APPLICATION NO:

F/2000/2894

LOCATION:

77 Marefield, Lower Earley Reading.

APPLICANT:

Mr R Brunt C/O Mr R E Hodgman

PROPOSAL:

Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)

EARLIEST DATE FOR DECISION: **29/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 19/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Brunt
C/O Mr R E Hodgman
54 Loxwood
EARLEY
Berkshire
RG6 5QZ

Application Number: F/2000/2894

Parish: **EARLEY**

Location: **77 Marefield, Lower Earley, Reading**

Proposal: **Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed development due to its small first floor set back would be prominent in the street scene and would harm the visual amenity of the surrounding area, and as such would be contrary to Policies LBE1 and LBE2 of the Loddon Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan.

Informative

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

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 18/01/2001

Notice checked by: _____

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

1378

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 8 November 2000
My ref: EXC/F/2000/1326/Earley pre-application

Mr R Brunt
77 Marefield
Lower Earley
READING
RG6 3DZ

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 Mr Brunt

77 MAREFIELD, LOWER EARLEY - PROPOSED AMENDMENTS TO PLANNING PERMISSION F/2000/1326, FOR A FIRST-FLOOR SIDE EXTENSION

I write in response to your letter of 5 November 2000 and the enclosed drawings.

I note that the first-floor of the extension is set back by about 0.3 metres. However, this would not be sufficient to overcome the concerns expressed in my letter of 6 September and I would suggest that this setback should be increased to at least one metre. For information, a copy of my previous letter is enclosed.

In addition, may I remind you that the proposed amendments to the approved plans would require the submission of a planning application. No application fee would be charged, providing the amended proposals were submitted within a year of the previous approval.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you would like any further advice on this matter, I can be contacted on the number above.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

Mr R Brunt
77 Marefield
Lower Earley
Reading
Berk's
RG6 3DZ

Ms Emy Circuit
Planning Assistant
Environmental Services Department
Wokingham District Council
PO Box 157 Shute End
Wokingham
Berks
RG40 1WR

PLANNING SERVICES	HPT 36211
POL	TLS
DC EKC	ENF
APP	
CS	
07 NOV 2000	
COPIES TO:	ACK:
	FILE:

5th November 2000

Dear Ms Circuit,

Re: Full Plans Application Number FP/2000/~~0944~~ F/2000/13200

Further to our recent telephone conversation please find enclosed four copies of the drawing for which I seek approval.

The concept here is to use a pillar at the front and rear outer corners to allow for the upper extension now to be set back approximately 18 inches from the front edge of the main building. Our discussion concluded that a staggered approach to the front is acceptable whereas a 'flush" fit would not be as easily approved.

I have proposed a recession of 18 inches as this will still give us the interior space we need. This design is similar to one at the beginning of Marefield's drive next to a sub station as well as others in the Lower Earley/Earley (Loxwood).

Thanking you in anticipation.

Yours sincerely,

Robin Brunt

Cc: Mr R E Hodgman

(1199)

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 6 September 2000
My ref: EXC/F/2000/1326/Earley/1 pre app

Mr R Brunt
77 Marefield
Lower Earley
READING
RG6 3DZ

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 Mr Brunt

77 MAREFIELD, LOWER EARLEY - PROPOSED AMENDMENTS TO PLANNING PERMISSION F/2000/0944, FOR A FIRST-FLOOR SIDE EXTENSION

1326

I write in response to your letter of 30 August 2000. I understand, from your letter and the enclosed sketches, that you propose to increase the depth of the first-floor side extension, so it would be flush with the front and rear elevations of the existing dwelling, supported by pillars at ground-floor level.

This amendment would result in an increase in the volume of the approved extension and, therefore, planning permission would be required. The relevant application forms are enclosed. However, I consider it unlikely that an application on the basis of your sketches would receive favourable consideration. Although I note that the pitch of the roof has been reduced to maintain a lower ridge level, I consider that the first-floor of the extension should be set back, to maintain a vertical break in the front elevation of the property and ensure that it is subservient to the original dwelling. At the rear of the dwelling the proposed amendment would result in the extension projecting about 3.5 metres to the rear of the 79 Marefield, adjacent to the boundary. In view of the staggered layout of the two properties and the distance between them, this element of the proposals may be acceptable.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you would like any further advice on this matter, I can be contacted on the number above.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

Reply Rec

PLANNING SERVICES	APT 33713
POL	TLS
DC EXC	ENF
APP	
CS	
31 AUG 2000	
COPIES TO:	ACK:
	FILE:

Mr R Brunt
77 Marefield
Lower Earley
Reading
Berk's
RG6 3DZ

Ms Emy Circuit
Planning Assistant
Environmental Services Department
Wokingham District Council
PO Box 157 Shute End
Wokingham
Berks
RG40 1WR

30th August 2000

Dear Ms Circuit,

Re: Full Plans Application Number FP/2000/0944

Further to our recent telephone conversation please find enclosed two copies of the drawing for which I seek advice.

The sketch at the top shows the outline that I understand has been approved. The one below outlines my request. The concept here is to use a pillar at the front and rear outer corners to allow for the upper extension to be 'flush' with the front and rear edges of the main building. This would allow for adequate interior space to be developed without encroaching on the off road parking area. This design is similar to one at the beginning of Marefield's drive next to a sub station.

Thanking you in anticipation.

Yours sincerely

Robin Brunt

Cc: Mr R E Hodgman

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

Tel: 0118 974 6480

Date: **05 December 2000**

My ref: F/2000/2894

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/2000/2894
77, Marefield, Lower Earley, Reading.
Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2894**
77, Marefield, Lower Earley, Reading.
Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)
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 6480

Date: **05 December 2000**

My ref: F/2000/2894

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/2000/2894
77, Marefield, Lower Earley, Reading.
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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2894**
77, Marefield, Lower Earley, Reading.
Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6480

Date: **05 December 2000**

My ref: F/2000/2894

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/2000/2894
77, Marefield, Lower Earley, Reading.
Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)

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At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2894**
77, Marefield, Lower Earley, Reading.
Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

Date: 05 January 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/2894

Location: 77, Marefield, Lower Earley, Reading.

Proposal: Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)

Applicant: Mr R Brunt C/O Mr R E Hodgman.

Case Officer: Helen Pollock

The new plans show the following: Parking plan.

Comments are required by 15/01/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

CONDITIONAL APPROVAL

1/ C049, R049.

2/ C122, R122.

3/ The new driveway is to be a minimum of 2.5 metres wide and surfaced with a bonded material across the entire width of the driveway for a distance of 5 metres from the carriageway edge and the associated crossing must be extended to accomodate the widening. R134 R140.

The extension shall not be occupied until this has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

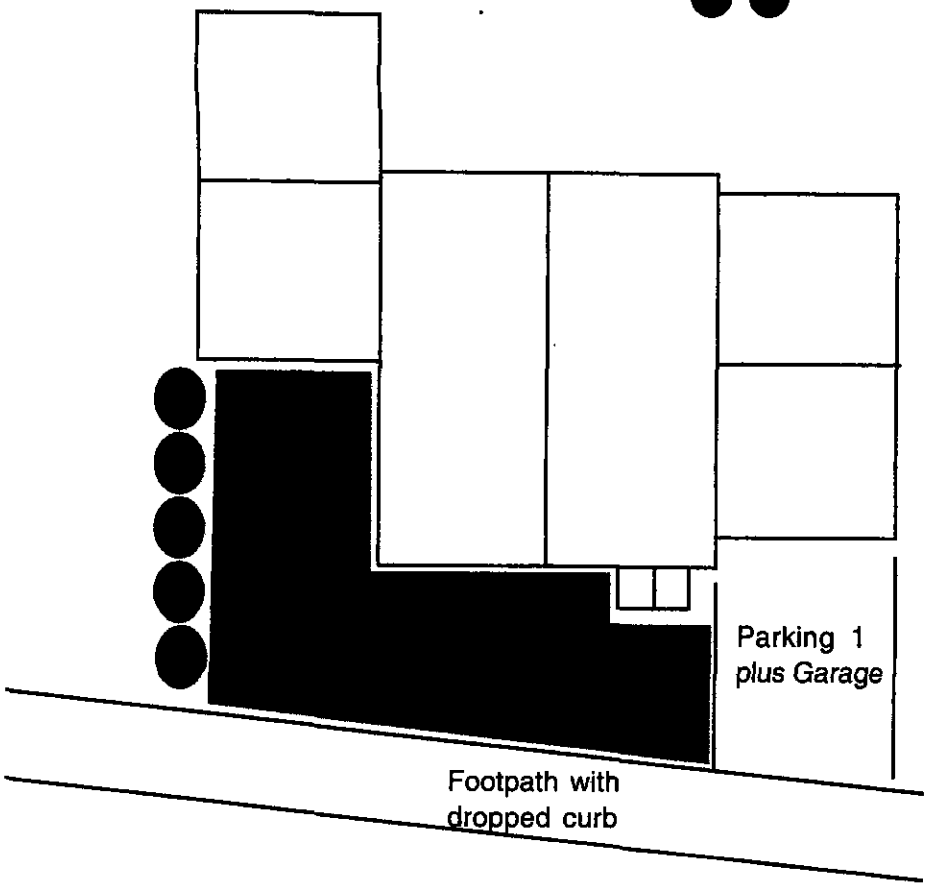
NO7

Adam Coggins 11/01/01

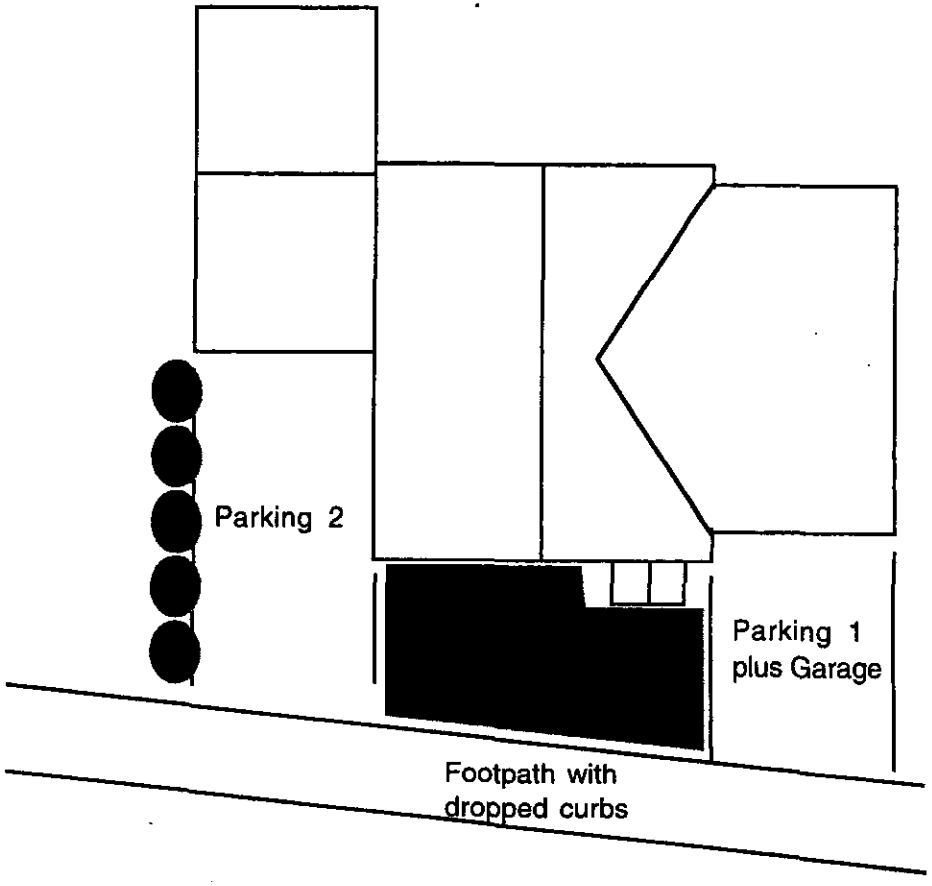
77 Marefield, Lower Earley, Reading, RG6 3DZ

Parking layout pre and post extension

ADDITIONAL PLAN
2894



Existing Layout



Proposal with Extension

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2894

Applicant : Mr R Brunt C/O Mr R E Hodgman.

Location : 77, Marefield, Lower Earley, Reading.
Proposal : Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 19/12/00

Date Registered : 24/11/2000

Earliest Date for Decision : 29/12/2000

Latest Consultation Date/Site Notice Expiry Date : 29/12/2000

This application will have expired on: 19/01/2001. 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 :

Highways: Need a block plan. - C/A.

Earley T.C: Recommend 'Refusal' due to terracing.

Planning Issues :

1) Impact upon the street scene.
2) Impact upon neighbouring properties
3) Impact upon highway safety.

Application Number: F/2000/2894

Appraisal:

The proposed development is for a first floor side extension. It is proposed to infill behind the existing garage and build above this to form an extra bedroom and en-suite. This would take the number of bedrooms to 4. The property is detached with an existing attached garage. The proposed first floor development is 7.7m in length and supported by a pillar to the front above the garage as extended which would be 6.6m in length. The proposal is 2.7m in width and would stand 4.6m to the eves and 7m to the ridge. The properties in Marefield are staggered with No.75 sitting back from the body of No.77 by 6m. No.79 is set forward of 77 by 2.5m. Marefield is an open plan street and the garage of 77 forms the boundary with 79, the boundary with No.75 is formed by the existing single storey side extension of 77, to the rear 1.8m standard fencing encloses the garden

1) Impact upon neighbouring properties

The proposed development has no windows in the side elevation; the new rear windows that are proposed would not result in overlooking as the nearest property is around 20m away. The proposal would be screened from No.75 by the existing house. It is therefore considered that there will be no adverse impact upon the neighbouring properties.

2) Impact upon the street scene

The proposed development would be set back 1.45m from the front of the dwelling at ground floor level and only 0.3m at first floor level and although the ridge level is set down from the main ridge by 0.7m it is considered that the proposed first floor extension would be predominate in the street scene and provides an inadequate break in the front elevation. Therefore the proposal would have a significant detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 3 to 4, so 3 off-road parking spaces need to be provided. This standard has been met and provided that parking and garaging remain, there would be no detrimental impacts upon highway safety.

~~**Approval:**~~ **Refusal: ✓**

Application Number F/2000/2894
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→	→	The proposed development due to its small first floor set back would be prominent in the street scene and would harm the visual amenity of the surrounding area, and as such would be contrary to Policies LBE1 + LBE2 of the Loddon Area Local Plan + WBE1 + WOS3 of the Wokingham District Local Plan.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: [redacted], LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1.

MINERALS LOCAL PLAN POLICIES:

[signature]
18/1/07

no windows in side of 79
back from building line.
- Dwellings to rear have 2 back doors + 2 windows facing 77 - Bedroom + bathroom.

RECORD OF SITE VISIT

SITE ADDRESS: 77 Marefield Lower Earley Reading.

APPLICATION NUMBER: F/2000/2894

OFFICER: Helen Pollock

DATE OF SITE VISIT: 19/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front of hse.

2. DESCRIPTION OF SURROUNDINGS Residential - 1980's typical of L.E.

3. DESCRIPTION OF SITE/BUILDING
Detached dwelling with integral garage, set back from main hse by ≈ 1·25m.
Single storey extension on other side to garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES Shared driveway with nº 79.
Set forward of 75
back of 79

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 Garage + 1 Driveway.

LEVELS N/A

BOUNDARY TREATMENT - None to front, garage forms boundary
rear 1·8m Standard fencing.

OTHERS

Date: 05 January 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2894

Location: 77, Marefield, Lower Earley, Reading.

Proposal: Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)

Applicant: Mr R Brunt C/O Mr R E Hodgman.

Case Officer: Helen Pollock

The new plans show the following: Parking plan.

Comments are required by 15/01/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. F/2000/2894 (Planaps) / (Ludhouse) Date Rec. 22/12/00

Location: 77 MAREFIELD

Parish EARLEY

Applicant: MR R BRUNT

Description of attached plans PARKING PLAN.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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:

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 Helen P.

Consultations Sent by Admin. on 05.01.PS.

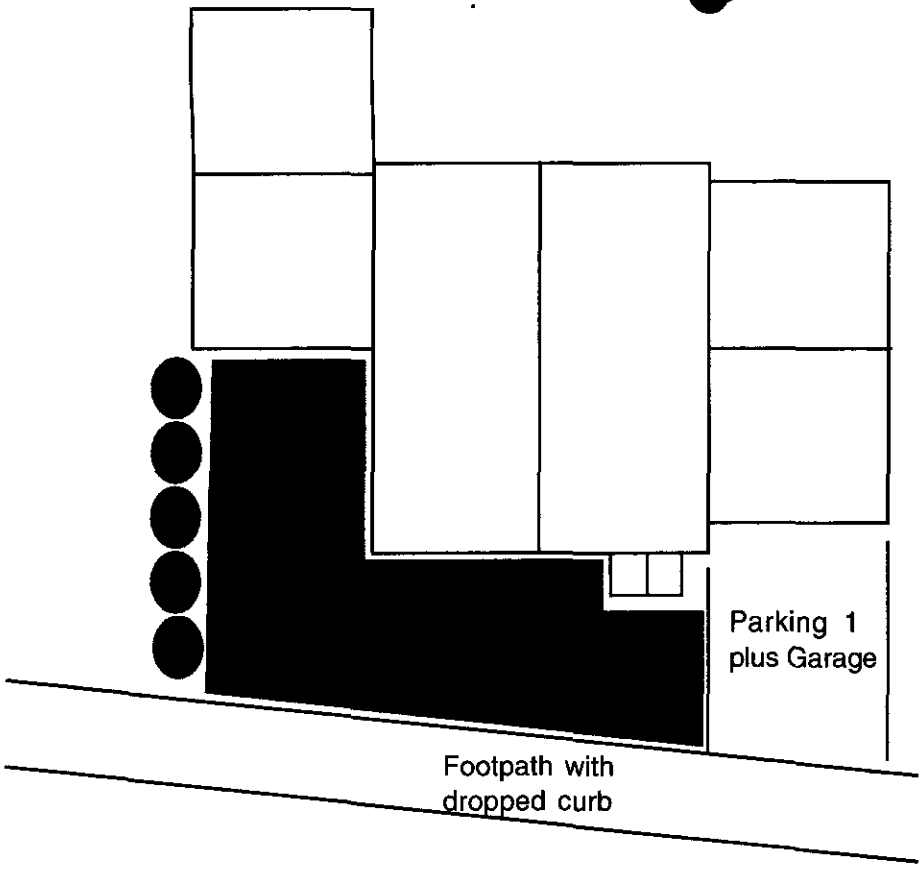
Yellow - Part One Copy
Green - Officer's Copy

77 Marefield, Lower Earley, Reading, RG6 3DZ

Parking layout pre and post extension

2894

ADDITIONAL PLAN



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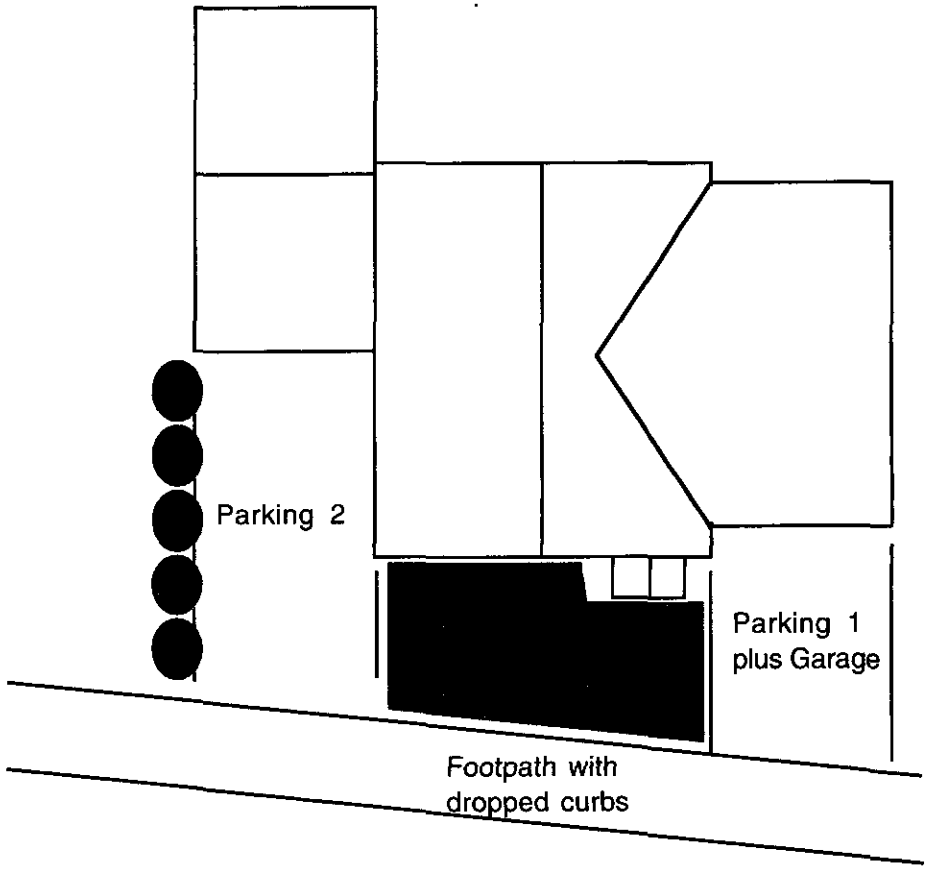


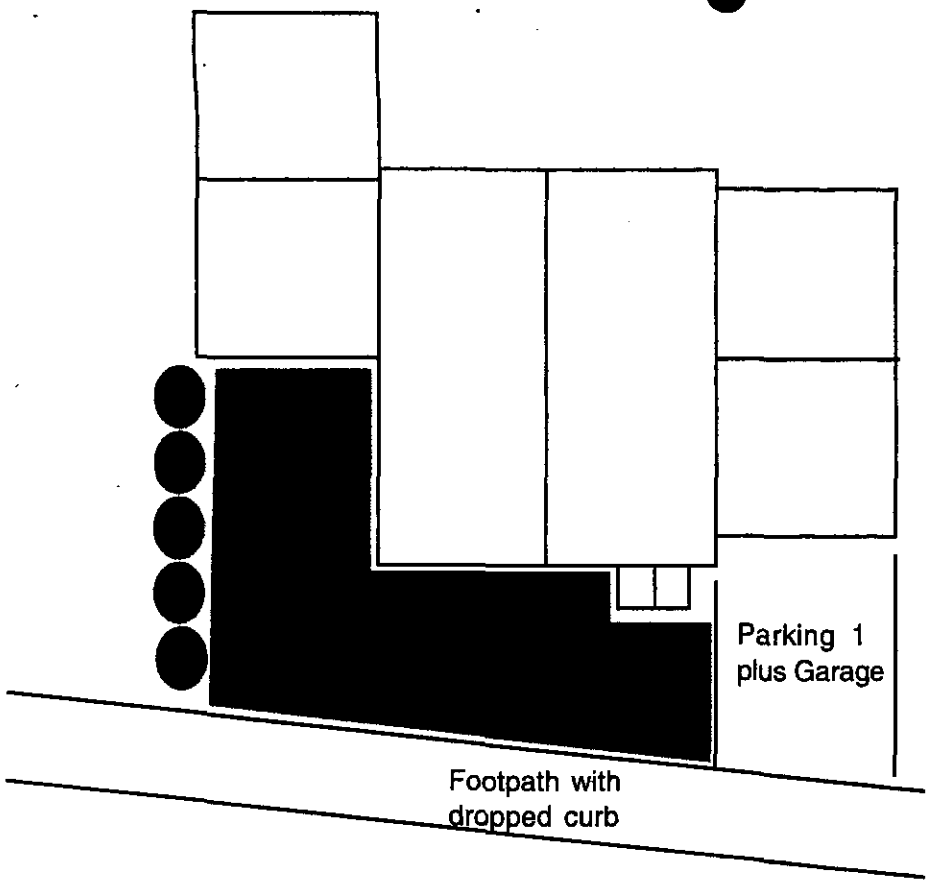
Proposal with Extension

77 Marefield, Lower Earley, Reading, RG6 3DZ

Parking layout pre and post extension

2894-d

ADDITIONAL PLAN



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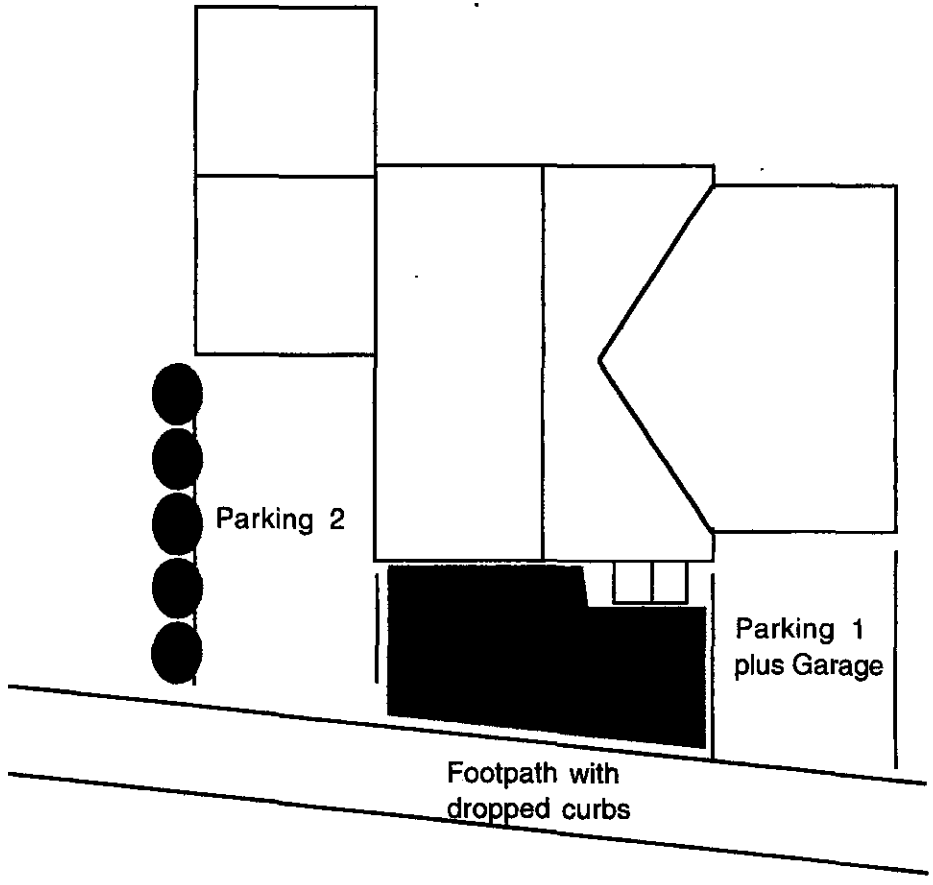
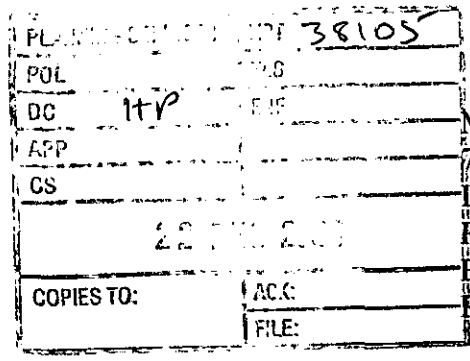


Proposal with Extension

2000/1326



Mr R Brunt
77 Marefield
Lower Earley
Reading
Berk's
RG6 3DZ

Miss Helen Pollock
Planning Assistant
Environmental Services Department
Wokingham District Council
PO Box 157 Shute End
Wokingham
Berks
RG40 1WR

19th ~~Nov~~ Dec. 2000

Dear Miss Pollock,

Re: Extension proposal

Further to our meeting today please find enclosed three (3) copies of the pre and post extension parking facilities.

I await your response regarding approval to begin the construction.

Thanking you in anticipation.

Yours sincerely

Robin Brunt

FROM: Helen Pollock

DATE: 05 December 2000

37997
PLANNING
PGE
DC
APP
CS
18

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2894

Proposal: Proposed first floor side extension to dwelling (Amendment to consent 2000/1326).

Site Address: 77, Marefield, Lower Earley, Reading.

Applicant: Mr R Brunt C/O Mr R E Hodgman.

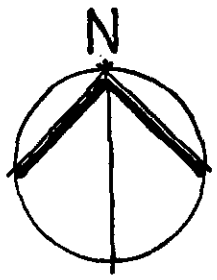
Your observations are required in respect of this application **by 29/12/2000** .

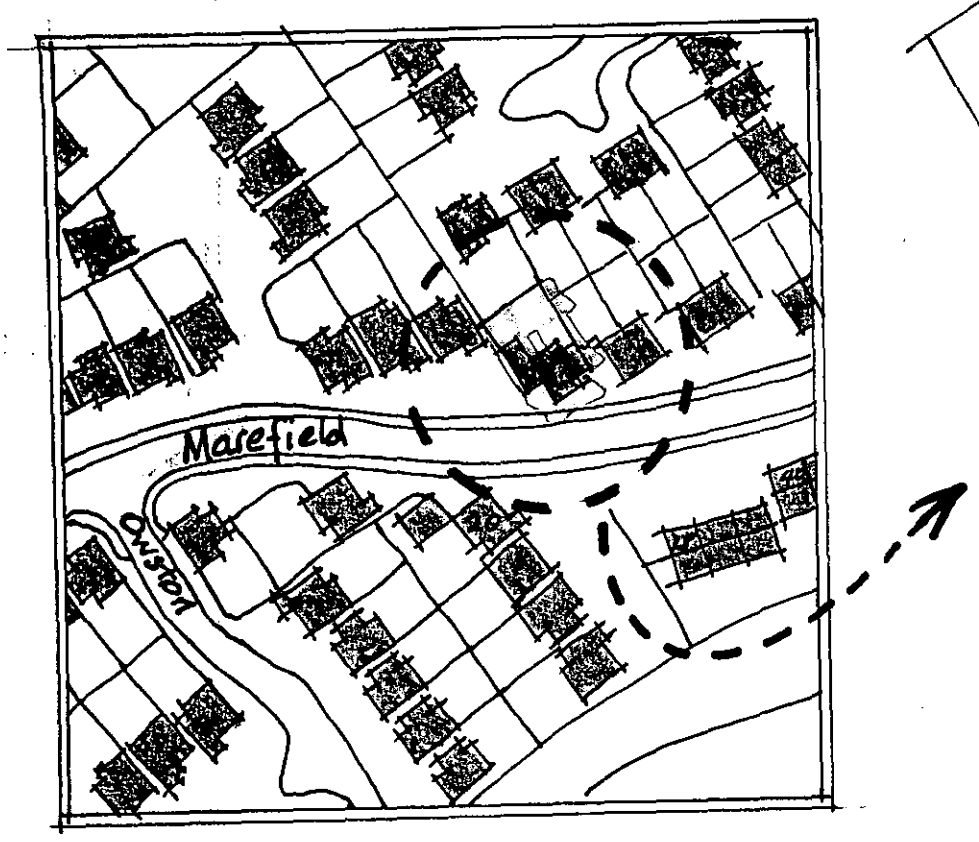
Councillors considered that the previous application on this site, which had been granted planning permission, allowed for the extension of the property, but minimised the detrimental effect on the street scene which the proposal would have, by setting back the first floor extension.

It was felt that this latest proposal would create a terracing effect and it is, therefore, requested that this application is refused.

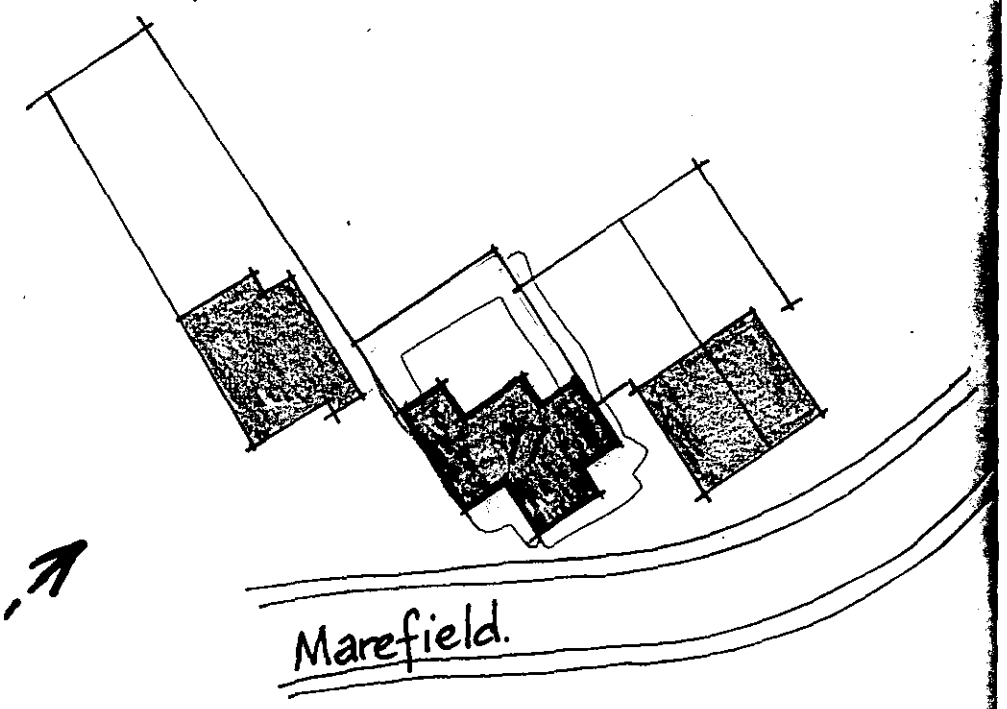
SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.



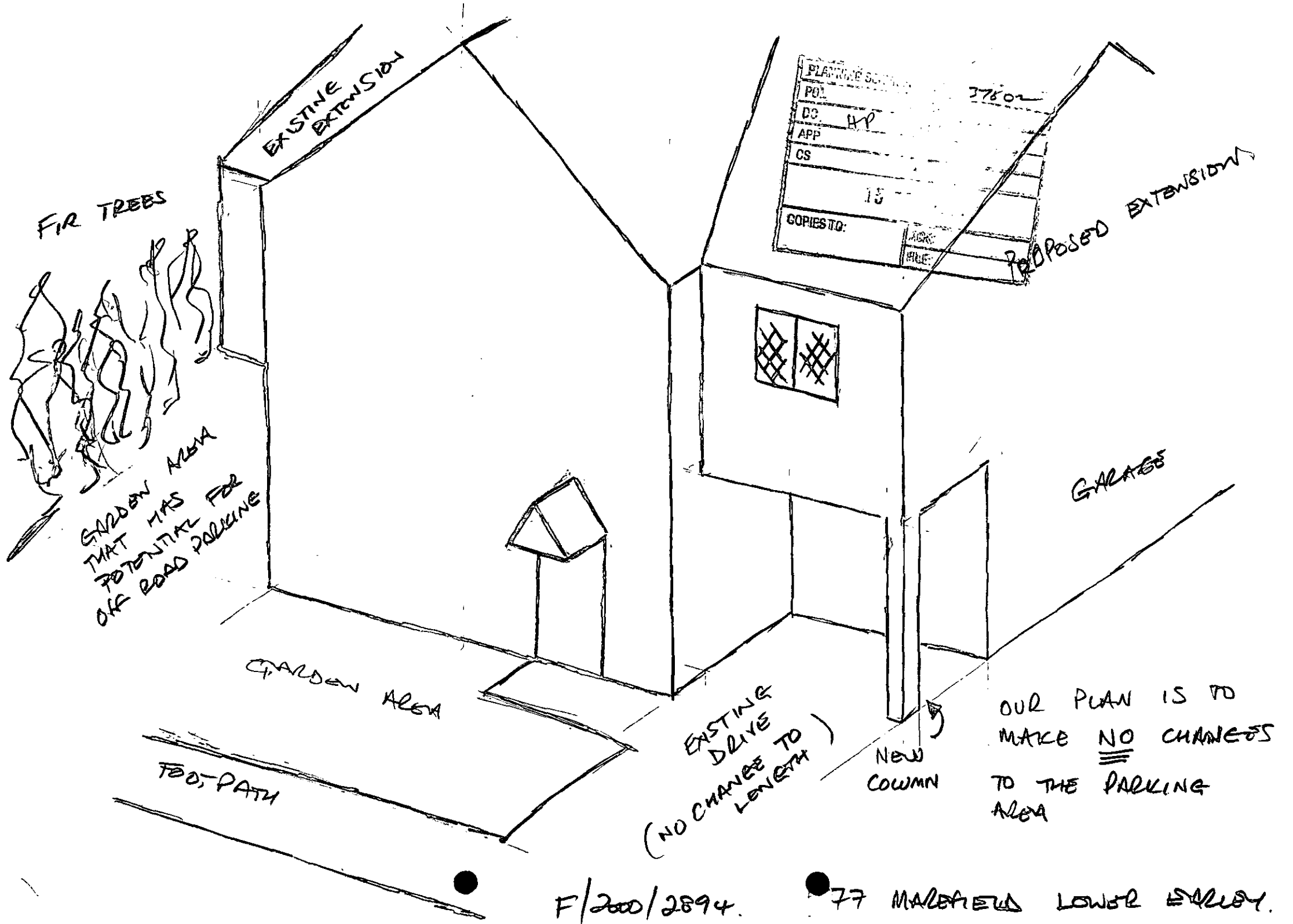


LOCATION 1:1250



SITE PLAN 1:500

24.NOV.2000* 2894


EXISTING EXTENSION
FIR TREES
GARDEN AREA THAT HAS POTENTIAL FOR OFF ROAD PARKING
PROPOSED EXTENSION
GARAGE
GARDEN AREA
FOOT PATH
EXISTING DRIVE (NO CHANGE TO LENGTH)
NEW COLUMN
OUR PLAN IS TO MAKE NO CHANGES TO THE PARKING AREA
PLANNING SERVICES
POL
DC HP
APP
CS
15
COPIES TO:
ACK:
FILE:
37602
F/2000/2894.
77 MAREFIELD LOWER EARLEY.



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

1 December 2000

Scale: 1 : 1250

N
W E
S

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 05 December 2000

Application Number: F/2000/2894

Proposal: Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)

Parish: EARLEY TOWN

Site Address:
77, Marefield, Lower Earley, Reading.

Applicant:
Mr R Brunt C/O Mr R E Hodgman.

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 showing the parking layout for 3 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 driveway must also be shown on the plan.

Requested 19/12

Signed: _____ **Print name:** Adam Coggins

12/12/00

24.NOV.2000* 2894

Environmental Services

For office use only.
Application number:

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. R. BRUNT
	Address and postcode	77 MAREFIELD LOWER EARLEY READING BERKS RG6 3D2
	Phone number	0118 987 2874
2	Agent's Name	MR R. E. HODGMAN
	Address and postcode	54 LOXWOOD EARLEY READING BERKS RG6 5RZ
	Phone number	01189 671467
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS PER 1
4	Give brief details of the proposal for example, two storey side extension. About the application	BUILD OF BEDROOM ABOVE GARAGE
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 EXISTING + TILES TO MATCH ROOF
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: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 19/11/00

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

ADDRESS 77 MAREFIELD PARISH EARLEY

PLOT No. 46 AREA L. ORD. SHEET No. SU. 75'70 38

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18542	McLEAN HOMES LTD	BED. HOUSE & GARAGE	10.2.83	N/A C/A
AR20089	"	"	17.3.83	APP N/A
AR24532	MR & MRS HAWKINS	DINING, SHOWER & STORE	3.5.85	APP N/A
23514	"	" " "	22.5.85	N/A C/A
F/2000/1326	Mr. Brunt	1st Floor Side Ext	14.06.00	C/A
FP/2000/0944	"	2 St/S Ext.	29.9.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

*Pre-app attached

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	24 NOV 2000
Officer: FIP	Application No. F 2000 2894

Map No. 58 Site 0.02

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING (AMENDMENT TO CONSENT 2000/1326)

Location: 77 MAREFIELD

Parish: EARLEY Ward: Redhatch 5.12.2000 TS.

Applicant: MR BRUNT

fee paid 2000/1326

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	PARKING.		15/12 not adequate.
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 : 5.12.2000 R. 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:

Pre-apps attached .....
.....
.....

NEIGHBOURS:

SIN + 20, 22, 24, 26, 28, 30 + 34, 75 + 79, marefield .....
.....
8 + 9, Sudson .....
.....
.....
.....
.....
.....
.....

24 NOV 2000* 2894

Mr R Brunt
77 Marefield
Lower Earley
Reading
Berk's
RG6 3DZ

Ms Emy Circuit
Planning Assistant
Environmental Services Department
Wokingham District Council
PO Box 157 Shute End
Wokingham
Berks
RG40 1WR

19th Nov. 2000

Dear Ms Circuit,

Re: Full Plans Application Number FP/2000/0944

Further to our recent telephone conversation please find the resubmission of application as discussed.

The revised plans are submitted for approval without prejudice in accordance with your direction and with the request that consideration may be given to extensions in process or completed within the near area to the address above. The two examples I cite are 52 Loxwood and one in Beech Lane 50m from its junction with Rushey Way (set back from main road). Both have extensions that are flush with the front of the house.

As explained our request is that we be permitted to extend the upper storey to a point approximately 0.3m from the edge of the house at the front of the plot. This would allow sufficient interior space to build the bathroom at the front and the fourth bedroom to the rear. Any more than 0.3m would make the plan unworkable.

Thanking you in anticipation.

Yours sincerely

Robin Brunt

Cc: Mr R E Hodgman

ADDRESS 77 MAREFIELD PARISH EARLEY

PLOT No. 46 AREA L. ORD. SHEET No. SK. 75-70 J8

BUILDER

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MINISTRY DECISION

SPECIAL ORDERS

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Environmental Services

For office use only
Application number: 24 NOV 2000* 2894

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3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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Your signature: [signature]

on behalf of

Date 19/11/00

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

Received by Wokingham District Council

Application No: F/2000/2894

PROPOSAL:
Proposed first floor side extension to dwelling (Amendment to consent 2000/1326)

LOCATION:
77, Marefield, Lower Earley, Reading.

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

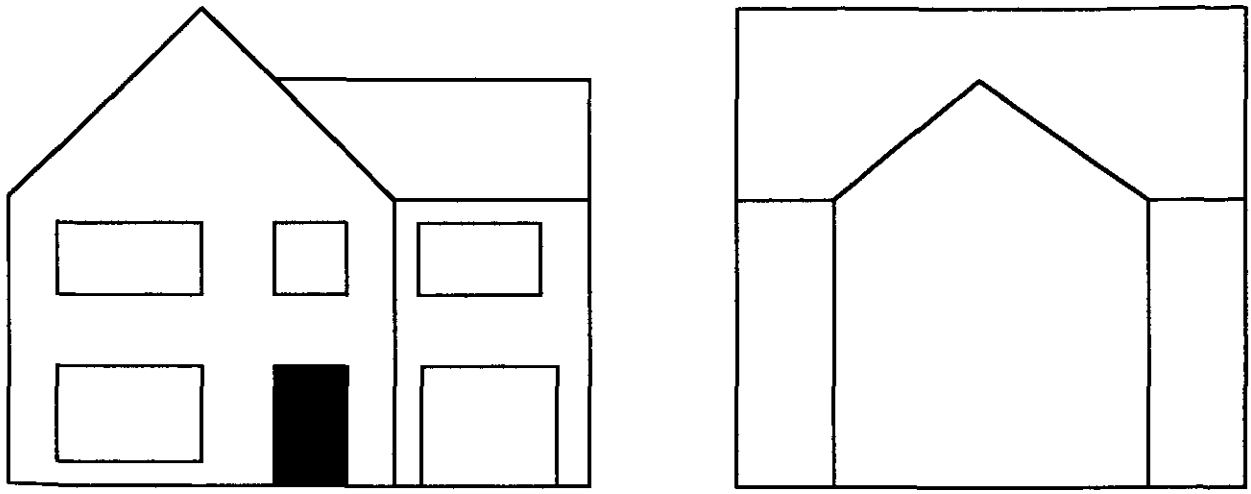
WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2000. Written comments submitted will become available for public inspection.

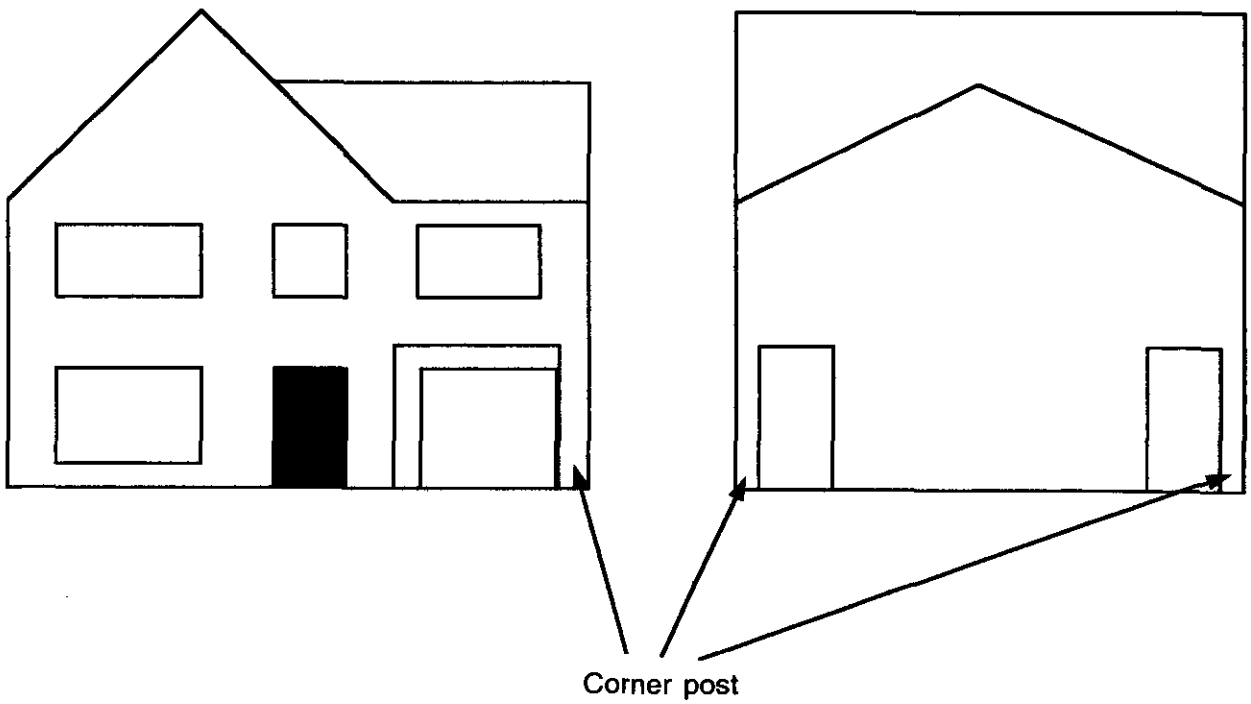
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

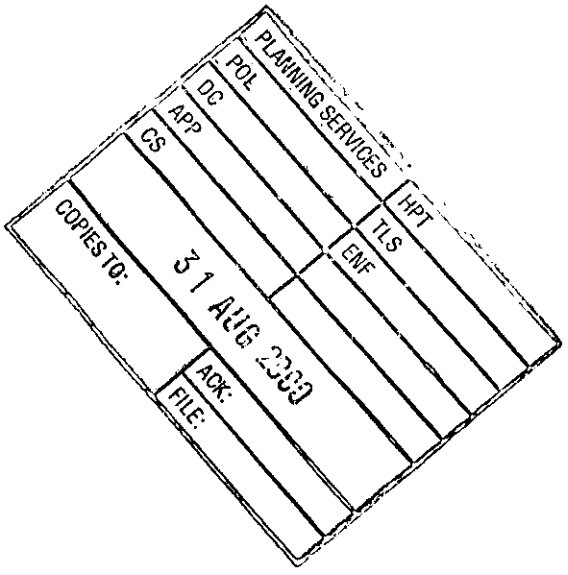
05 December 2000



Original Concept



Request Revision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