APPLICATION NO:
F/2002/8080

LOCATION:
21 Erleigh Court Drive, Earley Reading.

APPLICANT:
Mr/Mrs Hooper C/O R G Butler & Associates

PROPOSAL:
Proposed side dormer extension to dwelling.

EARLIEST DATE FOR DECISION: **27/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/01/2003

CASE OFFICER: **Daniel Gigg**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hooper
C/O R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
Berks
RG10 9QT

Application Number: F/2002/8080

Parish: **EARLEY**

Location: **21, Erleigh Court Drive, Earley, Reading.**

Proposal: **Proposed side dormer 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. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, fixed shut with the exception of a top opening fanlight and be permanently retained so thereafter.

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 first floor and above in the east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To safeguard the amenities of the occupiers of neighbouring residential properties.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. The applicant is reminded that this approval 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. 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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/01/2003

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.

refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8080	DG
BUILDING CONTROL NUMBER	H/2003/3930	Nick
~~APPLICANT~~/AGENT	R G Butler.	
ADDRESS OF SITE	21 Enleigh Court Drive EARLEY	
DESCRIPTION OF PROPOSED WORK	Side dormer ext.	

DRAWING NUMBERS	BC	DC
~~BLOCK~~ PLAN location	—	—
ELEVATIONS	613/1A	613/1
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/1/03.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/2/03	

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 : Daniel Gigg

Application Number : F/2002/8080

Applicant : Mr/Mrs Hooper C/O R G Butler & Associates.

Location : 21, Erleigh Court Drive, Earley, Reading.
Proposal : Proposed side dormer extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/11/2002

Earliest Date for Decision : 27/12/2002

Latest Consultation Date/Site Notice Expiry Date : 27/12/2002

This application will have expired on: 21/01/2003. 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 Town Council - object on the grounds that the proposed is inappropriate and unneighbourly.

Planning Issues :

Impact on Character of the area
" " neighbouring properties.

Application Number: F/2002/8080 – 21 Erleigh Court Drive, Earley.

Appraisal:

Proposed Development

The proposed development is a dormer window on the east facing elevation of the property. Number of bedrooms would remain the same.

The proposed will be approximately 2.4m in width, it will be 8.9m in length and will have a height of 2.9m.

The site lies in the identified settlement. The proposed falls to be assessed against policies in the Loddon Area Local Plan (adopted) and Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Overbearing
Given the relatively small scale nature of the proposed it will not be overbearing to the residential amenities of no.23 Erleigh Court Drive.

Overshadowing
There are no windows in the side elevation (north west facing) of no. 23 and accordingly there will not be any loss of light.

Overlooking
There are no windows in the side elevation (north west facing) of no. 23 and accordingly there will not be any loss of privacy.

2. Impact upon the character of the area

The land slopes downwards from east to west and as such the dormer window will be a visible feature from the street scene. However, it is not felt that it will cause a detrimental impact given that it will be partially screened by no. 23 Erleigh Court Drive. In addition, the materials are proposed to match the existing and it is of an appropriate scale in relation to the main dwelling.

3. Consultation

The Town Council object on the grounds that the proposed is inappropriate an unneighbourly.

Officer comments – Given the issues raised in sections 1 and 2 of this report, it is felt that the objection raised does not warrant a refusal of the application.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C046	R046	~~**Those windows shown on the approved drawings as having obscured glass in full shall be top opening only and be permanently retained so thereafter.**~~ have a fanlight after fixed shut insert. 'With the exception of a top opening fanlight ...' **Reason: To safeguard the amenities of the occupiers of neighbouring residential properties.**
3.	C044	R044	first floor and above in the east elevation

Informatives for approvals	
N04	
N16	

Loddon Area Local Plan	**LBE1, LBE2**
South East Area Local Plan	
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Recommendation and conditions/reasons agreed: P.P. J.S. Andrewartha

Date: 16/01/03

RECORD OF SITE VISIT

SITE ADDRESS: 21 Erleigh Court Drive Earley Reading.

APPLICATION NUMBER: F/2002/8080

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 16/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. Telegraph pole

2. DESCRIPTION OF SURROUNDINGS

Mix of properties

3. DESCRIPTION OF SITE/BUILDING

Detached
steep pitched roof.
House is painted green.
Existing dormer on West elevation (wooden)

4. RELATIONSHIP TO ADJOINING PROPERTIES

No windows in elevation of no 23 from east along
Visible when travelling West from east along
E Court Drive Land slopes.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS E to W slopes by 1m

BOUNDARY TREATMENT N/A

OTHERS N/A

FROM: Daniel Gigg

DATE: 04 December 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	
PCL	TLS
DC	ENF
APP	
CS	
13 DEC 2002	
COPIES TO	ACK.
	FILE

Application Number: F/2002/8080

Proposal: Proposed side dormer extension to dwelling..

Site Address: 21, Erleigh Court Drive, Earley, Reading.

Applicant: Mr/Mrs Hooper C/O R G Butler & Associates.

Your observations are required in respect of this application **by 27/12/2002** .

Councillors considered this proposal to be inappropriate and unneighbourly, and therefore requested that this application should be refused.

SIGNED: _____ DATE: 02 DEC 2002

Clerk To Earley Parish/Town Council.

W

Application Number : F/2002/8080	Map No : 41
Case Officer : DOG	Site Area : 0·12
Valid Date : 26·11·02.	Received Date: 26/11/2002

Level : Delegated Application

Description : Proposed side dormer extension to dwelling.

Location : 21, Erleigh Court Drive, Earley, Reading.

Parish : EA Ward : WHI 4·12·02 B.

Applicant : Mr/Mrs Hooper C/O R G Butler & Associates.

Fee Required: £110 Fee Received: £110 (b)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 4.12.02 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N - see map

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		70CHILTERN CRESCENTREADING	RG6 1AN
		72CHILTERN CRESCENTREADING	RG6 1AN
		74CHILTERN CRESCENTREADING	RG6 1AN
		76CHILTERN CRESCENTREADING	RG6 1AN
		14ERLEIGH COURT DRIVEREADING	RG6 1EB
		16ERLEIGH COURT DRIVEREADING	RG6 1EB
		18ERLEIGH COURT DRIVEREADING	RG6 1EB
		19ERLEIGH COURT DRIVEREADING	RG6 1EB
		21ERLEIGH COURT DRIVEREADING	RG6 1EB
		23ERLEIGH COURT DRIVEREADING	RG6 1EB

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

Tel: (0118) 974 6296

Date: 04 December 2002

My ref: F/2002/8080

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Storry
50 Church Road
Earley
RG6 1HT

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/2002/8080
21, Erleigh Court Drive, Earley, Reading.
Proposed side dormer extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8080**
21, Erleigh Court Drive, Earley, Reading.
Proposed side dormer extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Storry

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6296

Date: 04 December 2002

My ref: F/2002/8080

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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

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Trevor Watson
Development Control Manager

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21, Erleigh Court Drive, Earley, Reading.
Proposed side dormer extension to dwelling.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Lissaman

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

Received by Wokingham District Council

Application No: F/2002/8080

PROPOSAL:
Proposed side dormer extension to dwelling.

LOCATION:
21, Erleigh Court Drive, 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 and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8080 to enable the library staff to locate the correct information.
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 Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
04 December 2002

Environmental Services

For office use only.
Application number: 26.JV.2002 8080

Householder planning application form

26 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

8080

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	MR & MRS HOOPER 21 ERLEIGH COURT DRIVE READING RG6 1EB
2	Agent's Name Address and postcode Phone number	RG BUTLER & ASSOCIATES 11 STRATHMORE DRIVE CHARVIL READING RG10 9QT 0118 934 3040
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.	21 ERLEIGH COURT DRIVE READING RG6 1EB.
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW SIDE DORMER SERVING TWO FIRST FLOOR BEDROOMS.

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.	TILED ROOF } TO MATCH TILE HUNG CHEEKS } 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: NO CHANGE
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: R G Butler on behalf of Mr. Mrs Hooper

Date 25-11-02

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

21

ADDRESS ~~79~~ ERLEIGH COURT DRIVE PARISH EARLEY

PLOT No. 2 ORD. SHEET No. SU. 7473 (41)

BUILDER Messrs. Foote & Hilder

Plan No.	Applicant	Description of Development	Date of Decision	Decision
750/55	Messrs. Foote & Hilder & Co	Outline	13/9/55	N/A. C/A.
274/56	Mr. F. J. Hooper	Detached House	8/5/56	App. App.
PD/145/58	"	Garage	13/5/58	App. N/A.
R/585/70	"	Car Port	31-12-70	App — C/A
1528/72	"	conv. loft to box room. & addit. of shower room & wc	28 9 72	— App
BR13536	"	alt & ext 1st floor	9. 5. 80.	app N/A
13339	"	"	5. 6 80	N/A C/A
35870 APPEAL	"	3 det. houses R/O	27.6.90	Ret
F/2002/8080	"	side dormer ext		

DATE OF COMPLETION October 1956

MINISTRY DECISION 35870 - APPEAL DISMISSED — 2.5.91

SPECIAL ORDERS

DRAINAGE