APPLICATION NO

F/2001/5504

LOCATION:
26 The Drive, Earley Reading.

APPLICANT:
Mr K K Sangha

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension .

EARLIEST DATE FOR DECISION. 13/01/2002

APPLICATION WILL HAVE EXPIRED ON:
11/02/2002

CASE OFFICER. **Richard Kelly**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K K Sangha
26 The Drive
Earley
Reading
Berks
RG6 1EG

Application Number: F/2001/5504

Parish: **EARLEY**

Location: **26, The Drive, Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and single storey rear extension .**

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. The driveway shall be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this.

Condition
5. 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.

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. In the interests of highway safety.

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

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 13th February 2002, showing hipped roof to single storey element and does not approve the proposals as originally submitted.

Informative
2. 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
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
4. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Anna Cronin
Head of Planning & Transportation
Date: 21/02/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5504 Richard Kelly
BUILDING CONTROL NUMBER.	BP 2002/2920 North
APPLICANT/~~AGENT~~	Mr K.K. Sangha.
ADDRESS OF SITE	26 The Drive EALING
DESCRIPTION OF PROPOSED WORK	first floor side ext + s/s rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 22/3/02	✓ recd 17/12/01
ELEVATIONS	— " —	A recd. 13/2/02
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/4/02	

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	

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 26 March 2002 08:24
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5504
Correspondent_FullName: David James
Correspondent_StreetAddress: 25 The Drive
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 1EG
Correspondent_Telephone:
Correspondent_Email: drt.james@ntlworld.com

Comments:

Can you please explain how the council was satisfied that Highway safety was maintained or enhanced by allowing the planning application to go ahead? Given the 4 cars and 3 vans this family have where are they going to park.

I consider this approval to be detremental not only to the safelt of this area but to the value of our properties.

Please advise

PLANNING SURVEY to objectors

To assist Wokingham District Council to monitor the effectiveness of it's services please complete this questionnaire and return it in the prepaid envelope enclosed.

A. YOUR EXPERIENCE WITH THE PLANNING DEPARTMENT

Q1 Please indicate whether you agree or disagree with each of the following statements about your most recent experience of the council's handling of your objection to a planning application

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	It does not apply
a) I was given the advice and help I needed to submit my views on the planning application	☐	☐	☐	☐	☐	☐
b) The council kept me informed about the progress of the application if considered by committee, and of the decision in all cases	☐	☐	☐	☐	☐	☐
c) The council dealt promptly with my queries	☐	☐	☐	☐	☐	☐
d) The council dealt helpfully with my queries	☐	☐	☐	☐	☐	☐
e) I understand the reasons for the decision made on the application	☐	☐	☐	☐	☐	☐
f) I feel that I was treated fairly and that my viewpoint was listened to	☐	☐	☐	☐	☐	☐

B. OVERALL SATISFACTION WITH THE SERVICE

Q2 Setting aside whether the application was granted permission or not, and taking everything into account, how satisfied or dissatisfied are you with the service provided by the Council in handling your objection.

	Very satisfied	Fairly satisfied	Neither satisfied nor dissatisfied	fairly dissatisfied	very dissatisfied
Please tick	☐	☐	☐	☐	☐

C. OUTCOME

Q3 Was the application? Please tick one only

Granted permission/consent ..... ☐

Refused permission/consent ..... ☐

Q4 In respect of the application...(please tick only one)

I objected to it ..... ☐

I had no objection or made no comments ..... ☐

D. ABOUT YOURSELF

Q5 Are you (please tick)

Male ..... ☐

Female ..... ☐

Q12 To which of these groups do you consider you belong?

White - British ☐
White - Irish ☐
White - Other ☐
Mixed Race - White and Black Caribbean ☐
Mixed Race - White and Black African ☐
Mixed Race - White and Asian ☐
Mixed Race - Other ☐
Asian or Asian British - Indian ☐
Asian or Asian British - Pakistani ☐
Asian or Asian British - Bangladeshi ☐
Asian or Asian British - Other ☐
Black or Black British - Caribbean ☐
Black or Black British - African ☐
Black or Black British - Other ☐
Chinese ☐
Other ethnic Group ☐

If other is ticked in any category please state ☐

Q13 Is there anything you would like to add? Please write in

☐

Thank you very much for taking part in this survey. Please check that you have ticked all the relevant boxes and return the questionnaire in the prepaid envelope enclosed

This information is confidential - Wokingham District Council is committed to upholding the eight data protection principles of good data handling practice

Q6 What was your age on your last birthday? (please write in years)

Q7 What is your postcode (this will only be used for statistical purposes)

Q8 Please tick only one - Which of these activities best describe what you are doing at present? (please only tick 'looking after the home' if this is your main activity and none of the other options apply)

a) Employee in full-time job (30 hours plus per week) ☐

b) Employee in part-time job (under 30 hours per week) ☐

c) Self employed full or part-time ☐

d) On a government supported training programme (e.g. Modern Apprenticeship/National/Work Training ☐

e) Full-time education at school, college or university ☐

f) Unemployed and available for work ☐

g) Permanently sick/disabled ☐

h) Wholly retired from work ☐

i) looking after the home ☐

j) Doing something else (please state below) ☐

Please write in answer to j)

Q10 What is/was your occupation? (please write in)

Q9 Do you have any long-standing illness, disability or infirmity? (long-standing means anything which has troubled you over a period of time or is likely to affect you over a period of time)

Yes ☐ go to question 10

No ☐ go to question 11

Q11 If yes, does this illness or disability limit your activities in any way?

Yes ☐

No ☐

Applicationo	Name & Addres
F/2001/5504	Mr D James 25 The Drive EARLEY RG6 1EG
F/2001/5504	Mr Chris Bailey 31 The Drive EARLEY RG6 1EG
F/2001/5504	Mr John Smith The Drive EARLEY RG6 1EG
Application Approved	Letters sent 04.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5504

Applicant : Mr K K Sangha .

Location : 26, The Drive, Earley, Reading.
Proposal : Proposed first floor side extension to dwelling and single storey rear extension .

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 17/12/2001

Earliest Date for Decision : 13/01/2002

Latest Consultation Date/Site Notice Expiry Date : 13/01/2002

This application will have expired on: 11/02/2002. 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.
Neighbours: 27 - No objection to extension - provided remains house and not business
Trees : no objection
Neighbours: 25, 31, No number (John Smith): Property is used as a business.
Earley T.C. : No objection.

Planning Issues :

Application Number: F/2001/5504

Appraisal :

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

Application Number F/2001/5504
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			Driveway to be widened to a minimum of 7.2m
			and the associated crossing extended to accommodate
			this.
			REASON: In the interests of highway safety
5	C122	R122	

Informative for approvals

N16 N04 N06 N07 N02 'plans', '13 February 2002', 'Hipped roof to single storey element'

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 21.02.02.

RECORD OF SITE VISIT

SITE ADDRESS: 26 The Drive Earley Reading.

APPLICATION NUMBER: F/2001/5504

OFFICER: Richard Kelly

DATE OF SITE VISIT: 4/1

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes

2. DESCRIPTION OF SURROUNDINGS

Very similar extensions at 16 and 24, 14, 10, 8, 2, 30

3. DESCRIPTION OF SITE/BUILDING 1930s semi. Small single storey side extension.

4. RELATIONSHIP TO ADJOINING PROPERTIES Semi with 28. Substantial gap towards 24.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence to s.s. 2m wall to 28 to rear 3m.

OTHERS

Application Number: F/2001/5504 – 26 The Drive, Earley, Reading

Appraisal:

This proposal is for the erection of a two storey side extension and single storey rear extension. It is a resubmission, following the refusal of F/2001/4023 on grounds of bulk, massing, design and overbearing. The scale of the extension has been dramatically reduced, and the three storey element deleted. This application raises four issues:

Impact on neighbouring properties: LBE 1, LBE 2, WBE 1

The proposed single storey extension would project 3.7m from the existing rear of the property, abutting the boundary with 28 The Drive. The boundary treatment at this point is a 2m high brick wall. On the rear elevation of 28 there is a substantial bay window, projecting approximately 1 metre from the rear elevation, such that the effective depth of the single storey element at 26 would be 2.7m as seen from this window. The Ordnance Survey extract for this property appears to show some form of extension at No 28, but this appears to be an error.

The proposed extension would be 2.7m high at the eaves and 3.7m high at the point it meets the existing rear wall. It is not considered that this is sufficient to warrant refusal. The two storey side extension is in line with the neighbouring property at No 24. There are no windows on the side elevation of 24 facing the application site, and so there is no undue impact caused by virtue of overlooking or overbearing.

Impact on streetscene: LBE 1, LBE 2, WBE 1, WOS 3

The proposed two storey side extension extends 4.5m from the existing side elevation, with a single storey element for the garage continuing to the boundary. This is quite large, but comparable extensions are found at Nos 2, 8, 10, 14, 16, 24 and 30 The Drive. The plots in this area are uncharacteristically wide for this style of house, so it is not considered that this represents an undue addition to the streetscene.

Impact on protected tree: LBE 9, WBE 11

There is a protected tree to the rear of the property. This is sufficiently far removed as to be unaffected by this proposal.

Impact on highway safety (parking provision): WOS 3

Subject to a condition requiring the widening of the driveway, to allow for access to the additional required parking spaces, there is no objection on highway grounds. A number of concerns have been raised by neighbours regarding the apparent use of the property as a business and large numbers of vehicles, notably vans and lorries, using the site. The Enforcement section has been notified of this and this application has been assessed on the basis that the property is solely a dwelling.

Approval ~~**Refusal**~~

Richard Kelly

From: Jennifer Lissaman [jennifer_lissaman@hotmail.com]
Sent: 03 March 2002 11:15
To: Richard.Kelly@wokingham.gov.uk
Subject: 26 The Drive

Richard,
Apologies I am late replying to this. I am quite happy with the application, but hope that it is not too late to add in a condition that the front garden is laid out to accommodate the parking before the extension is started (if that is acceptable). Could the condition also include that if the access is widened then the owner needs to contact the Highways dept to ensure that the footpath, and kerbing etc is made up to the required specification.
(The enforcement officer Jerry Hadley has been to this site as there have been complaints of a business being run from the premises. There is a business, but it is not excessive. The owners do have large vans though, they have chopped down the WDC trees outside their property so that they can park the vans on the grass verge, so if they can be encouraged to park within their own property that would be a success. The problem of parking on the verges is a contentious issue in this area.)
Thanks
Jenny

Chat with friends online, try MSN Messenger: http://messenger.msn.com

Date: 18 February 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5504

Location: 26, The Drive, Earley, Reading.

Proposal: Proposed first floor side extension to dwelling and single storey rear extension .

Applicant: Mr K K Sangha.

Case Officer: Richard Kelly

The new plans show the following: Revised single storey rear element to include hipped roof. Drawing: Revision A.

Comments are required by 25/02/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

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

App No. F/2001 (Planaps)/ 5504 (Ludhouse) Date Rec. 13/2/02

Location: 26 The Drive

Parish Earley

Applicant: Mr. K.K. Sangha

Description of attached plans Revised ~~form of~~ single storey rear element to include hipped roof.

Drawing No's: Revision A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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 7 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 RK

Consultations Sent by Admin. on 18.02.02

Yellow - Part One Copy
Green - Officer's Copy

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk

Date: 8 February 2002

My ref: F/2001/5504

PLANNING SERVICES	HPT 53131
POL	TLS
DC RJC	ENF
APP	
CS	
13 FEB 2002	
COPIES TO:	ACK:
	FILE:

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr K. K. Sangha
26 The Drive
Earley
READING
Berks
RG6 1EG

Dear Mr Sangha

RE: APPLICATION NUMBER F/2001/5504: FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

I am writing to request a minor amendment to your application at 26 The Drive, Earley. In its current form the single storey rear element would have an overbearing impact on the rear windows of the adjoining property at No 26 The Drive. In order to remedy this I would recommend altering the form of the roof at this point from a gable to a hipped roof. To accommodate this you will need to find a way of inserting a gutter along the side wall. I would recommend bringing the side wall of the extension in by a small distance, alternatively you could try and obtain your neighbour's permission to overhang their land (which would require you to also supply us with a new ownership certificate B for this application) or use a box gutter.

If you wish to make an amendment, please send me six copies of your revised drawing. If you do not wish to make this amendment then the application is highly likely to be refused.

If you have any queries, please do not hesitate to contact me on the above direct line number.

Yours sincerely,

Richard Kelly

Richard Kelly
Case Officer

File: 5504 The Drive

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk
Date: 8 February 2002
My ref: F/2001/5504

Mr K. K. Sangha
26 The Drive
Earley
READING
Berks
RG6 1EG

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Sangha

RE: APPLICATION NUMBER F/2001/5504: FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

I am writing to request a minor amendment to your application at 26 The Drive, Earley. In its current form the single storey rear element would have an overbearing impact on the rear windows of the adjoining property at No 26 The Drive. In order to remedy this I would recommend altering the form of the roof at this point from a gable to a hipped roof. To accommodate this you will need to find a way of inserting a gutter along the side wall. I would recommend bringing the side wall of the extension in by a small distance, alternatively you could try and obtain your neighbour's permission to overhang their land (which would require you to also supply us with a new ownership certificate B for this application) or use a box gutter.

If you wish to make an amendment, please send me six copies of your revised drawing. If you do not wish to make this amendment then the application is highly likely to be refused.

If you have any queries, please do not hesitate to contact me on the above direct line number.

Yours sincerely,

Richard Kelly
Case Officer

Richard Kelly

From: David James [drt.james@ntlworld.com]
Sent: 21 January 2002 15:40
To: richard.kelly@wokingham.gov.uk
Subject: F/2001/5504

Dear Mr. Kelly

Further to our telephone conversation last week I am concerned that I am unable to access the decision on the the council's website.

This interest is as a direct result of the speed with which the actual start of building work before the review of the application had taken place, which I informed you of last week, is progressing.

I am particularly annoyed that given the prewarning the council seems either reluctant or without porwe to stop building work commencing. I would have thought that this should have had a bearing on the outcome as responsible residence and that this is what I pay my council tax for!

Please advise of the date and outcome of the application

yours

David James

FROM: Richard Kelly

DATE: 21 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	

Application Number: F/2001/5504

Proposal: Proposed first floor side extension to dwelling and ~~single storey~~ rear extension

Site Address: 26, The Drive, Earley, Reading.

Applicant: Mr K K Sangha .

Your observations are required in respect of this application **by 13/01/2002** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

0688

PLANNING S:	
POL	
DC RK	
APP	
CS	
COPIES TO:	ACK: ✓
	FILE:

Carol Hurst

From: Ian Jordan
Sent: 31 December 2001 17:29
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Monday, December 31, 2001 5:36:48 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

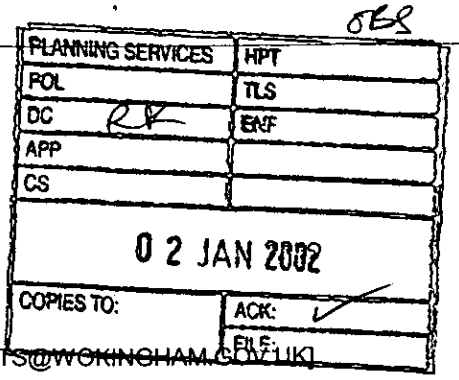
****

NatureofEmail: Object
ApplicationNumber: F/2001/5504
Correspondent_FullName: Mr. Chris Bailey
Correspondent_StreetAddress: 31 The Drive
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 1EG
Correspondent_Telephone: 0118 954 2835
Correspondent_Email: chrisbaileya@hotmail.com

Comments:

26 The Drive is used by the present occupants to run their usiness. In order to do this they store several vans, lorries and cars at the address. At the moment most of the vehicles are parked on the grounds of the property, 1 or 2 cas are parked on the grass verge on the pavement. I am concerned that any extension will mean that more vehicles will be parked either on the pavement or on the road. This will congest the road making it more difficult for cars and buses to pass by. The overall effect of this will be to make the road more of a safety hazard. Given that Earley Town council is reviewing traffic calming measures for the Drive I am against anything that would make the road more congested.

Carol Hurst



From: Ian Jordan
Sent: 30 December 2001 12:59
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Sunday, December 30, 2001 1:06:49 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5504
Correspondent_FullName: Mr. D. James
Correspondent_StreetAddress: 25 The Drive
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 1EG
Correspondent_Telephone:
Correspondent_Email:

Comments:

The Residents of No26 currently operate their business from this address. This involves parking up to 3 transit vans and 3 large cars. Even with the current off road space there is insufficient to park their cars and vans. We already experience their vehicles being parked directly on the grass verge outside their own, and adjacent properties. Although the local authority have stuck notices on our lamp posts, -ironically none of which are displayed outside the offending properties- they have not enforced this bylaw once, every day cars and vans continue to be parked on the verge.

To add to this there are regular deliveries made to No.26 again in trucks and lorries, which further add to the parking/traffic flow problems. This also leads to potential road safety consequences for pedestrians, children and other road users. This was a big problem for busses that frequently were unable to pass. The drivers had to abandon their busses and knock at doors to get people to move their cars and vans in order for the bus complete with passengers, to pass.

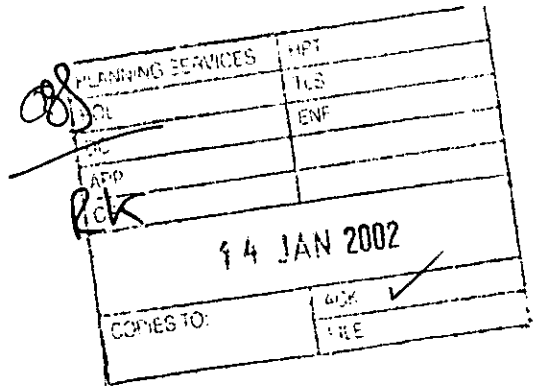
Granting permission for this extension will mean there is even less off road parking at No.26, which will see a return to the said vehicles being parked on the road. This parking arrangement meant it was extremely difficult for us to manoeuvre our cars onto our drives. This caused so much bad feeling including occasions when public verbal confrontation occurred that, as a direct result, one of the neighbours facing No 25 moved.

To make things even worse 3 trees have been cut down from the verge outside and adjacent to no 26 so that their cars and vans can be parked there to act as a carpark overflow. I have spoken to WDC insisting they replace the trees, which form part of the intrinsic character of 'The Drive' or if they are not prepared to do so then bring action against those who perpetrated this act of vandalism sufficient to replace with other established trees. As yet nothing has been done. Barbara and Ray the residents of No.22, who had lived there for 25 years, felt so cross at actually watching one of the cherry trees being cut down, a tree they had seen planted many years earlier, they also decided to move in the Autumn of 2001.

If this extension is allowed to go ahead it will not only see a return to the dangerous parking of large vehicles, outside not only No. 26 but adjacent properties, it will further spoil our grass verges something the council seem only to give lip service to resolving. This is bound to give rise to the tensions previously experienced as a consequence.

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 12 January 2002 14:04
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Comment
ApplicationNumber: F/2001/5504
Correspondent_FullName: Mr John Smith
Correspondent_StreetAddress: The Drive
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 1EG
Correspondent_Telephone:
Correspondent_Email:

Comments:

Site Address: 26 The Drive, Earley, Reading
I have no objections to the above application PROVIDED the owners do not park their vehicles on the grass verges along the road. These commercial vehicles make it very difficult to see on comming traffic when trying to leave driveways and make entry into driveways difficult as they sometimes can block part of the entrance.
The grass verges in front of 26 on either side have also been damaged by these vehicles and cars so these would need to be corrected as part of any application granted with the understanding that no vehicles will be parked on them on a daily basis.

NO HOUSE NO. 71

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Richard Kelly

DATE: 10 January 2002

Location:	26 The Drive, Earley, Reading
Proposal:	Proposed first floor side extension to dwelling with single storey front and rear extensions. Rear dormer extension to form loft space.
Application Number:	F/2001/5504

In response to your consultation dated 21 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. There are no trees within the front garden of the property. There are several small trees within the rear garden however these are not a significant feature in the local landscape and therefore I would have no objection to their removal if it was necessary.

There is a TPO Oak tree along the rear boundary of the adjacent neighbouring garden, however the proposed extension is far enough away not to cause any damage to the tree.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 21 December 2001

Application Number: F/2001/5504

Proposal: Proposed first floor side extension to dwelling and single storey rear extension .

Parish: EARLEY TOWN

Site Address:
26, The Drive, Earley, Reading.

Applicant:
Mr K K Sangha .

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).

1/ C04A, R04A

2/ Driveway to be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this.

3/ C12Z, R12Z.

NOT.

Signed: _____ **Print name:** AC 24/12/01

17.DEC.2001 * 5504

5504

Kulwant Kaur Sangha
26 The Drive
London Road
Reading
RG6 1EG

26 November 2001

J. Mitchell
Planning Department
Wokingham District Council
PO Box No. 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Mr Mitchell,

Extension at 26 The Drive

The planning application (Number F/2001/4023) for the above site was refused by the planning committee on 31/07/2001.

I enclose an amended Planning Application and revised drawings:

6 copies of application form

Certificate A

6 copies of Location Plan	1:1250
6 copies of Site - Block Plan, Revision 1	1:500
6 copies of Existing Plans & Elevations	1:100
6 copies of Proposed Plans & Elevations, Revision 1	1:100

This application is for the same site, for which a fee has already been paid.

If you have any queries please do not hesitate to contact me.

Yours sincerely

K K. Sangha

Kulwant Kaur Sangha (Mrs)

Received by Wokingham District Council

Application No: F/2001/5504

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension

LOCATION:
26, The 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/2001/5504 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 13/01/2002. 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

21 December 2001

Application Number : F/2001/5504	Map No : 41
Case Officer : RK	Site Area : 0.05
Valid Date : 17/12/01	Received Date: 17/12/2001

Level : Delegated Application

Description : Proposed first floor side extension to dwelling and single storey rear extension .

Location : 26, The Drive, Earley, Reading.

Parish : EA Ward : WHI

Applicant : Mr K K Sangha .

Fee Required: £0 Fee Received: £0 – fee paid 4023 – refused.

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	CHECK FOR ENCROACHMENT	21/12	
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 ✓

+ see address list attached ✓

17 DEC 2001 * 5504

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/4023	Mr & Mrs C Bailey 31 The drive Earley Reading RG6 1EG
F/2001/4023	D James 25 The Drive Earley Berks
F/2001/4023	Judith A Kent Cherry Tree Cottage 23b Erleigh Court Gardens Earley Reading RG6 1EL
F/2001/4023	The Owner/ Occupier 22 The Drive Earley Reading Berkshire RG6 1EL
F/2001/4023	The Owner / Occupier Magnolia Cottage 23A Erleigh Court Gardens Earley Reading RG6 1EL
F/2001/4023	Mr & Mrs Rose 22 The Drive Earley Reading Berkshire RG6 1EG
F/2001/4023	A G & S Matthews 27 The Drive Earley Reading Berkshire RG6 1EG
F/2001/4023	M. Paiser 28 The Drive Earley Reading RG6 1EG

17 DEC 2001 550

WOKINGHAM DISTRICT COUNCIL

F/2001/4023

Mike Shattock
38 The Drive
Earley
Reading
Berks
RG6 1EG

Application refused Letter sent 07/08/01

ADDRESS 26 THE DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (A

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2001/4023	Mr. Sangha	2/St. side ext. with s/st fnt and rear ext. rear ext. → 1 ott.	31.07.01	ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

17. DEC. 2001 * 5504

1769A

PLANNING APPLICATION PART I



Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

For office use only
Application No.

1.	YOUR NAME	KULWANT KAUR SANGHA
	ADDRESS	26 THE DRIVE
		LONDON ROAD
	POST CODE	RG6 1EG Tel. No. 926 1467
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	
	ADDRESS	N/A
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	26 THE DRIVE LONDON ROAD RG6 1EG
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.0494 ha
5. Give brief details of the proposal.	ABOUT THE APPLICATION	NEW SINGLE STOREY AND FIRST FLOOR EXTENSION
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	✓
CONSTRUCTION OF NEW BUILDING		DEMOLITION	
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

(YES) / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICKS TO MATCH EXISTING
TILES - IF

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

(YES) / NO

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

(YES) / NO

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

(YES) / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

(YES) / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

YES / (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / (NO)

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

(YES) / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

YES / (NO)

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES / (NO)

23. THE FEE ENCLOSED IS £

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED K. K. Sengla ON BEHALF OF DATE 26.11.01

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

17.DEC.2001 *

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . K. K. Sealy . . . . .

On behalf of . . . . . .

Date . . . . 26.11.01 . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66