SYSTEMS LTD

SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0403

LOCATION:
17 Somerton Gardens Reading.

APPLICANT:
Mr & Mrs Gray C/O David Shanly Design And Build

PROPOSAL:
Proposed replacement of garage roof with pitched roof.

EARLIEST DATE FOR DECISION: **20/02/2000**

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

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gray
C/O David Shanly Design And Build
17 Abingdon Drive
Caversham Park Village
READING
Berkshire RG4 6SZ

Application Number: F/2000/0403

Parish: **EARLEY**

Location: **17 Somerton Gardens, Earley, Reading**

Proposal: **Proposed replacement of garage roof with pitched roof**

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 works 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: 07 March 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.

Application Number F/2000/0403
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC58	SR12	Works

RECORD OF SITE VISIT

SITE ADDRESS: 17 Somerton Gardens Reading. APPLICATION NUMBER: F/2000/0403	OFFICER: Joss Miller DATE OF SITE VISIT: 31/1/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING

Detached house & detached garage. of brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

1b. Garage nearest dept.
2. Bream Walk. – No side windows.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 4 spaces.

LEVELS slight difference – negligable.

BOUNDARY TREATMENT 1.8m fir hedge.

OTHERS – 1.7m timber fence.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0403

Applicant : Mr & Mrs Gray C/O David Shanly Design And Build.

Location : 17 Somerton Gardens Earley.
Proposal : Proposed replacement of garage roof with pitched roof.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : 7/2

Date of Site Visit : 31/1/00

Date Registered : 19/01/2000

Earliest Date for Decision : 20/02/2000

Latest Consultation Date/Site Notice Expiry Date : 20/02/2000

Application Expiry Date: 15/03/2000

Consultation Responses :
Highways - No objection

Planning Issues :
Effect on street scene & neighbouring properties
Identified Settlement

Application Number: F/2000/0403

Appraisal :

This application is for a replacement pitched roof to a garage.
Neighbours.
All neighbours in the vicinity are a sufficient distance away for the roof to have minimal adverse impact, therefore it is satisfactory with regard to planning policies.

Street scene.
The garage is set back from the road, so is particaly obscured from the street scene from the road.
The design of the roof is such that any impact on the street scene will be minimised.

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

Tel: (0118) 974 6463

Date: 24·02·00

My ref: F/2000/0403

CONFIDENTIAL

Councillor F 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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0403
17 Somerton Gardens Earley.
Proposed replacement of garage roof with pitched roof.

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 Joss Miller on **(0118) 974 6463**. 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 06·03·00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0403**
17 Somerton Gardens ~~Reading.~~ Earley
Proposed replacement of garage roof with pitched roof.

COPIES TO:

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: F. Rolls Date: 28/2/00

Print Name: Flora Rolls

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 6463

Date: 24.02.00

My ref: F/2000/0403

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: 33505 - Wokingham

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0403
17 Somerton Gardens ~~Reading~~ Earley
Proposed replacement of garage roof with pitched roof..

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 Joss Miller on **(0118) 974 6463**. 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

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 24·02·00

My ref: F/2000/0403

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: 33606 – Wokingham

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0403
17 Somerton Gardens Earley.
Proposed replacement of garage roof with pitched roof.

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 Joss Miller on **(0118) 974 6463**. 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 06·03·00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0403**
17 Somerton Gardens ~~Reading~~. Earley
Proposed replacement of garage roof with pitched roof.

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 6463

Date: 24·02·00

My ref: F/2000/0403

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: 33505 - Wokingham

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0403
17 Somerton Gardens Reading. Earley
Proposed replacement of garage roof with pitched roof..

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 Joss Miller on **(0118) 974 6463**. 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

Head of Planning and Transportation

FROM: Joss Miller

DATE: 27 January 2000

Earley Town Council Consultation Sheet

Application Number: F/2000/0403

Proposal: Proposed replacement of garage roof with pitched roof..

Site Address: 17 Somerton Gardens Earley.

Applicant: Mr & Mrs Gray C/O David Shanly Design And Build.

Your observations are required in respect of this application **by 20/02/2000** .

NO OBJECTION

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council

To:
Highways

From: Joss Miller

Date: 27 January 2000

Application Number: F/2000/0403

Proposal: Proposed replacement of garage roof with pitched roof..

Site Address:
17, Somerton Gardens, Earley.

Applicant:
Mr & Mrs Gray C/O David Shanly Design And Build.

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

No objection.

4.2.00

Received by Wokingham District Council

Application No: F/2000/0403

PROPOSAL:

Proposed replacement of garage roof with pitched roof.

LOCATION:

17 Somerton Gardens 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/02/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 JAN 2000
Officer: JM	Application No. F/2000/0403

Map No. 58 Site ...Q:01A....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED REPLACEMENT OF GARAGE ROOF WITH PITCHED ROOF

Location: 17 SOMERTON GARDENS

Parish: EARLEY Ward: Redhatch
27.1.2000 -D

Applicant: MR/MRS GRAY
re-submission 99/70453 refused

Fee Received 00-00 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 : 27.1.2000 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:

..... 16 & 18 Somerton Gardens ✓ .....

Environmental Services

For office use only.
Application number: [illegible] 0463

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	MR + MRS GRAY
	Address and postcode	17 SOMERTON GARDENS
		EARLEY
		READING
		RG6 5XG
	Phone number	
2	Agent's Name	DAVID SHANLY DESIGN + BUILD
	Address and postcode	17 ABINGDON DRIVE
		CAVERSHAM PARK VILLAGE
		READING
		RG4 6SE
	Phone number	0118 954 5381
3	Site	17 SOMERTON GARDENS
	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.	EARLEY
		READING
		RG6 5XG
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT OF EXISTING GARAGE
		FLAT ROOF WITH PROPOSED
		PITCHED ROOF

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.	TILE TO MATCH MAIN HOUSE	
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 no	Proposed: —
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.		
	This application constitutes part of previous refused application 99/70453/F.		
	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 Mr & Mrs Gray.

Date 18 Jan 100

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

ADDRESS 17 SOMERTON GARDENS PARISH EARLEY

PLOT No. 31 ORD. SHEET No. SU. 7470 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	NEW HOMES PROJECT LTD.	O/APP RES DEV	13.6.74	N/A RE
01445	PYE LTD. & OTHERS	" 830 ACRES	APP ACCORDING TO MINU
04557	BOVIS HOMES S.E. LTD.	" & COMM. DEV.	10.6.76	N/A RE
07235	"	LOWER EARLEY ROAD DISTRIBUTION	24.11.77	N/A CL
07295	"	B.L.K.L.I.Y. - "	15.12.77	N/A CL
07541	"	DETACHED HOUSE & GARAGE	16.2.78	N/A CL
BR 7976	"	"	3.5.78	APP W/
27852			7.8.87	CU
APP 2666	MR. M. GRAY	KITCHEN EXT. / FAMILY RM	24.6.99	APP
99/70453/F	Mr & Mrs Gray	25sq. front ext + new pitched roof garage	18.11.99	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

David Shanly Design & Build

architectural, building surveying, project management & building consultants

The Studio, 17 Abingdon Drive,
Caversham Park Village,
Reading, Berkshire, RG4 6SE.

tel: 0118 954 5381
fax: 0118 954 5381

0403

Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
WOKINGHAM,
RG40 1WR

18 Jan '00

Dear Sirs,

17 SOMERTON GARDENS, EARLEY.

Please find enclosed 6 No. copies of Drg. No. 732/100 giving details of the proposed scope of works together with the relevant forms duly completed and signed all as an application for Town & Country Planning approval.

With regard to fees for this application we would refer to previous agreement with Carol Humphrey , via Mrs Baker, to waive same as this application constitutes part of a previous recently refused application (99/70453/F).

Yours faithfully,

David Shanly.

cc. Mr & Mrs Gray.



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 21 January 2000

N
W E
S