APPLICATION NO:
F/2001/5506

LOCATION:
65 Avalon Road, Earley Reading.

APPLICANT:
Mr & Mrs Evershed C/O K P G Design Services

PROPOSAL:
Proposed two storey side extension to dwelling plus single storey rear extension.

EARLIEST DATE FOR DECISION: **10/01/2002**
End of consultation 14/01/02
APPLICATION WILL HAVE EXPIRED ON:
07/02/2002
28 day exp 4/1/02

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

APPROVED

CONFIDENTIAL

620

RAILEX
Marbleboard

EASIFILE EP7

DO.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Evershed
C/O K P G Design Services
8 Owl Close
Wokingham
Berkshire
RG41 3HY

Application Number: F/2001/5506

Parish: **EARLEY**

Location: **65, Avalon Road, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus 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. 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 driveway shall be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

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. In the interests of highway safety and convenience.

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

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

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

Anna Cronin
Head of Planning & Transportation
Date: 19/02/2002

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.



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Development Control Section, Environmental Services, Wokingham District Council.

4 December 2001

Scale: 1 : 1250

Francis Loo

WORK SHEET FOR : ~~Joanna Medler~~

Application Number : F/2001/5506

Applicant : Mr & Mrs Evershed C/O K P G Design Services.

Location : 65, Avalon Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling plus single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		15 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 15 Jan 02

Date Registered : 13/12/2001

Earliest Date for Decision : 10/01/2002

Latest Consultation Date/Site Notice Expiry Date : 10/01/2002

This application will have expired on: 07/02/2002. 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 :

Earley Parish Council : no objections.
Highways : approval with condition.

Planning Issues : Ild Sett.

LBE1. LBE2

WOS3. WBE1

ENI

Application Number: F/2001/5506 **Officer : Francis Leo**
65 Avalon Road, Earley, Reading

Appraisal :

Development
Proposed two storey side extension and a single storey rear extension to dwelling.

The site is a semi-detached property located in the identified settlement of Earley within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
There would be no adverse impact upon the neighbouring properties because the adjoining property no 63, similar to others in the road, is angled creating a wide space between no 63 and no 65 ranging from 4m at the front of the two properties to 12m at the rear. The proposed development to the side is parallel to the flank wall of the property and therefore would not face no 63 directly. There are no windows proposed at first floor level, hence there would be no overlooking. No 63 also has a two storey extension along the side. Between no 65 and 67 the boundary fence is 1.8m high and the proposal at the rear is single storey building hence there would be no adverse impact.

Impact upon the character of the area
The design of the properties on this road is such every alternative property has a two storey extension at the side. The applicant has submitted revised drawings, received 13 February 2002, where the proposed elevation for the two storey development is more in keeping with the character of the street.

Parking: The proposal would create one additional bedroom making a total of 4 requiring 3 car parking spaces. Highway Section is satisfied with the large space at the front of the property to accommodated 2 extra cars in addition to the garage. They have however asked for the widening of the driveway to a minimum of 4.8m and the crossing to be extended.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5506

Appraisal :

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

Application Number F/2001/5506
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	
5			Driveway to be widened to a min of 4.8m and the associated crossing extended to accommodate this.
			Reason: T.H.S.&C.

Informative for approvals	
N16	No2 revised plans rec'd 13.2.2002
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3 . WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
~~MINERALS LOCAL PLAN POLICIES:~~	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. K. Watson
(Development Control Manager)

Date: 19/2/02

RECORD OF SITE VISIT

Francis Leo

SITE ADDRESS: 65 Avalon Road
Earley Reading.

APPLICATION NUMBER: F/2001/5506

OFFICER: ~~Joanna Medler~~

DATE OF SITE VISIT: 15 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey property in ~~the~~ a crescent ~~[illegible]~~ with high pitched roof with integral garages. The design is unusual with alternative buildings with a two storey extension as part of original design.

3. DESCRIPTION OF SITE/BUILDING
2 storey dwelling with integral garage and crambled roof

4. RELATIONSHIP TO ADJOINING PROPERTIES No 63 angled property
3 windows at 1st floor - 3m high hedge bet 63 and 65. Ch.
4m gap at front and 6m gap at rear - 6 other [illegible] no effect.
No 63 has a 2 storey side extn as part of ~~[illegible]~~ original design.

5. SITE CONSTRAINTS

TREES	at rear of garden.
ACCESS/PARKING	Garage and space at front for 2 cars
LEVELS	—
BOUNDARY TREATMENT	3m hedge bet 63/65
OTHERS	

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5506	FL
BUILDING CONTROL NUMBER.	FP2002/2867 Central	
~~APPLICANT~~/AGENT	KPG Design	
ADDRESS OF SITE	65 Avalon Road EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	KPG-235/06	KPG-235/06
ELEVATIONS	KPG-235/09B, 10C 11B, 13A	KPG-235-09A, 10B 11A, 13A
FLOOR PLANS	07B, 08C	07A, 08B.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/3/02	

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	

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

Tel: (0118) 974 6502

Date: **17 December 2001**

My ref: F/2001/5506

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/5506
65, Avalon Road, Earley, Reading.
Proposed two storey side extension to dwelling plus single storey rear extension.

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/2001/5506**
65, Avalon Road, Earley, Reading.
Proposed two storey side extension to dwelling plus single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

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

Tel: (0118) 974 6502

Date: **17 December 2001**

My ref: F/2001/5506

CONFIDENTIAL

Councillor 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

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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/2001/5506**
65, Avalon Road, Earley, Reading.
Proposed two storey side extension to dwelling plus single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6502

Date: **17 December 2001**

My ref: F/2001/5506

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2001/5506
65, Avalon Road, Earley, Reading.
Proposed two storey side extension to dwelling plus single storey rear extension.

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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/2001/5506**
65, Avalon Road, Earley, Reading.
Proposed two storey side extension to dwelling plus single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

Received by Wokingham District Council

Application No: F/2001/5506

PROPOSAL:
Proposed two storey side extension to dwelling plus single storey rear extension.

LOCATION:
65, Avalon Road, 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/2001/5506 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 10/01/2002. 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

17 December 2001

KPG DESIGN SERVICES

8 Owl Close
Woosehill
Wokingham
Berkshire RG41 3HY

Phone 0118 9793067
Fax 0118 9795854

PLANNING SERVICES | HPT 53037
POL | TLS
DC FL | SRF
APP |
CS |
COPIES TO: | ACK:
FILE

Our Ref:KPG-235

12 February 2002

Mr F Leo
Planning Services
WDC
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Leo

PROPOSED EXTENSION AT 65 AVALON ROAD, EARLEY, READING. REF F/2001/5506.

Further to our recent meetings and discussions regarding the above, please find enclosed 2 No. copies of Dwg Nos. KPG-235/07A, 08B, 09A, 10B, 11A & 13A for your information. The left hand flank of the elevation has been brought inwards leaving an internal dimension of 2.8m across the extension. A bay window, 1m deep has been added to the rear of the extension to compensate for the loss of space within the kitchen due to the change in design.

I trust that the drawings are to your satisfaction, and I look forward to receiving your approval shortly. Should you wish to discuss any matter further, please do not hesitate to contact me.

Please accept my apologies for the temporary headed paper.

Yours Sincerely

Karl Grover BSc (Hons) ACIOB ABEng

Encl.
cc. Mr & Mrs Evershed.

HIGHWAYS CONSULTATION SHEET

From: ~~Joanna Medley~~ Francis **Date:** 17 December 2001

Application Number: F/2001/5506

Proposal: Proposed two storey side extension to dwelling plus single storey rear extension.

Parish: EARLEY TOWN

Site Address:
65, Avalon Road, Earley, Reading.

Applicant:
Mr & Mrs Evershed C/O K P G Design Services.

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, C049, R049

2, Driveway to be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

R:1HS&C.

3, C122, R122.

Signed: _____ **Print name:** AC 19/12/01

Francis

FROM: ~~Joanna~~ Medler

DATE: 17 December 2001

DELEGATED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

18 JAN 2002

COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5506

Proposal: Proposed two storey side extension to dwelling plus single storey rear extension..

Site Address: 65, Avalon Road, Earley, Reading.

Applicant: Mr & Mrs Evershed C/O K P G Design Services.

Your observations are required in respect of this application **by 10/01/2002** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~30 NOV 2001~~ 13 DEC 2001	Map No 52 Site 006
Officer: JKM Application No. F/2001/5506	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS SINGLE STOREY REAR EXTENSION

Location: 65 AVALON ROAD

Parish: EARLEY Ward: L. Hungerford
17.12.01 [illegible]

Applicant: MR/MRS EVERSHED

Fee (3) Received 95-00 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			
5	Elevation plans	~~SHOW ELEVATIONS OF WIDENED DROPPED KERB.~~ OTHER SIDE ELEVATION REQUIRED. ~~FRONT TO SHOW PROTRUDING REAR GROUND SLOPING ROOF ABOVE KITCHEN.~~	6/12	13/12
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	ENCROACHMENT LETTER REQUIRED, NO 67.	6/12	13/12
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.12.01 [illegible]

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 - EXTRA BEDROOM/PARKING ✓ - EXTENDED DROPPED KERB .....

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:

No pre-apps

NEIGHBOURS:

S/N+ see map

kpg
design services

13.DEC.2001* 5506

13 DEC 2001

Your Ref:
Our Ref: KPG -235

29 November 2001

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

PROPOSED SIDE AND REAR EXTENSIONS AT 65 AVALON ROAD, EARLEY, BERKSHIRE.

Please find enclosed a full planning application submitted on behalf of my clients Mr and Mrs Evershed regarding the above, comprising of the following:

- 6 No. copies Drawing Nos. KPG-235/01-11 inclusive.
- 6 No. copies of Householder Planning Application Form duly completed and signed.
- A cheque for the sum of £95.00 made payable to Wokingham District Council.

I trust that this application will meet your approval, and should you have any queries or comments, please do not hesitate to contact me.

Yours Sincerely

Karl Grover BSc (Hons) ACIOB ABEng

Encl.
cc Mr and Mrs Evershed

8 Owl Close, Wokingham, Berkshire, RG41 3HY. Tel: 0118 9793067 Fax: 0118 9795854 email: karlgrover@kpg.freeserve.co.uk

13.DEC.2001 * 5506

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 65 AVALON ROAD, EARLEY, READING, BERKS

I give notice that *(b)* MR & MRS EVERSHED

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* SINGLE STOREY REAR & 2 STOREY SIDE EXTENSION

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* COUNCIL OFFICES, SHUTE END, WOKINGHAM, RG40 1WR

by *(f)* 2 JANUARY 2002

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of MR & MRS EVERSHED

Date 12/12/01

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

13.DEC.2001 5806

1789/a

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
OWNER/ OCCUPIER	67 AVALON ROAD EARLEY	13/12/01

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

Agricultural Holdings Certificate

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

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.

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 . . . . . .

On behalf of . MR & MRS EVERSHED . . . . . .

Date . . 13/12/01 . . . . . .

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

811

Pc 03 050 065

ADDRESS 65 AVALON ROAD

PARISH EARLEY

PLOT No. 151

ORD. SHEET No. SU. 7571 (52)

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
490/53	Imperial Chemical Industries Ltd	Outline	7/8/53	N/A. C/A.
918/56	Cooper Estates Ltd	House-Semi/Det.	4/12/56	App. C/A.
80/58	"	Revision of layout	13/5/58	App. C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 13.DEC.2001* 5506
13.DEC.2001* 5[illegible]6

Householder planning application form



Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions; please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS J. EVERSHED.
	Address and postcode	65 AVALON ROAD EARLEY READING BERKS
	Phone number	— Karl Groves.
	Agent's Name	KPG DESIGN SERVICES
	Address and postcode	8 OWL CLOSE WOKINGHAM BERKSHIRE RG41 3HY
	Phone number	0118 9793067 M: 07967710161
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.	65 AVALON ROAD EARLEY READING BERKSHIRE RG6
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE & REAR EXTENSIONS.

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.	ROOF TILES TO MATCH EXISTING. WALLS RENDERED TO MATCH EXISTING. JOINERY TO MATCH 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: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS J. EVERSHED.

Date 28/11/01

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

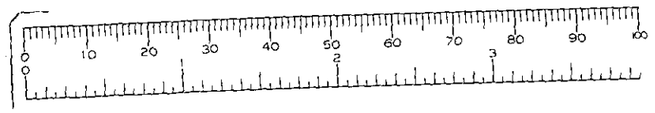
13.DEC.2001* 5506

Client:- MR & MRS J EVERSHED

Job Title:- PROPOSED EXTENSION
AT
65 AVALON ROAD
EARLEY
READING
BERKSHIRE

Ref:- KPG - 235

SUPERSEDED



kpg
design services

8 Owl Close,
Wokingham,
Berkshire, RG41 3HY.
Tel: 0118 9793067 Fax: 0118 9795854

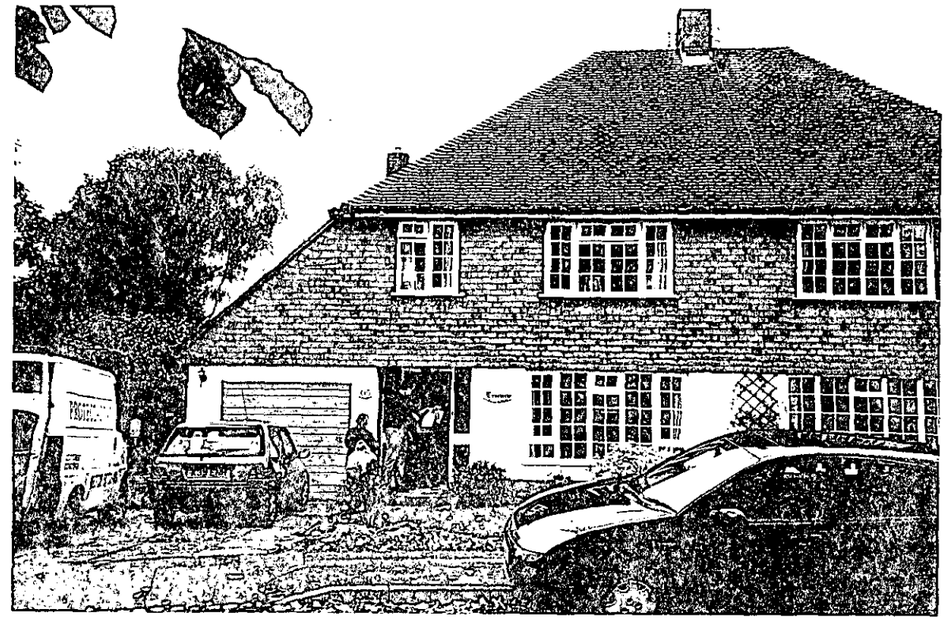
DRAWING SCHEDULE: -

KPG - 235/01	GROUND FLOOR PLAN EXISTING
KPG - 235/02	FIRST FLOOR PLAN EXISTING
KPG - 235/03	FRONT ELEVATION EXISTING
KPG - 235/04	LEFT HAND FLANK ELEVATION EXISTING
KPG - 235/05	REAR ELEVATION EXISTING
KPG - 235/06	SITE & LOCATION PLANS
KPG - 235/07	GROUND FLOOR PROPOSED
KPG - 235/08	FIRST FLOOR PLAN PROPOSED
KPG - 235/09	FRONT ELEVATION PROPOSED
KPG - 235/10	LEFT HAND FLANK ELEVATION PROPOSED
KPG - 235/11	REAR ELEVATION PROPOSED

PLANNING NOTES: -

Parking - The driveway shall be extended to double width including the dropped kerb to provide for a total of 3 No. off road parking spaces comprising 1 No. garage space and 2 No. driveway spaces to comply with local planning guidelines.

Roof - Plain concrete tiles to match existing.
Walls - Colourwashed smooth faced render to match existing.
Joinery - UPVC colour white windows, doors, and eaves joinery to match existing.
Rainwater Goods - Half round gutters and circular downpipes, UPVC colour black.





SUPERSEDED

IC
IL=690mm

IC
IL=640mm

Redundant run

svp

b.i.g.

STORE

STORE

KITCHEN

DINING

GARAGE

HALL

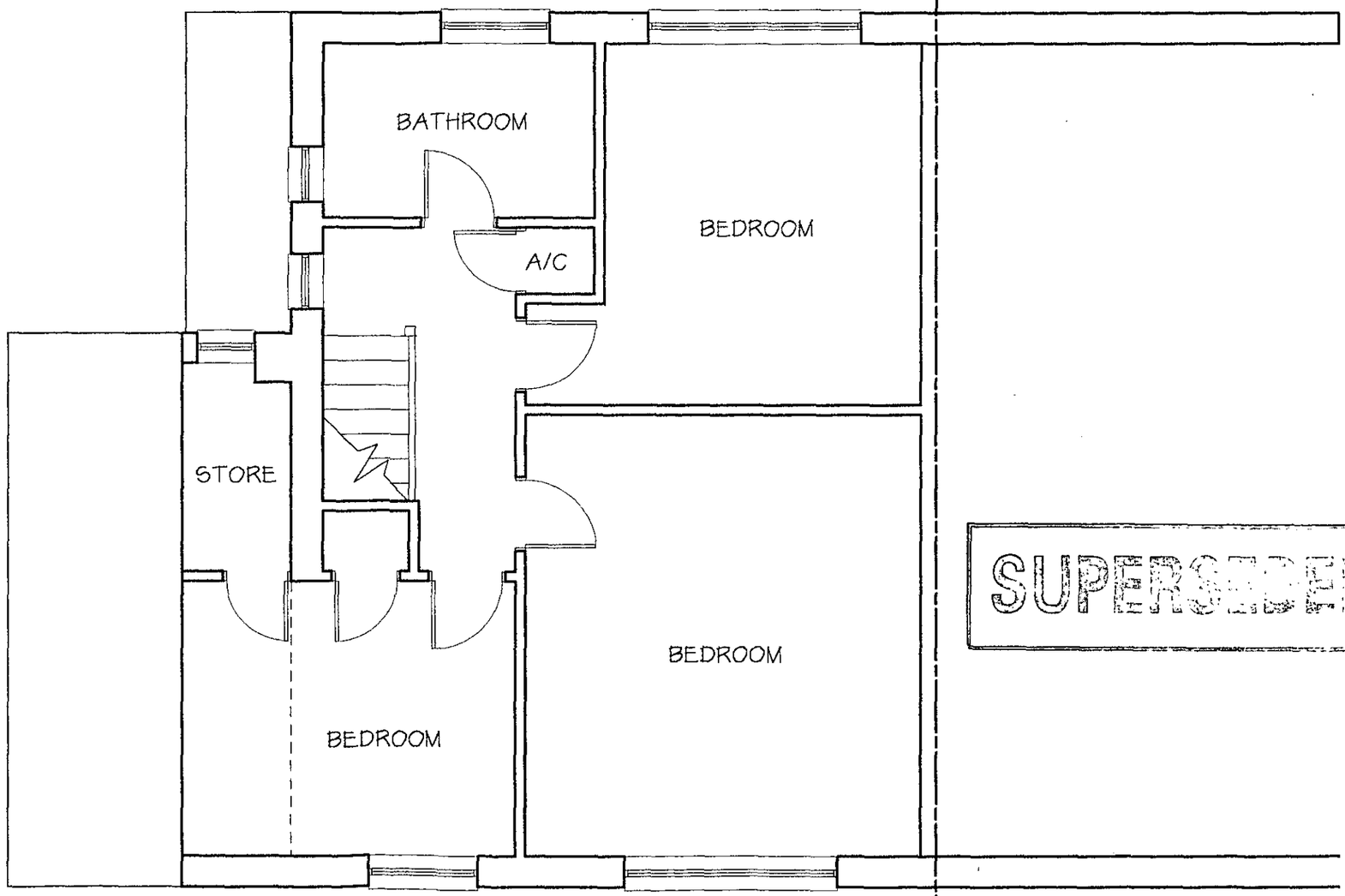
SITTING ROOM

SUPERSEDED

Boundary

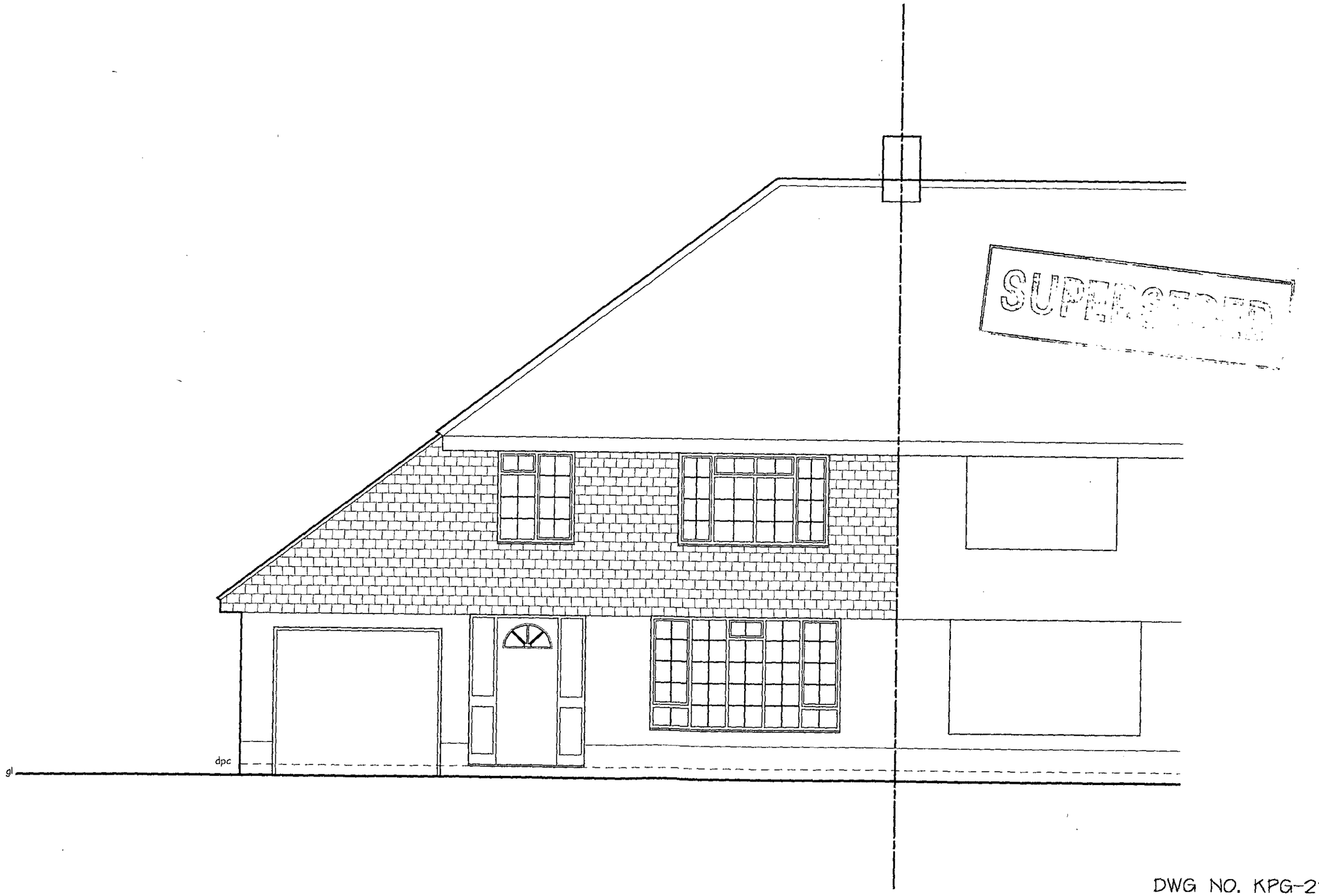
Party Wall Line

DWG NO. KPG-235/01
GROUND FLOOR PLAN
EXISTING
SCALE 1:50



SUPERSEDED

DWG NO. KPG-235/02
FIRST FLOOR PLAN
EXISTING
SCALE 1:50



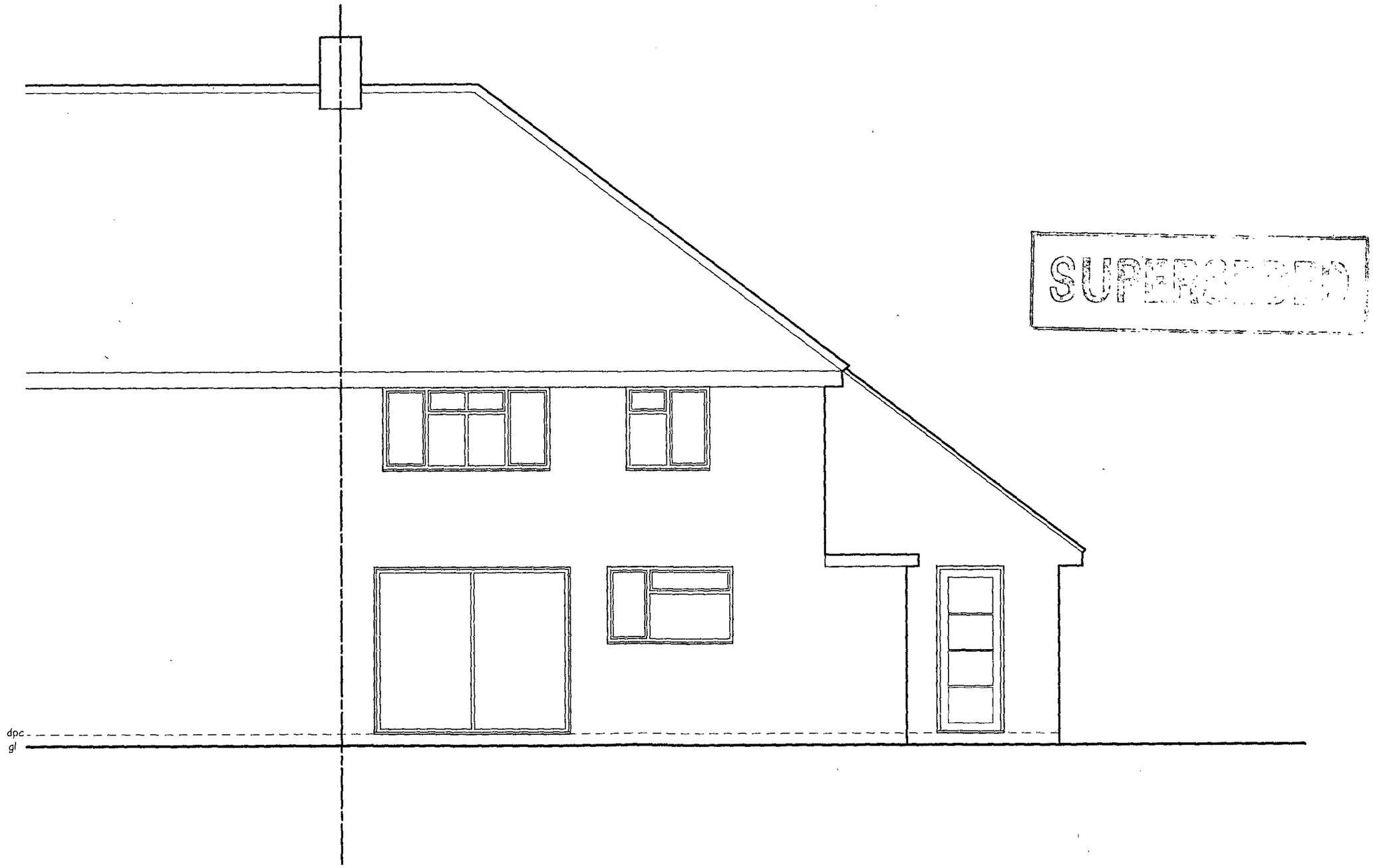
SUPERSEDED

DWG NO. KPG-235/03
FRONT ELEVATION
EXISTING
SCALE 1:50



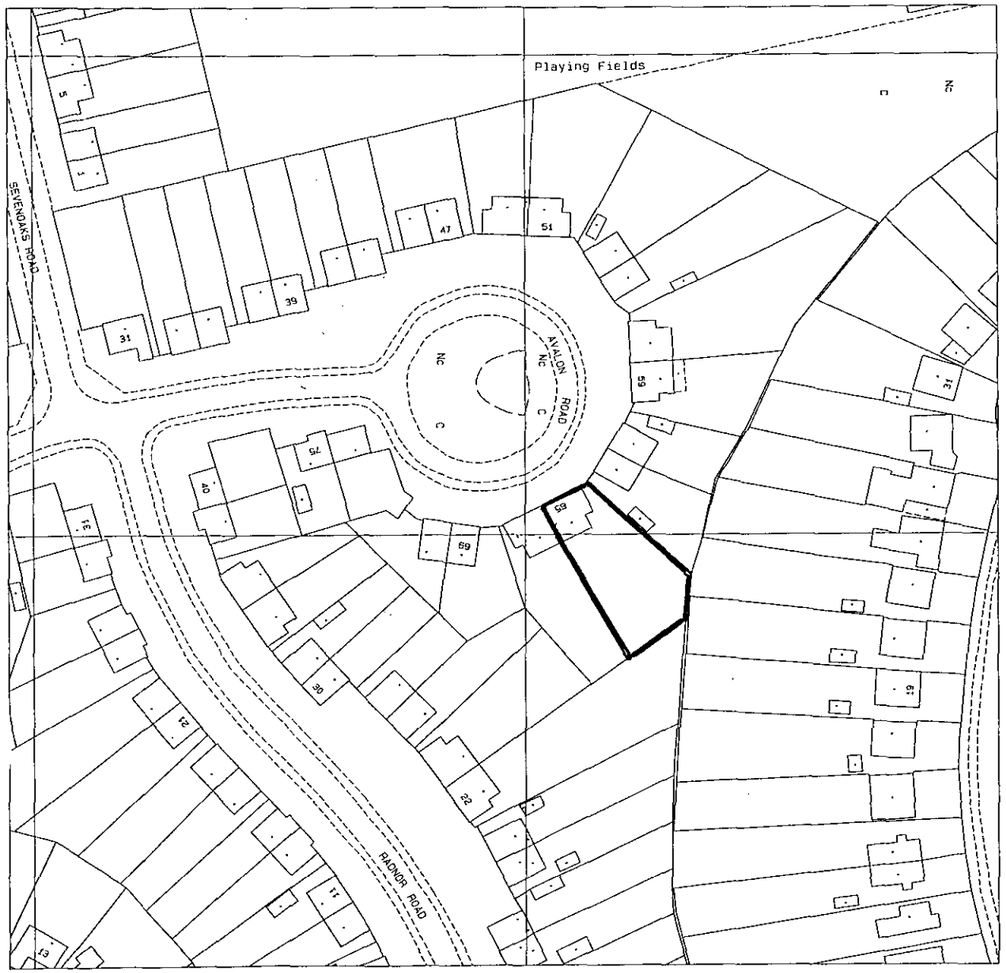
SUPERSEDED

DWG NO. KPG-235/04
LEFT HAND FLANK ELEVATION
EXISTING
SCALE 1:50



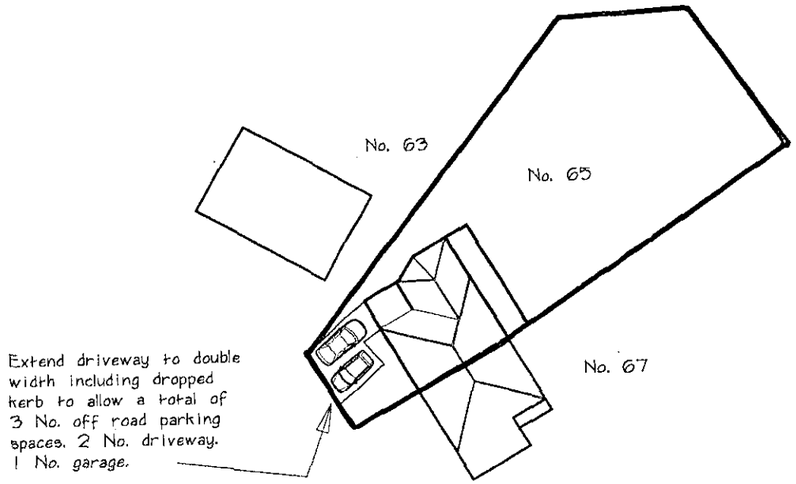
SUPERSEDED

DWG NO. KPG-235/05
REAR ELEVATION
EXISTING
SCALE 1:50

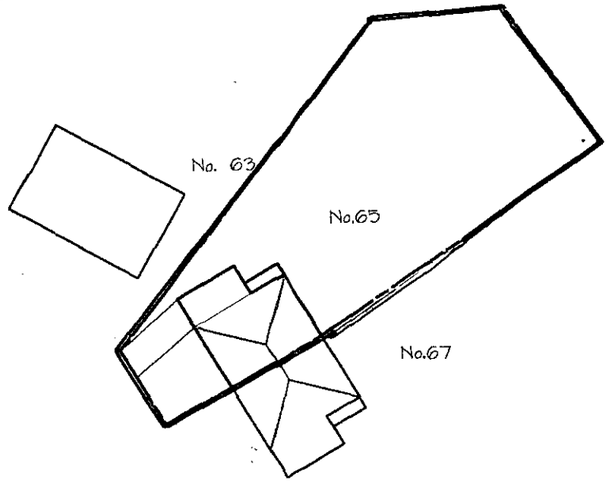


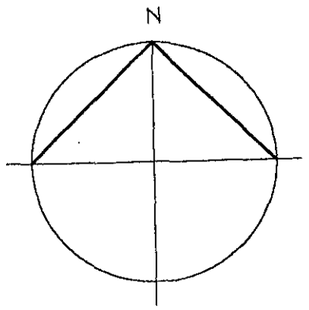
LOCATION PLAN Scale 1:1250





SITE PLAN PROPOSED
Scale 1:500





SITE PLAN EXISTING
Scale 1:500

SUPERSEDED

DWG NO. KPG-235/06
SITE & LOCATION PLANS
SCALE AS SHOWN

2/3/02

1000 1800 1635 1200 1300

I.C
I.L=690mm

Glazed area

Remove existing I.C.

New I.C. to existing drainage run

Glazed area

967 1550 814 910 488 655

2000

arch

KITCHEN

New drainage runs & I.C

Relocated SVP

kitchen layout indicative only

Create new openings

UTILITY

Creat new door opening

Block up door opening

DINING

CLOAKS

kitchen layout indicative only

New SVP

Block up door opening

Create new door opening

1075

Create new opening

GARAGE

HALL

SITTING ROOM

SUPERSEDED

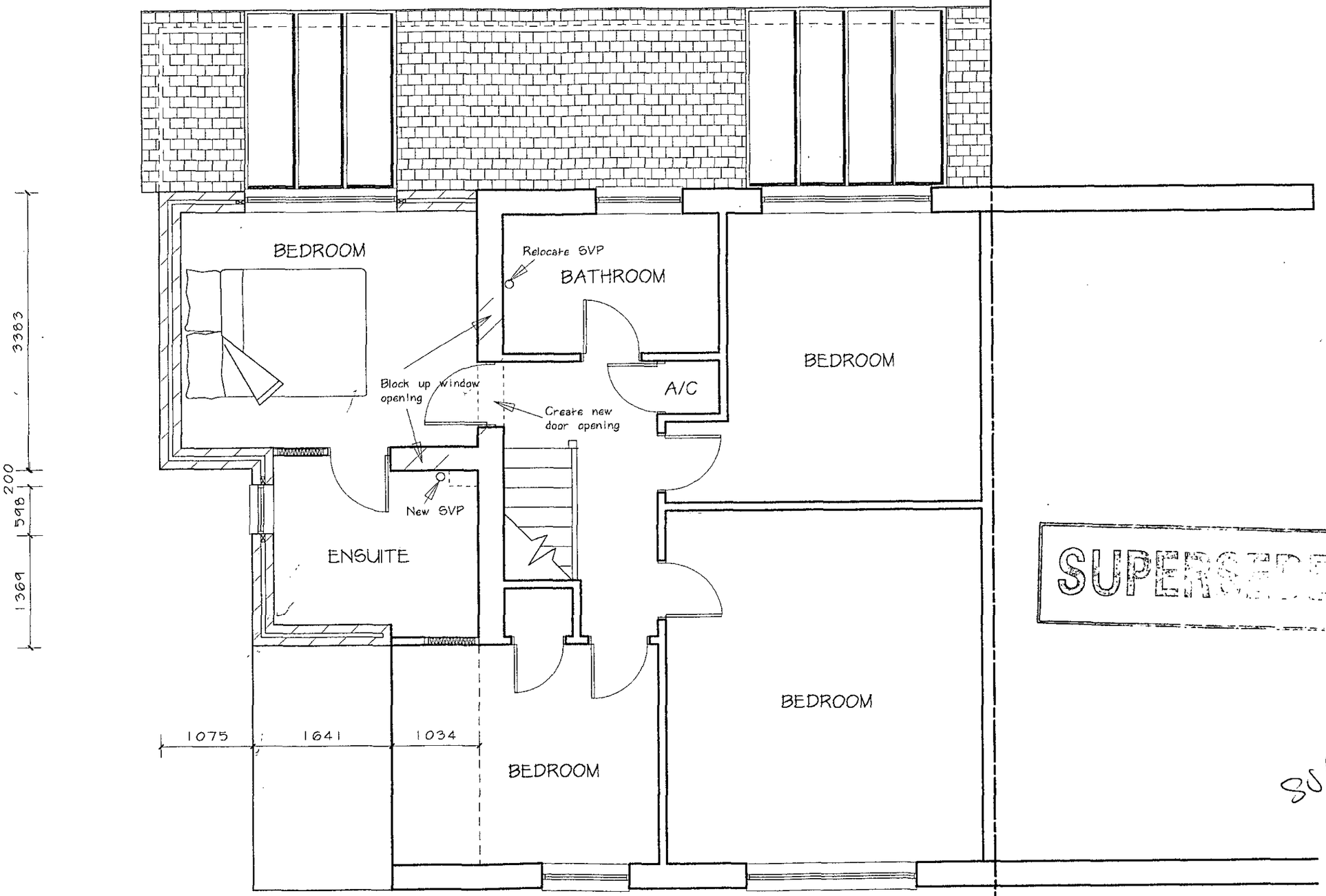
Boundary

Party Wall Line

SUPERSEDED

DWG NO. KPG-235/07
GROUND FLOOR PLAN
~~EXISTING~~ PROPOSED
SCALE 1:50

0 10 20 30 40 50 60 70 80 90 100
0 2 3



SUPERSEDED

SUPERSEDED

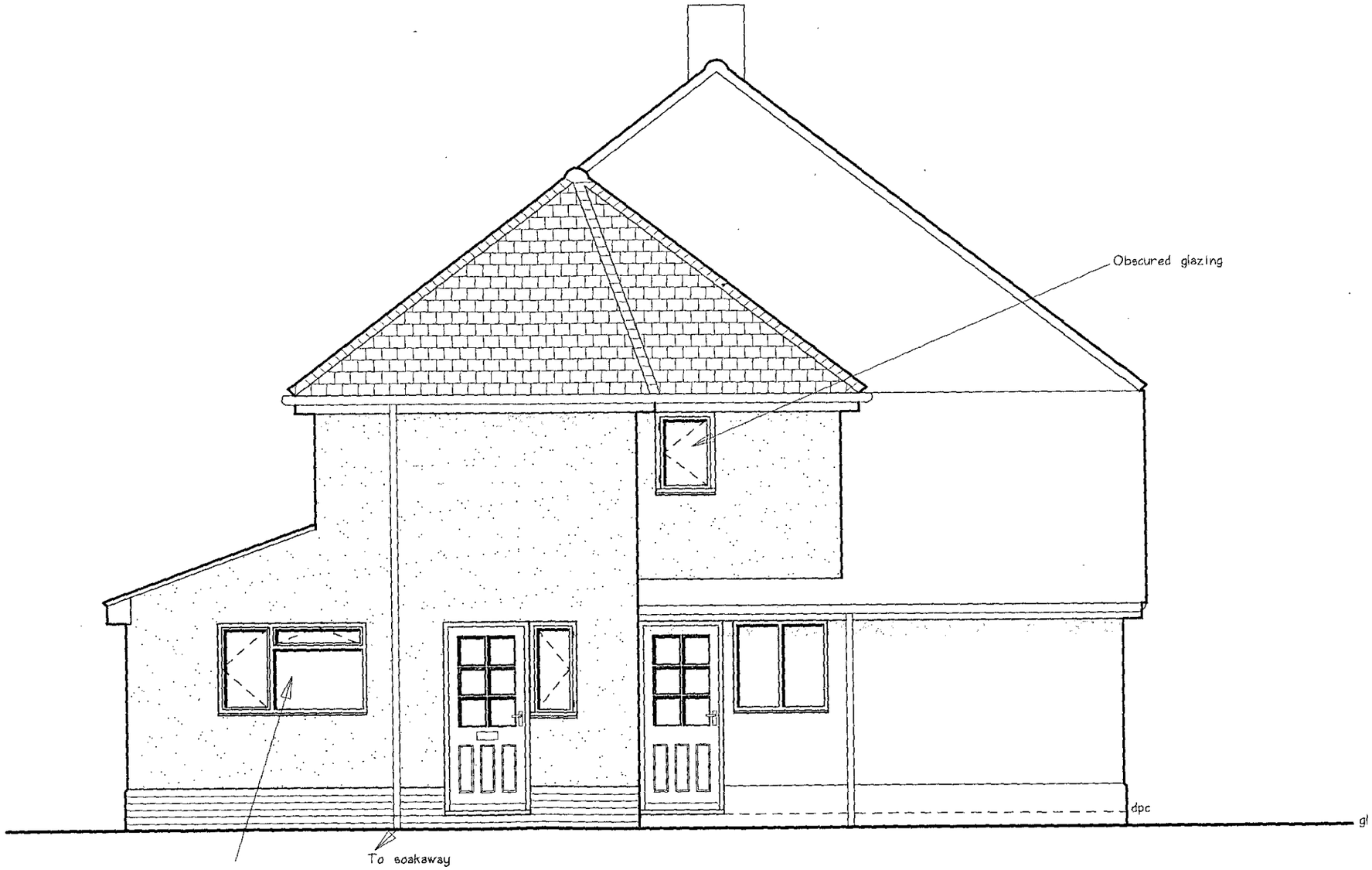
Party Wall Line

DWG NO. KPG-235/08 A
FIRST FLOOR PLAN
EXISTING
SCALE 1:50



SUPERSEDED

DWG NO. KPG-235/09
FRONT ELEVATION
PROPOSED
SCALE 1:50



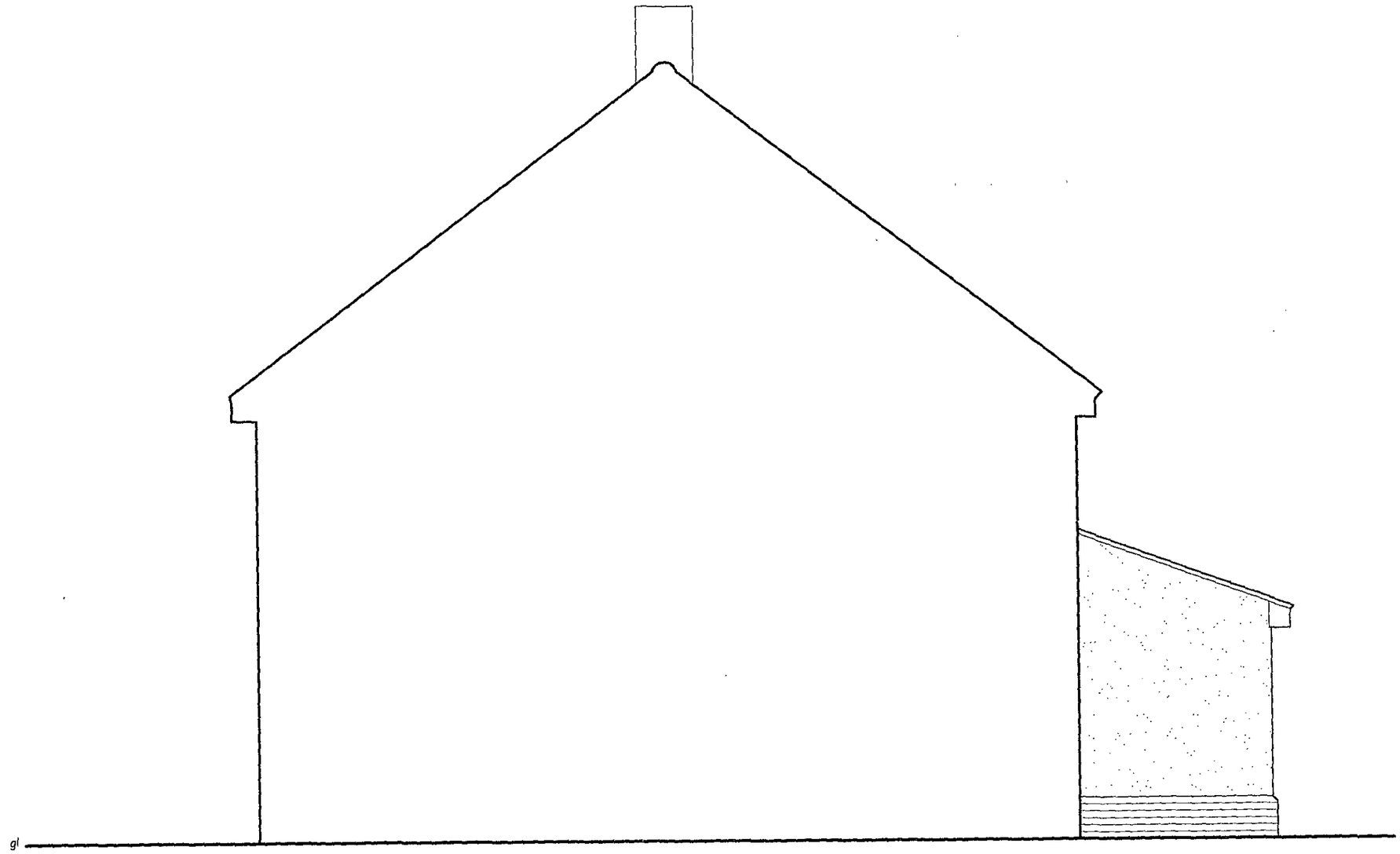
SUPERSEDED

DWG NO. KPG-235/10 A
LEFT HAND FLANK ELEVATION
PROPOSED
SCALE 1:50



SUPERSEDED

DWG NO. KPG-235/11
REAR ELEVATION
PROPOSED
SCALE 1:50



SUPERSEDED

DWG NO. KPG-235/13
RIGHT HAND FLANK ELEVATION
PROPOSED
SCALE 1:50

New rodding eyes

Re-route drain run

IC
IL=690mm

Glazed area

Remove existing I.C.

New I.C. to existing drainage run

1000
967
910
1453
910
488
603
910
910
379

KITCHEN

arch

2000

New drainage runs & I.C

Relocated SVP

kitchen layout indicative only

Create new openings

UTILITY

Creat new door opening

Block up door opening

DINING

CLOAKS

Utility layout indicative only

New SVP

Block up door opening

Create new door opening

Create new opening

GARAGE

378

HALL

SITTING ROOM

Boundary

Party Wall Line

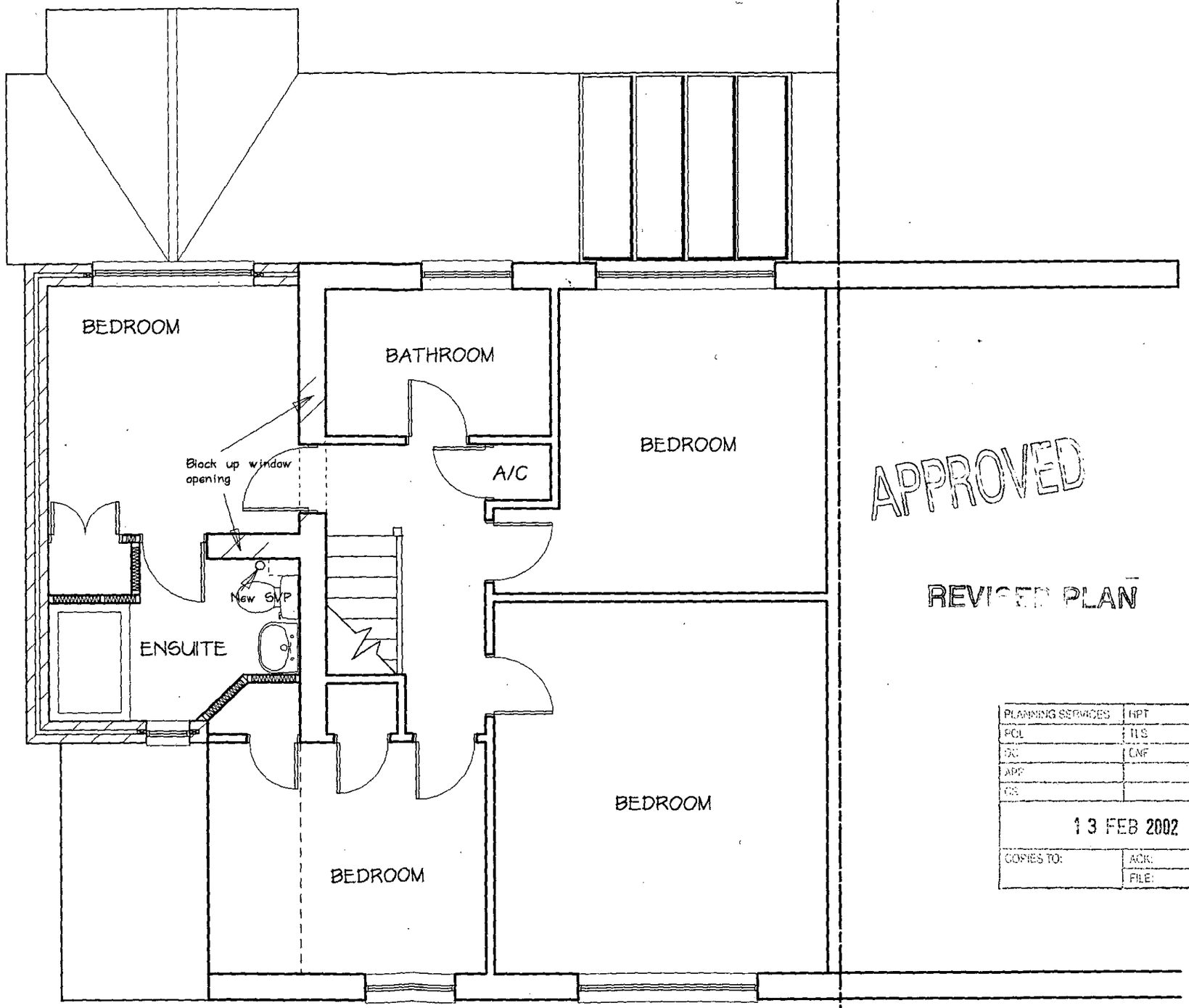
APPROVED

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

REVISED PLAN

DWG NO. KPG-235/07 A
GROUND FLOOR PLAN
~~EXISTING~~ PROPOSED
SCALE 1:50

CS 26/3/02



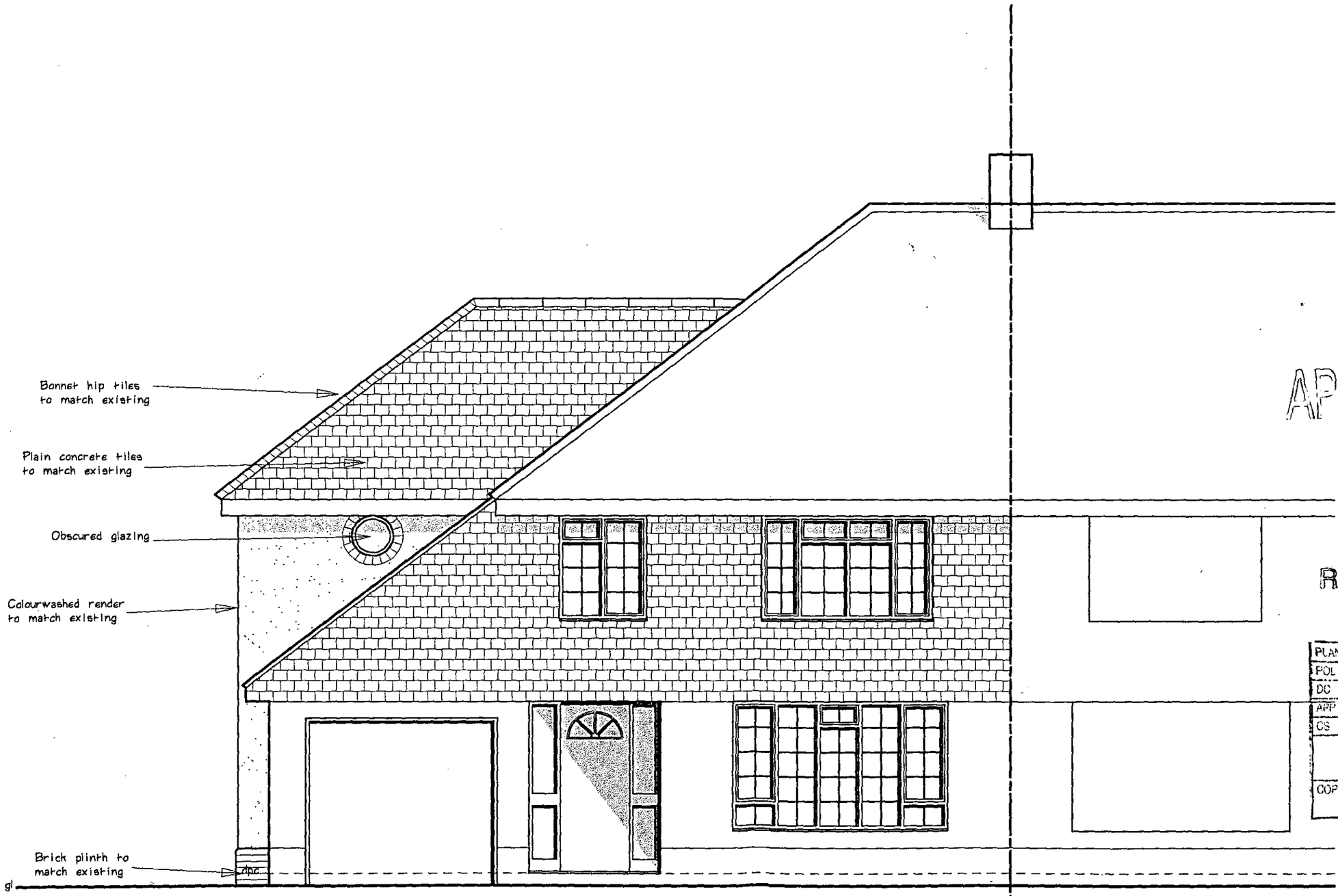
APPROVED

REVISED PLAN

PLANNING SERVICES	RPT
PCL	TLS
DC	CNF
APP	
GIS	
13 FEB 2002	
COPIES TO:	ACK:
	FILE:

DWG NO. KPG-235/08 B
FIRST FLOOR PLAN
~~EXISTING~~ PROPOSED
SCALE 1:50

26/3/02



APPROVED

REVISED PLAN

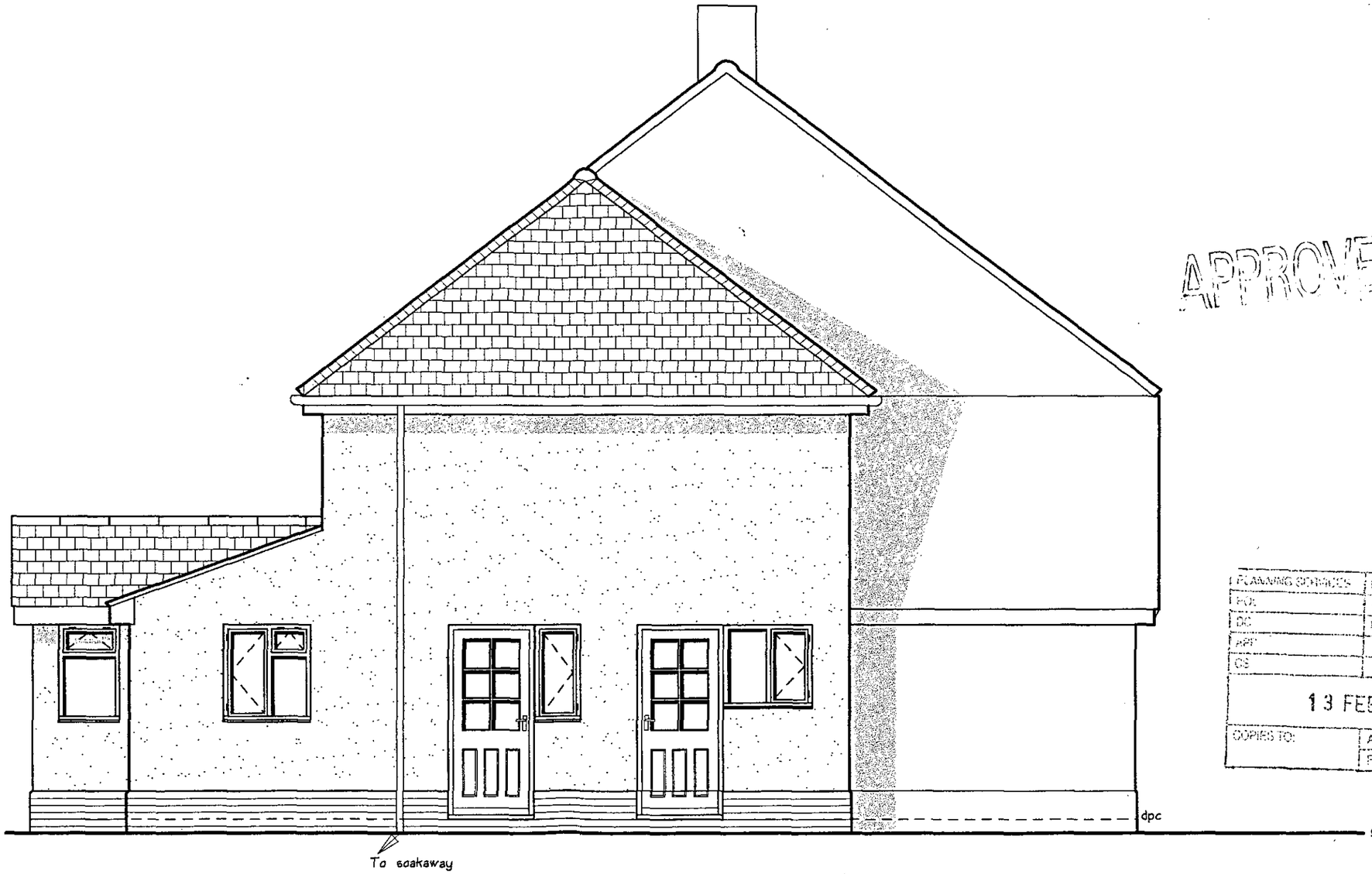
PLANNING SERVICES	HPT
POL	TLS
DC	SNF
APP	
CS	

13 FEB 2002

COPIES TO:	ACK
	FILE

DWG NO. KPG-235/09 A
FRONT ELEVATION
PROPOSED
SCALE 1:50

26/3/02



APPROVED

PLANNING SERVICES	HPT
POL	TCS
DC	EPF
APP	
CS	

13 FEB 2002

COPIES TO:	ACK:
	FILE:

Reposition downpipe
to connect to existing
assumed soakaway

REVISED PLAN

DWG NO. KPG-235/10 B
LEFT HAND FLANK ELEVATION
PROPOSED
SCALE 1:50

26/3/02

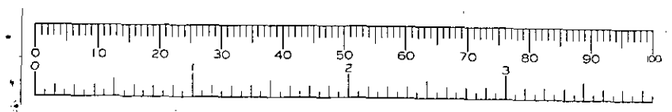


APPROVED

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

REVISED PLAN

DWG NO. KPG-235/11 A
REAR ELEVATION
PROPOSED
SCALE 1:50



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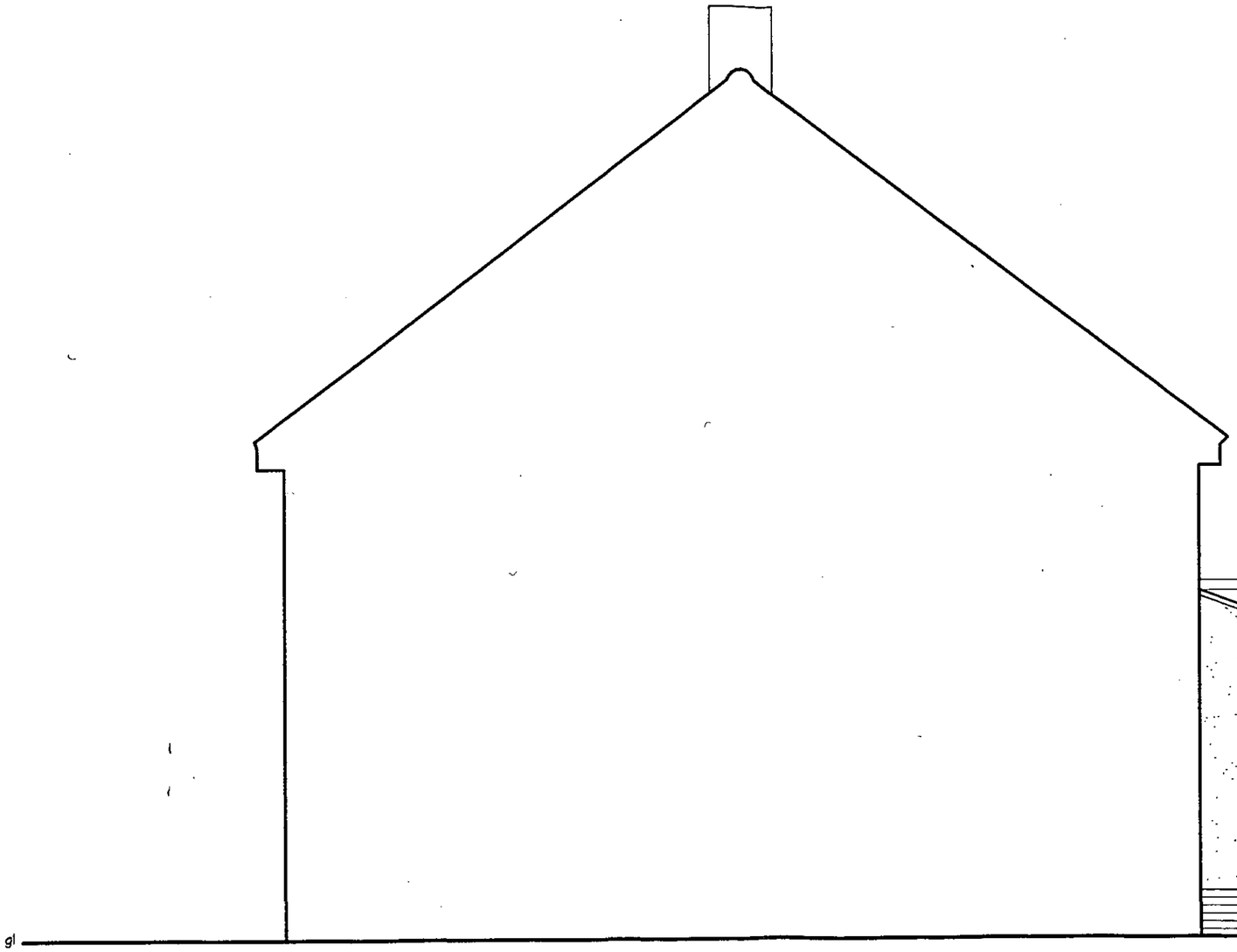

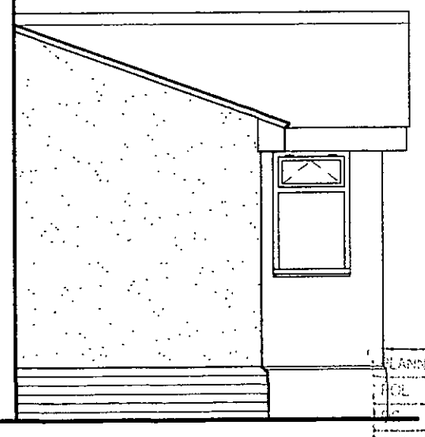

APPROVED

PLANNING SERVICES	HPT
AGL	TLS
	ENF
APP	
DS	
13 FEB 2002	
COPIES TO:	ADC
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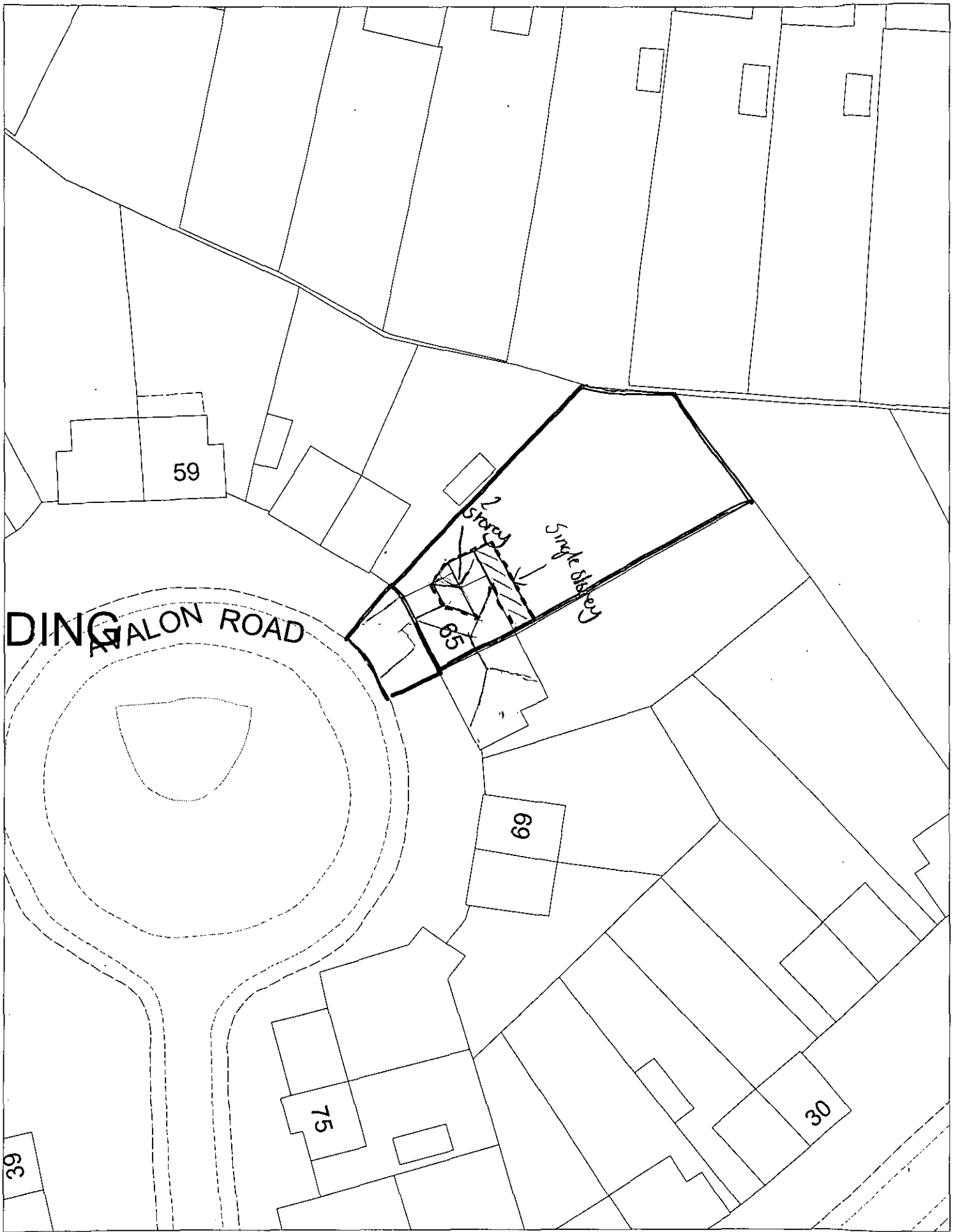
REVISED PLAN

DWG NO. KPG-235/13 A
RIGHT HAND FLANK ELEVATION
PROPOSED
SCALE 1:50

26/3/02



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Development Control Section, Environmental Services, Wokingham District Council.

19 December 2001

Scale: 1 : 500

N
W E
S