APPLICATION NO:
F/2002/6026

LOCATION:
29 The Crescent, Earley Reading.

APPLICANT:
Mr/Mrs M Smith C/O Mr K Williams

PROPOSAL:
Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.

EARLIEST DATE FOR DECISION: **17/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/06/2002

CASE OFFICER: **Richard Kelly**

APPROVED

1142

D2

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Smith
C/O Mr K Williams
10 Soham Close
Earley
Reading
Berks
RG6 4SD

Application Number: F/2002/6026

Parish: **EARLEY**

Location: **29, The Crescent, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The 1st floor bathroom window in the side elevation facing 27 The Crescent of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut with the exception of a top opening fanlight, and be permanently so retained thereafter.

Condition
6. 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 level or above of the building including 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 ensure that the external appearance of the building is satisfactory.

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

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

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

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

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:
Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 11/06/2002

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.

File Copy

Telephone Number: (0118) 9746428

Date: 13 June, 2002

APPLICATION NUMBER: F/2002/6026

WOKINGHAM UNITARY
Aiming for Excellence

David Wynn
27 The Crescent
EARLEY
Berkshire
RG6 7NW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909

Dear Sir/Madam

Application No: F/2002/6026

Location: 29, The Crescent, Earley Reading

Proposal: Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.

Thank you for your recent observations on the above planning application.

Your views are important to the Council and were fully taken into account in reaching a decision on this case.

The decision that has been taken having regard to all of the material considerations is to **Approve** permission for the proposal. Should you require a copy of the notice or wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

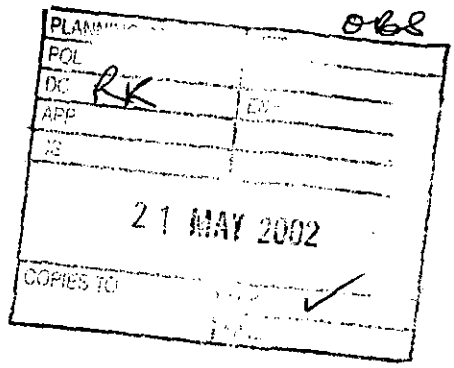
Trevor Watson

Development Control Manager

David Wynn

27 The Crescent
Earley
READING
UK
RG6 7NW

Tel. : +44 (0)118 926 3727
Home office: +44 (0)118 926 3733
Mobile: +44 (0) 7979 6566 88
Fax: +44 (0) 118 926 1338



Wokingham Unitary Authority
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire. RG40 1WR

Attn.: Mr. R. KELLY

20th May 2002

Ref.: Application Number: F/2002/6026

Dear Sir,

Re.: Proposed two storey side extension / 29 The Crescent, Earley

Thank you for the letters notifying us of this planned extension to the property at 27 The Crescent Earley. As you will see, we at 27 The Crescent are immediate neighbours of Mr & Mrs. Smith, on the side of their property that is concerned with the proposed extension.

My purpose in writing is to let you know that we have inspected the plans and that as the neighbours most intimately affected by the proposed extension we have no objection to the planning application.

Hoping that this observation is helpful to the planning committee.

Yours sincerely,

Mr. D. H. Wynn

Copy To: Planning Officer, Earley Town Council, Radstock Lane, Earley, Reading. RG6 5UL
Mr. & Mrs. M. Smith

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6026	RK
BUILDING CONTROL NUMBER.	BN 2003/1601	Andy R
APPLICANT/AGENT	Mr M. Smith.	
ADDRESS OF SITE	29 The Crescent EARLY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + 2 storey side ext + rear roof with dormer	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS	No plans -	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	17/6/03.	

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 : Richard Kelly

Application Number : F/2002/6026

Applicant : Mr/Mrs M Smith C/O Mr K Williams.

Location : 29, The Crescent, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/04/2002

Earliest Date for Decision : 17/05/2002

Latest Consultation Date/Site Notice Expiry Date : 17/05/2002

This application will have expired on: 10/06/2002. 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: conditional approval
Earley P.C.: no/use
27 The Crescent: no objection

Planning Issues :

Application Number: F/2002/6026

Appraisal :

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

Application Number F/2002/6026
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	1st floor
5.	C045	R045	n bathroom window in the side elevation facing 27 The Crescent.... after ~~the date~~ "It shall be fixed shut" insert ~~unless~~ "with the exception of a top opening fan light"...
6	C044	R044.	INSERT First floor level or above / INSERT of the building including extension

RECORD OF SITE VISIT

SITE ADDRESS: 29 The Crescent
Earley Reading.

APPLICATION NUMBER: F/2002/6026

OFFICER: Richard Kelly

DATE OF SITE VISIT: 30/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Mixed bungalows and houses. Most bungalows have rooms in roof.

3. DESCRIPTION OF SITE/BUILDING Extended bungalow

4. RELATIONSHIP TO ADJOINING PROPERTIES
Curved skyline. 27 has long single storey element with conservatory. 31 has garage + greenhouse on boly to line of extn.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING -

LEVELS flat

BOUNDARY TREATMENT 2m fence to 31 to 1.5m fence with 0.3m trellis

OTHERS 2m wall to 27 then 2m trellis. c. 3m out. 37 and 39 have similar

Application Number: F/2002/6026 – 29 The Crescent, Earley

Appraisal:

This application is for a two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space. It is a resubmission following the refusal of F/2001/4647. That application was refused on the basis of loss of light and overlooking adjoining properties and detrimental to streetscene. The current scheme has been amended from the refusal by removing a substantial two storey element at the rear. This application raises three issues:

Impact on adjoining properties: LBE1, WBE1

The proposal includes a two storey element over the existing building. The property is set at a slight angle to No 27 such that the new first floor windows could potentially overlook the rear garden of No 27. However, any such views would be minimal and limited by the 2m high solid wall for the first section of the boundary and then by mature shrubs and small trees beyond that. It is not considered that this constitutes undue harm. The proposal will not project any further at first floor than the original house, nor will it extend any further at ground floor than the existing single storey elements to both sides.

No 27 does have a side facing window in a single storey rear extension but this is arguably a secondary light source as the room has a conservatory to the rear which is south facing and hence receives maximum sunlight. Notwithstanding this, whilst a 45° line drawn in a horizontal plane from the mid point of this side window would be breached by the new two storey element, there is no breach of a 25° line by the proposed single storey element. Given the secondary nature of this window, it is not considered that this proposal would cause undue loss of light to No 27. Additionally, a letter of no objection for this application has been received from the occupants of No 27.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

The property is currently a modest bungalow. The proposal would result in the increase of this property to a substantial chalet style house. This type of development is not uncommon in the area, with similar extensions being found at Nos 37 and 39. It is not considered that this would lead to undue harm to the streetscene. Comments from Earley Town Council argued that this proposal would be detrimental to the streetscene. Given the variety of properties in The Crescent and in particular the variety of extensions that have been carried out, it is not considered that the effect on the streetscene is unacceptable.

Impact on highway safety (parking provision): LT5, WT6

The resulting property would have three bedrooms. Subject to conditions, there is adequate parking provision.

Approve ~~**Refuse**~~

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2002/6026 PLANNING OFFICER: N. Lake

PARISH: Earley

PROPOSAL: Two storey extension and single storey rear extension and raising of roof with dormer extensions into form rooms in roof space.

ADDRESS: 29 The Crescent, Earley

Councillors considered that these proposals were over-bearing and would be of detriment to the street scene, and unneighbourly because of the potential loss of light to neighbouring properties. It is, therefore, requested that this application is refused.

PLANNING [illegible]	HIST
POL	TLS
DC	ENF
AFP	
CS	
17 MAY 2002	
[illegible]	ACK
	FILE

SIGNED: _____ DATE: 16 MAY 2002

CLERK TO EARLEY TOWN COUNCIL

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 23 April 2002

Application Number: F/2002/6026

Proposal: Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.

Parish: EARLEY TOWN

Site Address:
29, The Crescent, Earley, Reading.

Applicant:
Mr/Mrs M Smith C/O Mr K Williams.

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).

C049, R049
C22, R122.

Signed: _____ **Print name:** AL 24/04/02.

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

Tel: (0118) 974 6296

Date: 23 April 2002

My ref: F/2002/6026

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2002/6026
29, The Crescent, Earley, Reading.
Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.

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 **Richard Kelly** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6026**
29, The Crescent, Earley, Reading.
Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.
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 C Smith

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

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

Tel: (0118) 974 6296

Date: 23 April 2002

My ref: F/2002/6026

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6026
29, The Crescent, Earley, Reading.
Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6026**
29, The Crescent, Earley, Reading.
Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.
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 D Carpenter
**********FILE COPY**********

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

Tel: (0118) 974 6296

Date: 23 April 2002

My ref: F/2002/6026

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2002/6026
29, The Crescent, Earley, Reading.
Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.

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 **Richard Kelly** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6026**
29, The Crescent, Earley, Reading.
Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.
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 D Swindells

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

Organisation_Name	Building_Name	address1	Postcode
		57AVALON ROADREADING	RG6 7NR
		59AVALON ROADREADING	RG6 7NR
		61AVALON ROADREADING	RG6 7NR
		24THE CRESCENTREADING	RG6 7NN
		26THE CRESCENTREADING	RG6 7NN
		28THE CRESCENTREADING	RG6 7NN
		27THE CRESCENTREADING	RG6 7NW
		29THE CRESCENTREADING	RG6 7NW
		31THE CRESCENTREADING	RG6 7NW
	28A	28ATHE CRESCENTREADING	RG6 7NN

Neighbour consultation list F/2002/6026

Received by Wokingham District Council

Application No: F/2002/6026

PROPOSAL:
Proposed two storey side extension to dwelling, single storey rear extension and raising of roof with dormer extensions to form rooms in roof space.

LOCATION:
29, The Crescent, 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/2002/6026 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 Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/05/2002. 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
23 April 2002

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~26 FEB 2002~~ 15 APR 2002	Map No. 52 Site 0.06
Officer: RK | Application No. F/2002/6024	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING (SINGLE STOREY REAR EXTENSION AND RAISING OF ROOF WITH DORMER EXTENSIONS TO FORM ROOMS IN ROOF SPACE

Location: 29 THE CRESCENT

Parish: EARLEY Ward: LITTLE HUNGERFORD

Applicant: MR/MRS M SMITH

resubmission 4647 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		phoned	15 APR 2002
5	Elevation plans	E. elevation – does not show smaller dormer window for 1st floor bathroom	14/3	
6	Floor plans	W elevation – doesn't seem to be showing back end of sitting room extn correctly	phoned again	
7	Metric scale disclaimer		27/3	
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 : 24/04 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:

.....
.....
.....

NEIGHBOURS:

.....
.....
S/N + See map
.....
.....
.....
.....
.....
Post-apps on file F/2001/4647

Environmental Services

For office use only.
Application number: 15.APR.2002* 6026

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR. & MRS. M. SMITH
	Address and postcode	29 THE CRESCENT EARLEY BERKS RG6 7NW
	Phone number	0118 9265553
	Agent's Name	MR K. WILLIAMS
	Address and postcode	10 SOHAM CLOSE LOWER EARLEY READING, BERKS RG6 4SD.
	Phone number	0118-9547698
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.	29 THE CRESCENT EARLEY BERKS RG6 7NW.
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE EXTENSION, SINGLE REAR EXTENSION & ROOF EXTENSION TO CONVERT EXISTING BUNGALOW INTO 3 BEDROOM HOUSE ON 2 STOREYS
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.	BRICK WITH PEBBLE DASHED FINISHED TO MATCH EXISTING. ROOF TILES SIMILAR TO 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: 3.
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.		
	RE - SUBMISSION FOLLOWING REFUSAL IN OCTOBER 2001. 4647		
	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: MSB MARK SMITH ANIMI

on behalf of —

Date 27/2/02.

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

ADDRESS 29 THE CRESCENT PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7571 (52

BUILDER

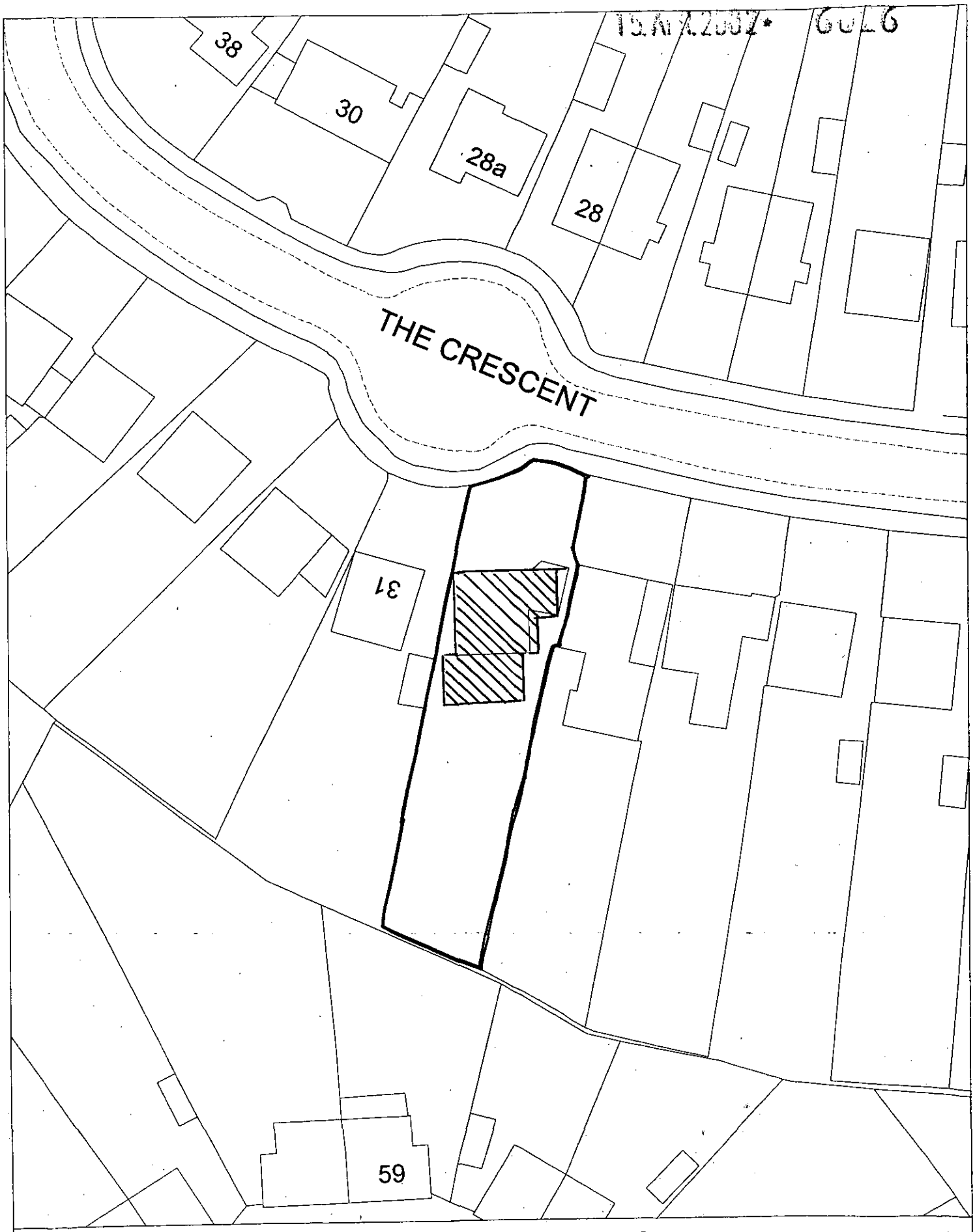
Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 10302	MR & MRS L HALL	KITCHEN TO BEDROOM; EXT. TO FORM NEW KITCHEN	13.3.79	REC'D APP. N/
10170	"	"	12.6.79	N/A CA
F/2001/4647	Mr. & Mrs. Smith	2/st side/rear ext & roof ext to convert exist bungalow into 3 bed. dwell	03.10.01	Re
F/2002/6026	"	2 St/S, S/St/R & raising roof with dormer each - rooms in loft space		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 500

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Date: 27 February 2002

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Site Plan, Scale: 1 to 2500

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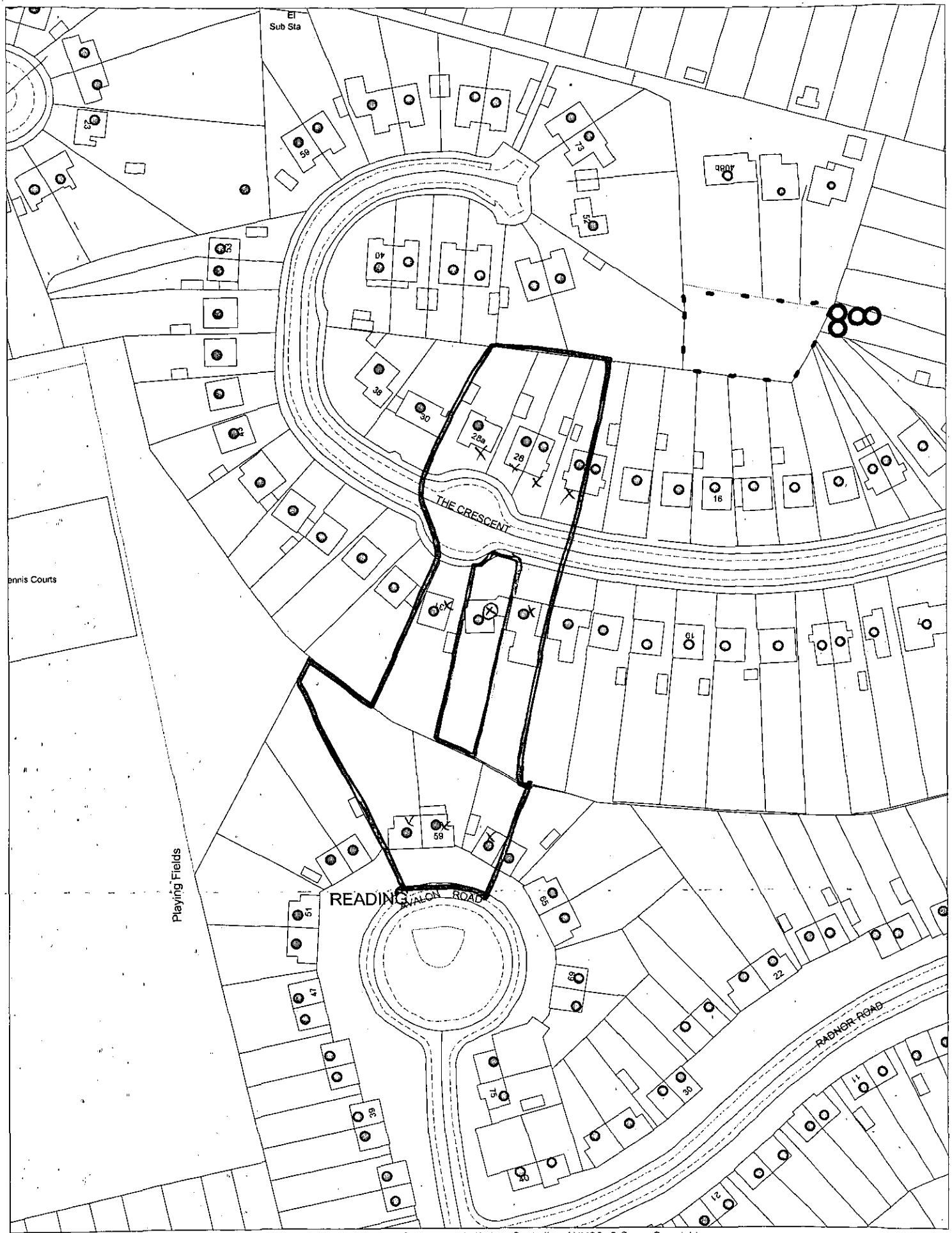

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Development Control Section, Environmental Services, Wokingham District Council.

5 March 2002

Scale: 1 : 1250

N W E S