APPLICATION NO:
F/2000/0377

LOCATION:
53 Sutcliffe Avenue Reading. Earley

APPLICANT:
Mr D Hooley Diocese Of Oxford (Buildings Committee)

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **19/02/2000**

APPLICATION EXPIRY DATE: **15/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Hooley
Diocese Of Oxford (Buildings Committee)
Church House
North Hinksey
Oxford
OX2 0NB

Application Number: F/2000/0377

Parish: **EARLEY**

Location: **53, Sutcliffe Avenue, 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

Head of Planning and Transportation
Date: 29 February 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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0377

Applicant : Mr D Hooley Diocese Of Oxford (Buildings Committee).

Location : 53 Sutcliffe Avenue Earley.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	31/01/2000

Y 10/2

Date of Neighbour Notifications : .....

Date of Site Visit : 31/01/2000

Date Registered : 19/01/2000

Earliest Date for Decision : 19/02/2000

Latest Consultation Date/Site Notice Expiry Date : 19/02/2000

Application Expiry Date: 15/03/2000

Consultation Responses :

~~Earley Society~~ Earley PC : 21/2/2000 "No objection"

Neighbours/SN: none received.

Planning Issues : (1D'd set).

2) Impact upon the street scene

1) Impact upon neighbouring properties

Application Number: F/2000/0377

Appraisal :

① Impact upon neighbouring properties :
The proposed development is a single storey side extn forming a utility extension. It will have a flat roof of height 2.7m. It will be the width of the existing side extn (2.3m) and of length 2.7m - it will not extend beyond the rear building line of the lounge. There will be a window in the side elevation facing N° 55 (but there is already a window in this side elevation for the kitchen and the extn would be set approx 8m from the boundary). There will be a door for the utility room in the north (rear) elevation.
- Boundaries: There is a 1m fence with N° 55
1.8m fence surrounding the ~~area~~ rear + the rear of the site. (with St. Nicolas's Church - who own N° 53).
- The proposed extn will have no detrimental impact upon neighbouring properties by overlooking, overshadowing + by overbearing.

② Impact upon the streetscene.
The proposed dwelling will be flat roofed as the existing and materials will match existing ∴ no detrimental impact upon the street scene.

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

Application Number F/2000/0377
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.

RECORD OF SITE VISIT

SITE ADDRESS: 53 Sutcliffe Avenue Reading.

APPLICATION NUMBER: F/2000/0377

OFFICER: Natalie Brown

DATE OF SITE VISIT: 31/1/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? NO. Yes 10/2 on fence/wire mesh at front of property

2. DESCRIPTION OF SURROUNDINGS

Residential – mixed designs
open plan front gardens
driveways to detached garages.

3. DESCRIPTION OF SITE/BUILDING

Large rear garden –
flat roof. ← existing kitchen extn – utility room will be within existing b.line
(non UPVC windows).

4. RELATIONSHIP TO ADJOINING PROPERTIES

detached.
1m fence with →
1.8m fence with St. Nicholas Church – own No 53.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT 1m fence with → 55
1.8m fence surrounding rest of site
rear and with church. ~~[illegible]~~

OTHERS /

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0377

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2000/0377
53 Sutcliffe Avenue Earley.
Proposed single storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 02/03/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: Natalie Brown *Application Number: F/2000/0377*
53 Sutcliffe Avenue ~~Reading~~. (Earley)
Proposed single storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0377

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

CONFIDENTIAL

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2000/0377
53 Sutcliffe Avenue ~~Reading~~. (Earley)
Proposed single storey side extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Shaw

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0377

WOKINGHAM DISTRICT COUNCIL
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

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2000/0377
53 Sutcliffe Avenue ~~Reading~~. (Earley)
Proposed single storey side extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

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Yours faithfully

Chris Ward

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 JAN 2000	Map No. ..... Site 0-11
Officer: NAB	Application No. F/2000/0377
	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: 53 SUTCLIFFE AVENUE

Parish: EARLEY Ward: Little Hungerford 26/01

Applicant: D. HOOLEY / DIOCESE OF OXFORD

Fee Received 95-00 (4) 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 : 26/01/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N Sufficient .....

Tel (0118) 974 6492

Date 21/02/2000

My ref: F/2000/0377

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Environmental Services Department
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Dear Councillor

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53 Sutcliffe Avenue Earley.
Proposed single storey side extension to dwelling.

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If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 02/03/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: Natalie Brown Application Number: F/2000/0377
53 Sutcliffe Avenue ~~Reading~~. (Earley)
Proposed single storey side extension to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: J Carpenter Date: 28-2-00

Print Name:

NB It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

FROM: Natalie Brown

DATE: 26 January 2000

Earley Town Council Consultation Sheet

Application Number: F/2000/0377

Proposal: Proposed single storey side extension to dwelling..

Site Address: 53 Sutcliffe Avenue Earley.

Applicant: Mr D Hooley Diocese Of Oxford (Buildings Committee).

Your observations are required in respect of this application **by 19/02/2000** .

NO OBJECTION

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council

OXFORD DIOCESAN BOARD OF FINANCE

Church House
North Hinksey Lane
Oxford OX2 0NB
Telephone: Accounts 01865 208211
Switchboard 01865 208200

WOKINGHAM D C
TREASURER'S DEPT
PO BOX 152, COUNCIL OFFICES
SHUTE END, WOKINGHAM
BERKS
RG11 1WJ

REMITTANCE ADVICE

ACCOUNT No.	DATE
4WOK01	13/01/2000

Date	Your Ref.	Alt Ref.	Amount Paid
13/01/2000	O/N 40735	PLANNING APPLICATION	95.00

The Oxford Diocesan Board of Finance is a charity (Reg No. 247954) and a company limited by guarantee and registered in England (No. 142978).

CHEQUE TOTAL £ **95.00**

ST NICOLAS VICARAGE (THE LODGE)

1.4.86

ADDRESS 53 SUTCLIFFE AVENUE

PARISH ~~WOODLEY~~ Earley

PLOT No. Old Property

ORD. SHEET No. SU 7571 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
466/56	St. Peters Church Authorities	Garage	10/7/56	App. NI
R/270/61	St. Nicholas Church Council	Garden Chalet	28/12/61	App. App
PD 78/72	The Rev. J. Loveland	Playroom	17. 2. 72	App N/A
BR 3647	ST. NICHOLAS P.C.C.	2/STOREY EXTENSION	24.10.75	App. N/A
03623	"	" "	27.11.75	N/A C/A
BR/6314.	Oxford. Diocesan Pas. Bd.	S/S "	3. 3. 81	App N/A
15/75	"	"	9.4.81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 19 JAN 2000* 0517

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 Address and postcode Phone number	DAVID HOOLEY DIOCESE OF OXFORD BUILDINGS COMMITTEE CHURCH HOUSE NORTH HINKSEY, OXFORD OX2 0NB 01865 - 208233
2	Agent's Name Address and postcode Phone number	AS ABOVE
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.	ST. NICOLAS VICARAGE 53 SUTCLIFFE AVENUE EARLEY READING RG6 7JN
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION TO FORM A UTILITY ROOM

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.	RED BRICK WORK TO MATCH EXISTING, FELT FLAT ROOF TO MATCH PVCU WINDOWS ALL TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: N/A.
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 OXFORD DIOCESAN BOARD OF FINANCE

Date 12-1-2000

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

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0377	NB
BUILDING CONTROL NUMBER.	FP2000/0254 Martin	
~~APPLICANT~~/AGENT	David Hooley	
ADDRESS OF SITE	St Nicolas Vicarage 53 Sutcliffe Avenue EARLEY.	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 31/1/00	Recd 19/1/00
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/2/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/3/00.	

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	



Site Plan, Scale: 1 to 1250

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Date: 20 January 2000

N
W E
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Received by Wokingham District Council

Application No: F/2000/0377

PROPOSAL:

Proposed single storey side extension to dwelling.

LOCATION:

53 Sutcliffe Avenue Earley.

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)
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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2000. 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