APPLICATION NO:
F/2001/5503

LOCATION:
47 Harcourt Drive, Earley Reading.

APPLICANT:
Mr/Mrs A Hicks C/O J R Hall

PROPOSAL:
Proposed single storey rear extension to dwelling, removal of existing conservatory.

EARLIEST DATE FOR DECISION: **21/01/2002**
End of Consultation 25/01/02
APPLICATION WILL HAVE EXPIRED ON:
11/02/2002

CASE OFFICER: ~~Joanna Medler~~
F. Leo

APPROVED

618

01

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Hicks
C/O J R Hall
Setley Cottage
Basingstoke Road
Shinfield
Reading
Berks RG7 1AX

Application Number: F/2001/5503

Parish: **EARLEY**

Location: **47, Harcourt Drive, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling, removal of existing conservatory.**

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.

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.

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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 08/02/2002

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.

FROM: Joanna Medler FL .

DATE: 28 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5503

Proposal: Proposed single storey rear extension to dwelling, removal of existing conservatory..

Site Address: 47, Harcourt Drive, Earley, Reading.

Applicant: Mr/Mrs A Hicks C/O J R Hall.

Your observations are required in respect of this application **by 21/01/2002** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5503

PROPOSAL:
Proposed single storey rear extension to dwelling, removal of existing conservatory.

LOCATION:
47, Harcourt 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/2001/5503 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 Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/01/2002. 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.

Head of Planning and Transportation

28 December 2001

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

Tel: (0118) 974 6502

Date: **28 December 2001**

My ref: F/2001/5503

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5503
47, Harcourt Drive, Earley, Reading.
Proposed single storey rear extension to dwelling, removal of existing conservatory.

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 **Joanna Medler** on **(0118) 974 6502.**

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5503**
47, Harcourt Drive, Earley, Reading.
Proposed single storey rear extension to dwelling, removal of existing conservatory.
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 6502

Date: **28 December 2001**

My ref: F/2001/5503

WOKINGHAM UNITARY
Aiming for Excellence

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
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Proposed single storey rear extension to dwelling, removal of existing conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6502

Date: **28 December 2001**

My ref: F/2001/5503

WOKINGHAM UNITARY
Aiming for Excellence

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
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Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5503**
47, Harcourt Drive, Earley, Reading.
Proposed single storey rear extension to dwelling, removal of existing conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5503 / Francis Lee
BUILDING CONTROL NUMBER.	FP2002/2603 Central
~~APPLICANT~~/AGENT	John R Hall.
ADDRESS OF SITE	47 Harcourt Drive EARLEY
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1727	PBC/1727
ELEVATIONS	--	--
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	20/1/02	

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	

Frances

WORK SHEET FOR : ~~Joanna Medler~~

Application Number : F/2001/5503

Applicant : Mr/Mrs A Hicks C/O J R Hall.

Location : 47, Harcourt Drive, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling, removal of existing conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		30 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 30 Jan 02

Date Registered : 17/12/2001

Earliest Date for Decision : 21/01/2002

Latest Consultation Date/Site Notice Expiry Date : 21/01/2002

This application <u>will have expired on</u>: <u>11/02/2002.</u> 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 :

None

Planning Issues : I'd Settlement

LBE1 LBE2

WOS3 WBE1

EN1.

Application Number: F/2001/5503 **Officer : Francis Leo**
47 Harcourt Drive, Earley, Reading

Appraisal :

Development
For the removal of existing conservatory and erection of single storey rear extension to dwelling.

The site is a semi-detached property located within the identified settlement of Earley.

Impact upon neighbouring properties
The gap between nos 45 and application site is about 14m. The timber fence in between is 1.8m high and would minimise visibility of the extension. Between nos 47 and 49 the fence, in part, is 2m high with creepers over. Also the extension is set in 150mm from the boundary In view of this it is felt there would be no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposed extension is located at the rear of the property, it is single storey and hence would have no detrimental impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5503

Appraisal :

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

Application Number F/2001/5503
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

Francis Loo

SITE ADDRESS: 47 Harcourt Drive
Earley Reading.

APPLICATION NUMBER: F/2001/5503

OFFICER: ~~Joanna Medler~~

DATE OF SITE VISIT: 30Jan02.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS 2 storey semi detached properties with garage to the side. Small front garden.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-detached property parking space to the side. small front gdn

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 45 has a single storey bldg at the rear.
No 49 the other half of semi-di. has a high fence with creepers

5. SITE CONSTRAINTS

TREES	—
ACCESS/PARKING	no change.
LEVELS	—
BOUNDARY TREATMENT	bet 47 and 49. part 2m high fence with creepers
OTHERS	bet 47 and 45. 1.8m high timber fence

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date 15/1/02 Time 4:30pm

~~WHILE YOU WERE OUT~~

Name Mrs. Hicks (applicant)

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Called to see if can make arrangements for another site visit. Advised I was leaving, and would only be able to meet Tues 22nd. This is no good for her - she is in on most WEDNESDAYS, advised file will be reallocated to somecne else

Signed JO

Application Number : NEW/2001/5503

Case Officer : JKM

Valid Date : 17.12.01

Map No : 57

Site Area : 0.05

Received Date: 17/12/2001

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling, removal of existing conservatory.

Location : 47, Harcourt Drive, Earley, Reading.

Parish : EA Ward : RED 28/12/01 JB

Applicant : Mr/Mrs A Hicks C/O J R Hall.

Fee Required: £95 Fee Received: £95 (1)

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

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

No pre-apps

NEIGHBOURS

S/N + see map

Environmental Services

For office use only.
Application number: 17.DEC.2001* 5505

1305A

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 DISTRICT COUNCIL

1	Your name	MR & MRS A. HICKS.
	Address and postcode	47 HARCOURT DRIVE EARLEY READING
	Phone number	
2	Agent's Name	JOHN R. HALL
	Address and postcode	SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX
	Phone number	0118 9882883
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.	47 HARCOURT DRIVE EARLEY, READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO REPLACE EXTG CONSERVATORY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK MARLEY WESSEX TILE - BROWN
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

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.		
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 A. Hicks

Date 13/12/01

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

ADDRESS 47 HARCOURT DRIVE PARISH EARLEY

PLOT No. 104 ORD. SHEET No. SU. 57/7370

BUILDER Sir. James Miller & Partners

Plan No.	Applicant	Description of Development	Date of Decision	Decision
452/54	Messrs. J.T. Cook & Son Ltd	Outline	6.8.54	N/A Cl
739/55	Sir James Miller & Partners	Outline	8.11.55	N/A Cl
334/56	"	Layout	6.4.56	N/A Refu
886/56	"	Outline	13.11.56	N/A Cl
124/57	"	Semi/Det. House	12.3.57	App. Cl
497/57	"	Semi/Det. House	9.7.57	App. Ap
958/58	"	Semi/Det House	11.11.58	App Cl
PD/532/59	Mr. A.C. Wyborow	Conservatory	8.12.59	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

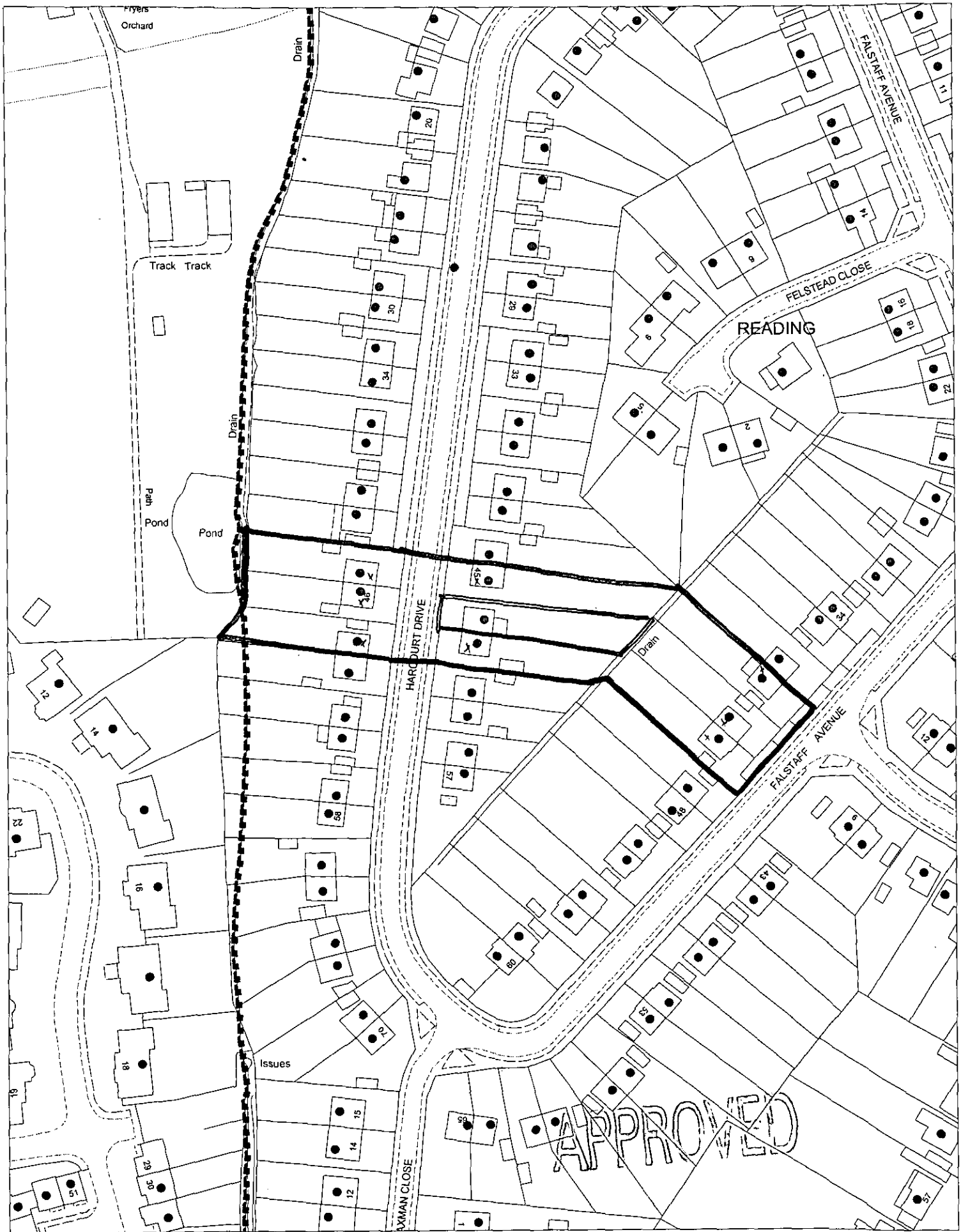
DRAINAGE

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5503**
CASE OFFICER: **Joanna Medler**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

17. DEC. 2001 ★ 5503



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Development Control Section, Environmental Services, Wokingham District Council.
20 December 2001

Scale: 1 : 1250

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