APPLICATION NO:
F/2001/3617

LOCATION:
9 Pasture Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs Goddard C/O Romar Building Design And Services

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **29/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

30

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Goddard
C/O Romar Building Design And Services
170a Reading Road
WOKINGHAM
Berkshire
RG41 1LH

Application Number: F/2001/3617

Parish: **EARLEY**

Location: **9 Pasture 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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) no additional windows or similar openings shall be constructed in the flank wall or above in the roof slope in the south-west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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
6. Prior to occupation of the extension hereby permitted the driveway shall be widened to a minimum of 7.2 metres and surfaced with a bonded material, and retained for the parking of vehicles associated with the dwelling thereafter.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

Informative
1. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

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

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LTV1, LTV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 14/05/2001

Notice checked by: C Hurst

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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 23 October, 2001
My ref. BC/DC/2001/3617

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs M Goddard
c/o Romar Building Design & Services
170A Reading Road
Wokingham
RG41 1LH

Dear Sirs

PLANNING PERMISSION 2001/3617
SITE: 9 PASTURE CLOSE, LOWER EARLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3617 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANDREW THORLEY
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3617	AT
BUILDING CONTROL NUMBER.	BR 2001/2140 South	
~~APPLICANT~~/AGENT	Romac	
ADDRESS OF SITE	9 Pasture Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	ROM/01/053/02A	ROM/01/053/02
ELEVATIONS	ROM/01/053/01A	ROM/01/053/01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/8/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3617

Applicant : Mr & Mrs Goddard C/O Romar Building Design And Services.

Location : 9, Pasture Close, Lower Earley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		01/05/01

Date of Neighbour Notifications : .....

Date of Site Visit : 01/05/01

Date Registered : 22/03/2001

Earliest Date for Decision : 29/04/2001

Latest Consultation Date/Site Notice Expiry Date : 29/04/2001

This application will have expired on: 17/05/2001. 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 PC: ~~No Comments Received~~ comments received / to considered application should removed due to insufficient parking space on site!

Neighbours: No Comment received

Highways: Comments by 10/05/01
recommend additional condition to meet requirement.

Planning Issues : (Identified settlement)

1) neighbours
2) Street scene
3) Highways

Application Number: F/2001/3617

Appraisal:

The proposal is for a first floor side extension, which will be located directly above the existing garage and utility room. It will have a metre set back at first floor level from the front elevation and a metre set back from the rear elevation. At first floor level it will be 2.8 metres wide and will be 6.9 metres deep. It is proposed that the eaves height of the hipped pitched roof will be 5.4 metres with ridge height 6.8 metres, which will match the existing main roof.

The existing lean to pitched roof over the garage will remain at the same pitch so to accommodate the first floor extension.

On the front and rear elevations a new bedroom window will be inserted at first floor level. It is considered that these two windows will not overlook neighbouring properties.

1) Impact on neighbouring properties

No. 10, to the southwest, 2-storey detached house with integral garage at side nearest to proposal. Footprint set at slight angle to No. 9 and further back from the road. Main windows at ground floor and at first floor face front and rear gardens, there are no windows on flank elevation. Therefore due to the orientation and boundary treatment it is considered that the occupants of this property will not be affected.

No. 8, to the northeast, 2-storey detached house. Due to its position and orientation, the occupants of this property will not be affected by the proposal.

Due to the position of the proposal, the occupants of the properties to the rear will not be affected.

2) Impact on street scene /visual impact.

The design and materials proposed would match the existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Earley Town /Parish Council considered that this application should be ~~removed~~ refused, since it was felt that there would be insufficient parking on the site.

There is currently parking space for 3 no. vehicles, at the property, one in the garage, and two on the existing front driveway. The Highway Section require that the driveway be widened to a minimum of 7.2 metres so to provide an additional parking space on part of the front grassed area. This is a relatively modern housing estate of detached properties all with open plan frontages facing a shared access drive. It is considered that this will have a minimal impact on the street scene.

3) Highways

Conditional Approval

Recommendation : Approval: [✓] **Refusal :** [ ]
(tick appropriate box)

Application Number F/2001/3617
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
	1. COO1	ROO1	Full Permission – 5 Years
	2. CO12	RO12	External Finishes to Match
	3. CO44	RO44	No Windows To Be Inserted "flank wall or above in the roof slope" in the "south west" elevation of the extension.
	4. CO49	RO49	Garage to be retained for vehicle parking
	5. C122	R122	parking and turning area before occupation
6.	Informatives		
	NO4	Planning Permission Only (Not BR Approval)	
	NO6	Within Curtilage	
			Prior to occupation of the extension hereby permitted
Condition:		~~The Highway Authority recommend~~	
		~~that~~	the driveway shall be widened
		to a	minimum of 7.2 metres
		and	surfaced with a bonded
			material, and retained for the parking of vehicles
Reason:			associated with the dwelling thereafter.
		R126	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LTV1/6
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES:~~

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

Date: 14/5/01

RECORD OF SITE VISIT

SITE ADDRESS: 9 Pasture Close
Lower Earley Reading.

APPLICATION NUMBER: F/2001/3617

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 01/05/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp post

2. DESCRIPTION OF SURROUNDINGS Residential open plan frontages
No. 10 2 storey detached house with integral garage at side nearest to proposal, no windows in flank wall, at right angle to No. 9.
First floor bed + grd floor lounge window (not a habitable)

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house with integral garage at side, open plan frontage enclosed rear garden. Yellow brick with red brick details above + below windows, palladium style porch, grey concrete tiled roof, white painted wooden windows doors, fascia boards + guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site / location plans, set forward of No 10 towards road.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING — At least room for 3 cars on drive plus one in garage

LEVELS — House level slightly lower than road level.

BOUNDARY TREATMENT — No. 8, 1.8m fencing

OTHERS — Rear boundary 3.5m approx Lawson cypress hedging

— No 10, 1.8m fencing

— Open plan frontage with low planting.

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

Tel: 0118 974 6441

Date: **05 April 2001**

My ref: F/2001/3617

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/2001/3617
9, Pasture 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3617**
9, Pasture 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**********

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

Tel: 0118 974 6441

Date: **05 April 2001**

My ref: F/2001/3617

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

Application Number: F/2001/3617
9, Pasture 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3617**
9, Pasture 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 6441

Date: **05 April 2001**

My ref: F/2001/3617

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/2001/3617
9, Pasture 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3617**
9, Pasture 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**********

Received by Wokingham District Council

Application No: F/2001/3617

PROPOSAL:
Proposed first floor side extension to dwelling.

LOCATION:
9, Pasture 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

05 April 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3617
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAR 2001	Map No. 66 Site 0.05
Officer: AT / Application No. F/2001/3617	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 9 PASTURE CLOSE

Parish: EARLEY Ward: Redhatch SU-01 B.

Applicant: MR / MRS GODDARD

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	[illegible]		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	parking layout (4 spaces)	proved 4/4	
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 : 5.4.01.

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

Date: 30 April 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3617

Location: 9, Pasture Close, Lower Earley, Reading.

Proposal: Proposed first floor side extension to dwelling.

Applicant: Mr & Mrs Goddard C/O Romar Building Design And Services.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout for 4 cars. Drawing no ROM/01/053/02A.

Comments are required by 10/05/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

Comment.

The proposed parking layout is unacceptable as it appears to encroach onto the shared driveway.

C: The Highway Authority recommend that the driveway be widened to a minimum of 7.2 metres and surfaced with a bonded material.

R: IHSeC

Adam Coggins 9/5/01

Date: 30 April 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3617

Location: 9, Pasture Close, Lower Earley, Reading.

Proposal: Proposed first floor side extension to dwelling.

Applicant: Mr & Mrs Goddard C/O Romar Building Design And Services.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout for 4 cars. Drawing no ROM/01/053/02A.

Comments are required by 10/05/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

1970

REVISED PLANS F/2001 | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 3617 (Planaps) / (Ludhouse) Date Rec. 27/04/01

Location: 9, Pasture Close

Parish Lower Earley

Applicant: Mr + Mrs Goddard

Description of attached plans Parking Layout for 4 cars

Drawing No's: ROM/01/053/02A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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: 3, 4, 5, 8 + 10 Pasture Close

_____ 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 AT

Consultations Sent by Admin. on 30.05.PS

Yellow - Part One Copy
Green - Officer's Copy



ROMAR building design and services

170A Reading Road
Wokingham
Berks RG41 1LH

Phone: 07939 230208
Email: romarbds@quista.net

With Compliments

RE: 9 PASTURE CLOSE, LOWER EARLEY.
APPLICATION NO. F/2001/3617.
ATTN: ANDREW THORLEY
REVISED SITE PLAN SHOWING 4 No. PARKING SPACES (INCL. GARAGE), AS REQUESTED.

FROM: Andrew Thorley

DATE: 05 April 2001

DATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3617

Proposal: Proposed first floor side extension to dwelling..

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

Applicant: Mr & Mrs Goddard C/O Romar Building Design And Services.

Your observations are required in respect of this application **by 29/04/2001** .

Councillors considered that this application should be removed, since it was felt that there would be insufficient parking on the site.

SIGNED: _____ DATE: 19 APR 2001

Clerk To Earley Parish/Town Council.

Tel. 0118 974 6441(Direct Line)
E-mail:
Date. 18 April, 2001
My ref. AJT/F/2001/3617
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Romar Building Design & Services
170A,Reading Road,
Wokingham,
RG41 1LH.

Dear Sir,

RE: FIRST FLOOR SIDE EXTENSION – 9,PASTURE CLOSE, LOWER EARLEY.

I refer to your planning application received on the 22nd March 2001.

Our Highway section, require:

1) An additional plan (at least to 1:200 scale) showing the parking layout for four (4) vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions as follows:

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.

I suggest that you submit a revised plan showing these requirements, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number.

Yours sincerely,

ANDREW THORLEY
Case Officer

Romar phoned to say that they will be sending it in next week. 23/04/01

received 27/04/01

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 05 April 2001

Application Number: F/2001/3617

Proposal: Proposed first floor side extension to dwelling.

Parish: EARLEY TOWN

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

Applicant:
Mr & Mrs Goddard C/O Romar Building Design And Services.

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 4 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 11/04/01

ADDRESS 9 PASTURE CLOSE PARISH LOWER LARKEY

PLOT No. 39 SCHOOL SITE TO RES AREA 18 ORD. SHEET No. SH. 7469 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER LARKEY RAN			
23136	T.A. FISHER	O/L.	7.3.88	C/A
29604	"	DET HOUSE & GARAGE	12.6.88	C/A
BRA 6605	"	"	8.2.89	APP
31960	"	"	14.12.88	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 342/87

DRAINAGE

091074

22 MAR 2001 36617

1959/a

22.MAR2001 3617

HOUSEHOLDER PLANNING APPLICATION

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, RG40 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 (0118) 9778763.

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

1.	YOUR NAME	MR + MRS M. GODDARD
	ADDRESS	9 PASTURE CLOSE
		LOWER EARLEY
		BERKS
	POST CODE	RG6 4UY Tel. No. 0118 986 7100
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ROMAR BUILDING DESIGN & SERVICES
	ADDRESS	170A READING ROAD
		WOKINGHAM
		BERKS
	POST CODE	RG41 1LH Tel. No. 0118 979 3134
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	9 PASTURE CLOSE
		LOWER EARLEY
		BERKS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SECOND STOREY EXTENSION ABOVE
		EXISTING GARAGE.

5. ARE THERE ANY TREES ON THE SITE? ~~YES~~ / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
FACE BRICK WORK TO WALLS, CONCRETE ROOF TILES.
ALL TO MATCH EXISTING IN COLOUR & STYLE

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? ~~YES~~ / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

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) £95.
If no fee is payable please say why below

(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.

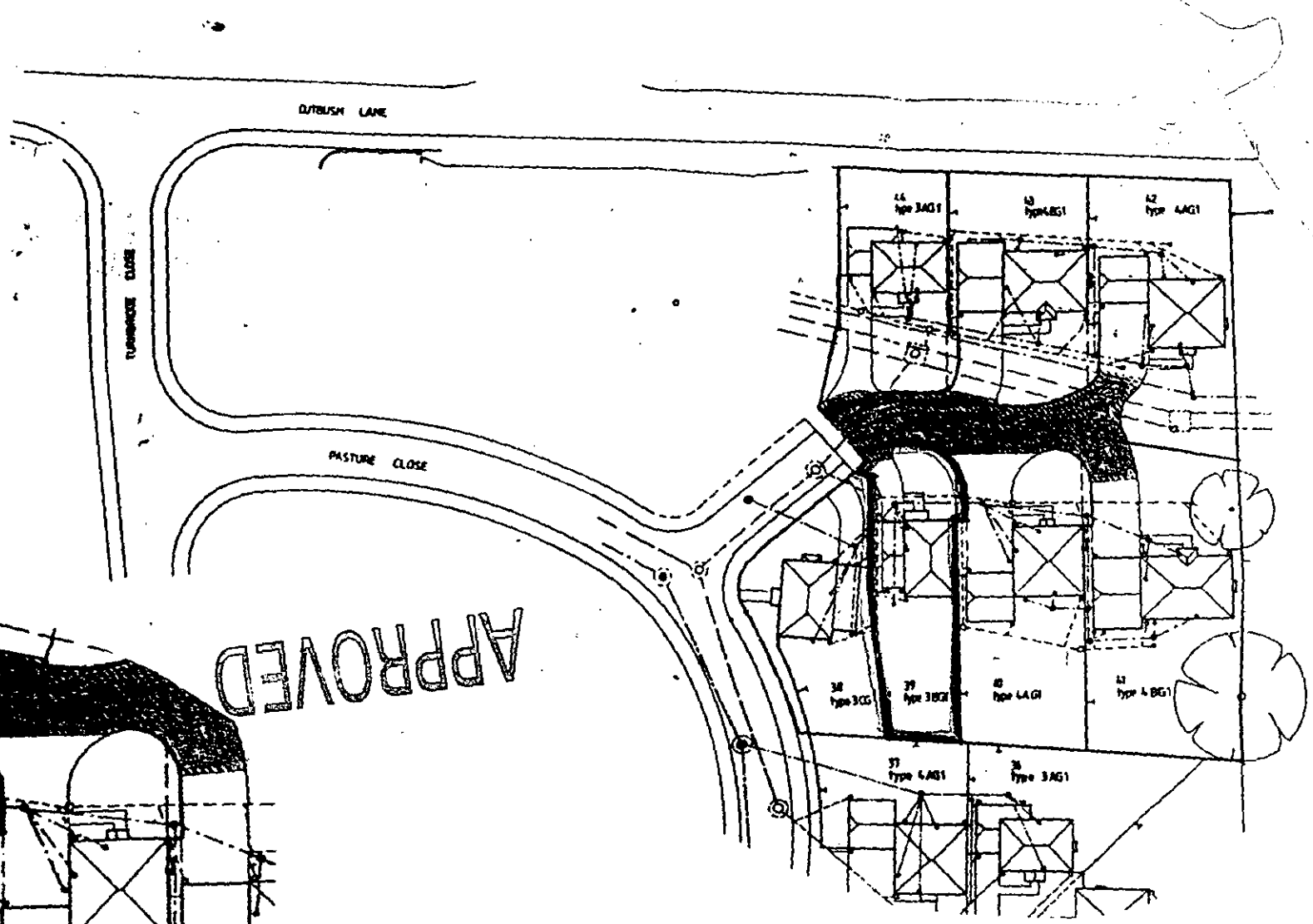
Owner's (a) name	Address at which notice was served	Date on which notice was served

~~* None of the land forms part of an agricultural holding~~

SIGNED [signature] (ROMAR B.D.&S) ON BEHALF OF MR & MRS M. GODDARD.

DATE 12. 03. 2001

22.MAR2001* 3617

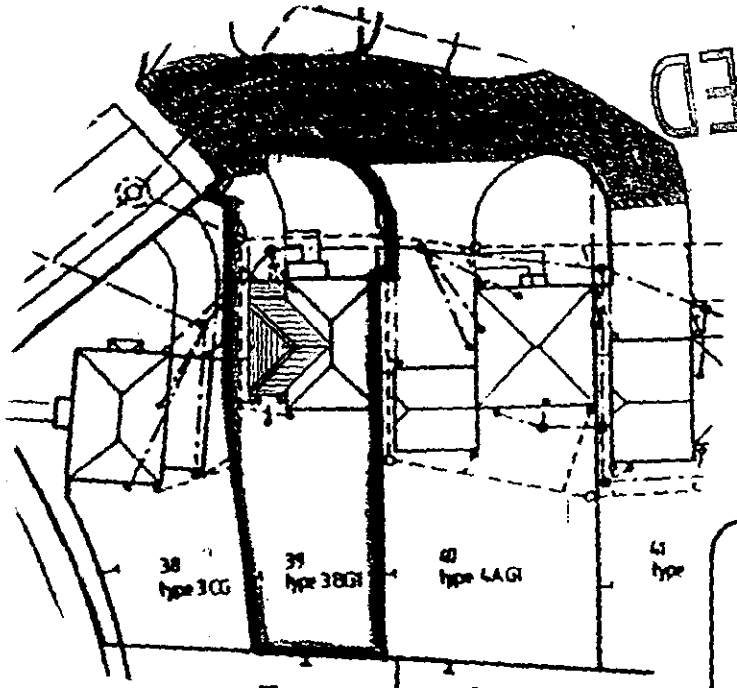


LOCATION PLAN

NTS.

BLOCK PLAN

1:500



APPROVED

14/8/01

Title: SITE PLANS

Date: MARCH 2001

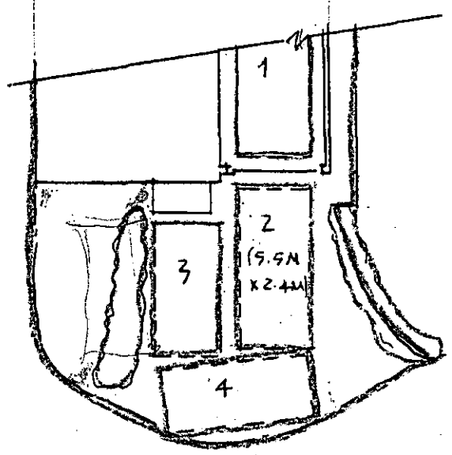
Drg. No. ROM/01/053/02 **Scale:** 1 500

9 PASTURE CLOSE
LOWER EARLEY
BERKS

ADDITIONAL PLAN
3617

PARKING LAYOUT

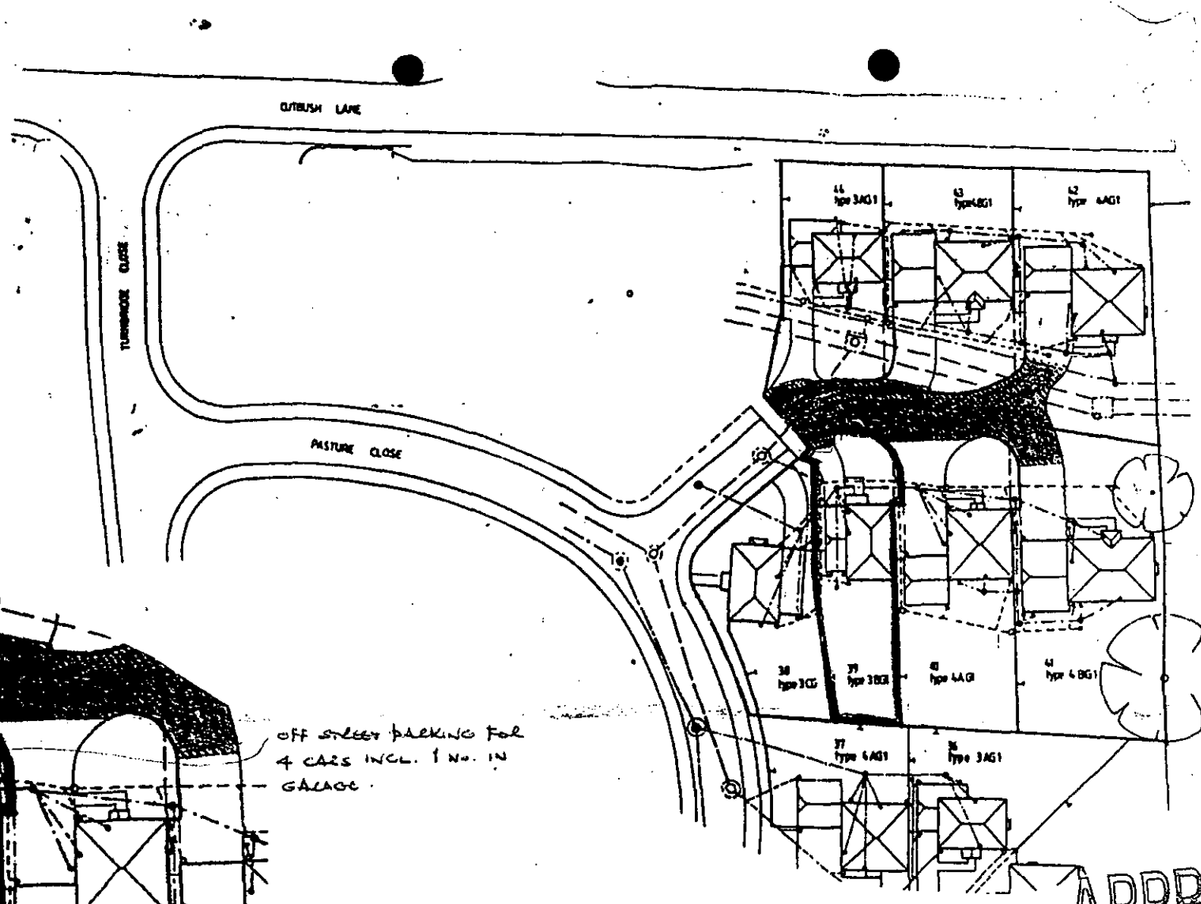
1:200



APPROVED

LOCATION PLAN

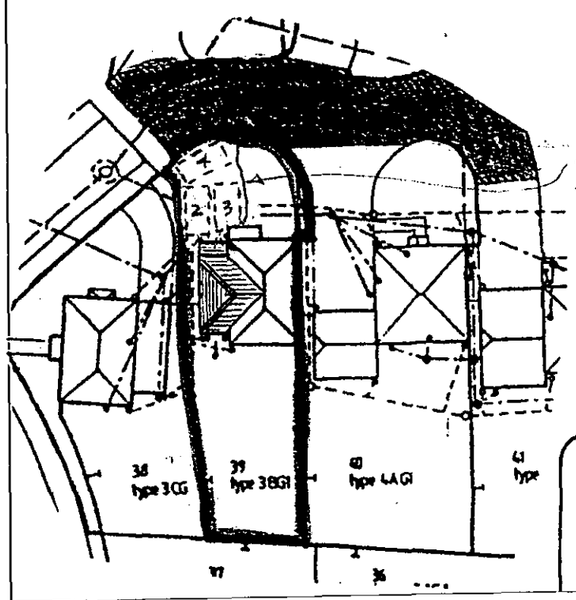
NTS.



APPROVED

BLOCK PLAN

1:500



Title: SITE PLANS

Date: MARCH 2001

Drg. No. ROM/01/053/02A **Scale:** 1 500

9 PASTURE CLOSE
LOWER EARLEY
BERKS



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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2001

Scale: 1 : 1250

N W E S

0 10 20 30 40 50 60 70 80 90 100

0 2 3