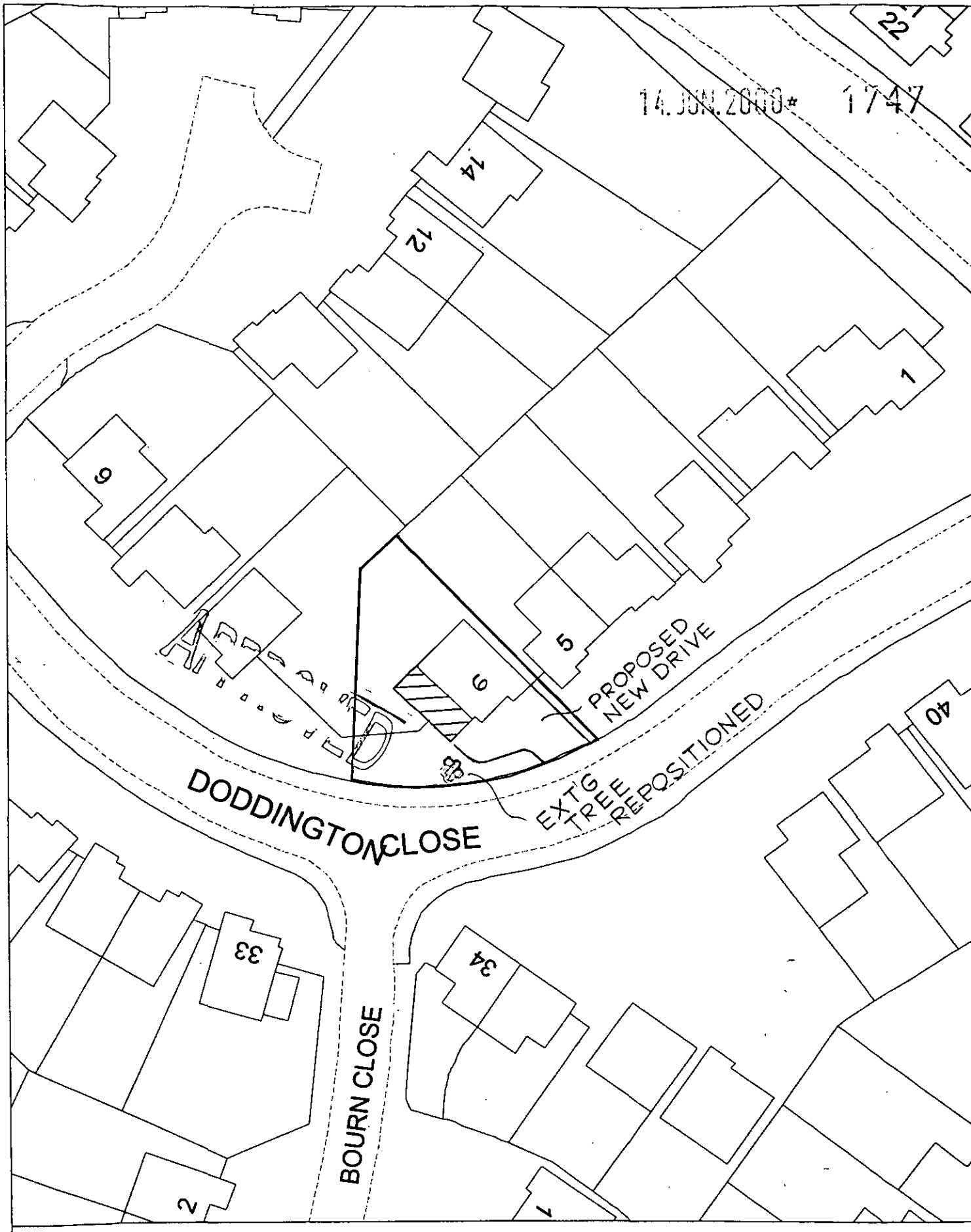
SPECIAL ORDERS

DRAINAGE

091074

PD Enquiry for Garage Conversion PP reqd – 1/9/97

14.JUN.2000* 1747



Site Plan, Scale: 1 to 500

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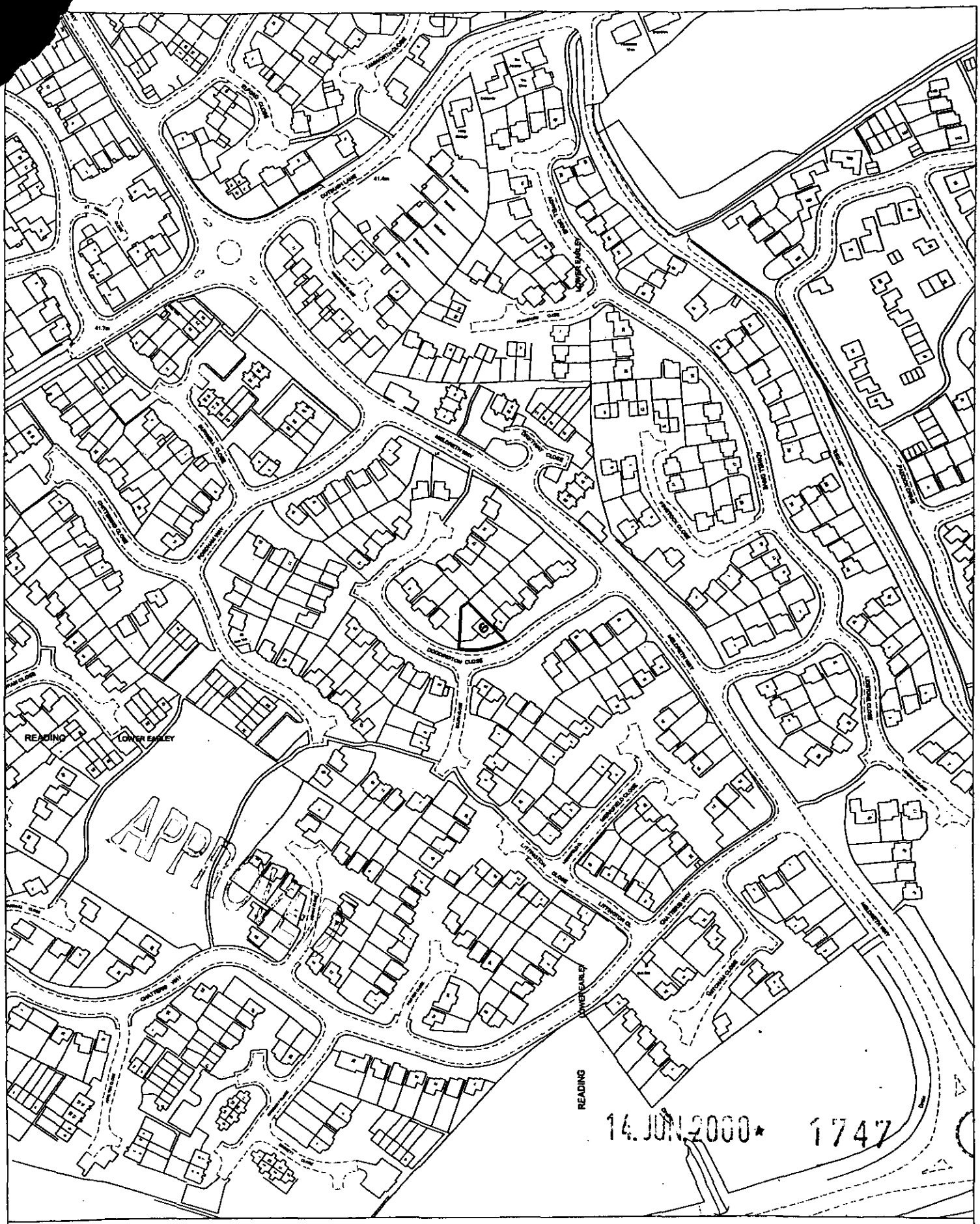
Date: 31 May 2000

N W E S



Site Plan, Scale: 1 to 2500

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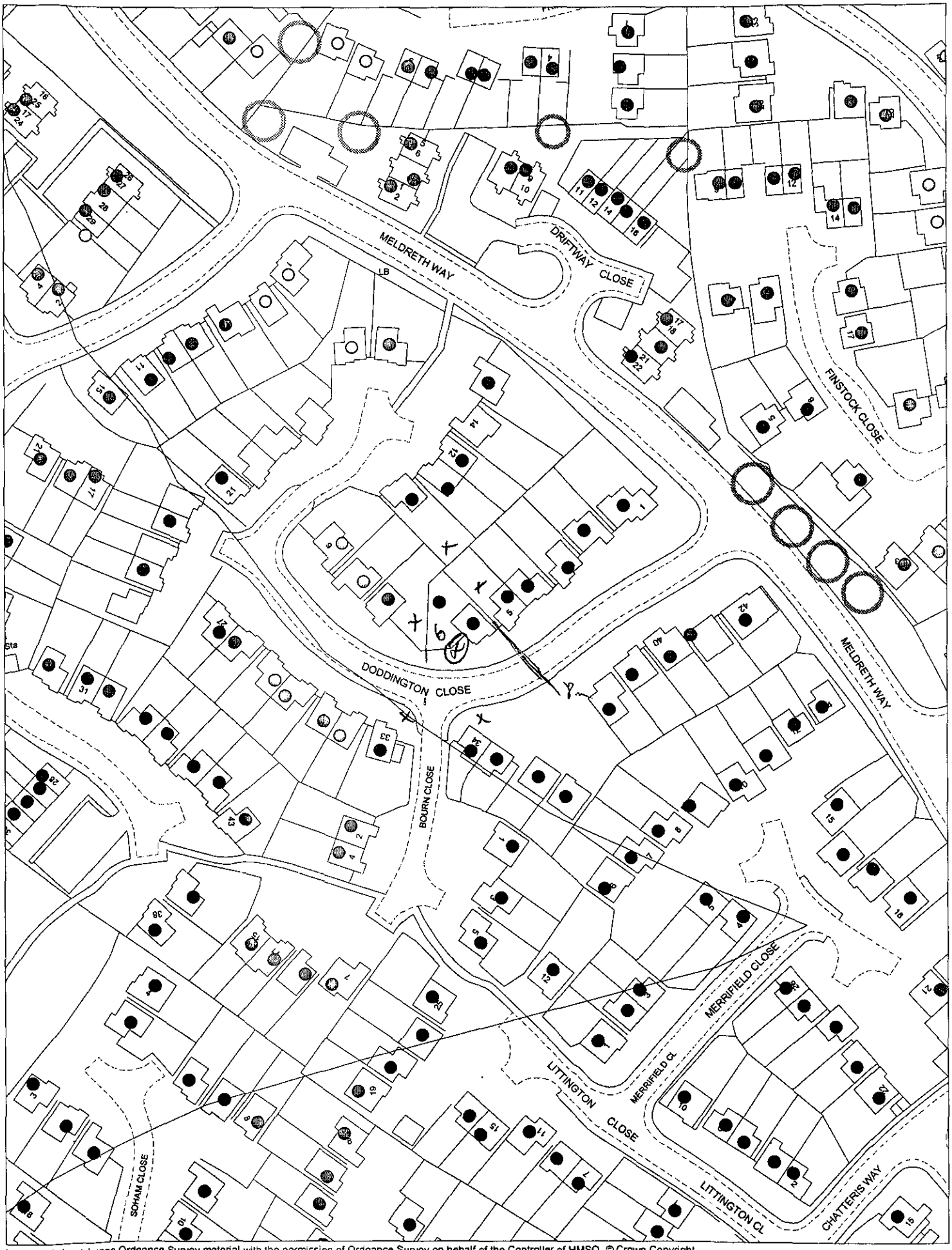
Date: 31 May 2000

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

16 June 2000

Scale: 1 : 1250

N
W E
S

14.JUN.2000* 1747