APPLICATION NO:
F/2001/3333

LOCATION:
21 Sturbridge Close, Lower Earley Reading.

APPLICANT:
Mr S Tappern

PROPOSAL:
Proposed erection of detached garage.

EARLIEST DATE FOR DECISION: **11/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
06/04/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Tappern
21, Sturbridge Close
Lower Earley
Reading
RG6 4EE

Application Number: F/2001/3333

Parish: **EARLEY**

Location: **21, Sturbridge Close, Lower Earley, Reading.**

Proposal: **Proposed erection of detached garage.**

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. Except where stated otherwise on the approved drawings, 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. The garage must have minimum internal dimensions of 5.0m x 2.5m.

Condition
4. 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
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 it is of sufficient width and depth to accommodate a vehicle, in the interests of retaining an off-road parking space.

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

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 plan March 2001 submitted to the Local Planning Authority on 9/3/01 showing garage relocated to accommodate size requirement of Highways 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:
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/04/2001

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3333

Applicant : Mr S Tappern .

Location : 21, Sturbridge Close, Lower Earley, Reading.
Proposal : Proposed erection of detached garage.

Site Notice Displayed ? :	YES	NO	DATE
		✓	20/2/01

Date of Neighbour Notifications : .....

Date of Site Visit : 20/2/01.

Date Registered : 09/02/2001

Earliest Date for Decision : 11/03/2001

Latest Consultation Date/Site Notice Expiry Date : 11/03/2001

This application will have expired on: 06/04/2001. 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 - C/A

landscape - Slight Concern but ok.

Earley T. C - No objection.

Planning Issues :

1) impact upon neighbouring properties

2) impact upon street scene.

Application Number: F/2001/3333

Appraisal:

The proposed development is for the erection of a detached garage. It would be 2.7m wide by 5.3m long, and have a pitched roof, 2m to the eaves and 3m to the ridge. The property is an end terrace, and the proposed garage would be located on existing allocated hardstanding, within a communal parking area (see attached photograph).

1) Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the garage is single storey and set well away from any other property.

2) Impact upon the character of the streetscene.

The garage would be visible from Sturbridge Close, but is set back from the road by around 20m so would have little impact upon it. The materials used would match those of the existing dwelling, and surrounding fencing. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3333
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015	
3	→		The Garage must have minimum internal
			dimensions of 5.0m x 2.5m.
			- Reason - to ensure it is of sufficient width
4	C049	R049	and depth to accommodate a vehicle, in
			the interests of retaining an off-road
5	C122	R122	parking space
		N02	~~[illegible] March 2001~~
			'plan march 2001' '9/3/01' 'garage
			relocated to accommode size requirements
			of highways'

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

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

Date: 5/4/01

Detached dwelling to rear has 3 windows @ 1st floor — 1 bath, 2 beds. (14 Marshland)

- 22 [redacted] Shurbridge Cl, over looks Parking area, 1 bedroom + 1 bathroom.

RECORD OF SITE VISIT

SITE ADDRESS: 21 Sturbridge Close Lower Earley Reading.

APPLICATION NUMBER: F/2001/3333

OFFICER: Helen Pollock

DATE OF SITE VISIT: 20/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS modern ReS.

3. DESCRIPTION OF SITE/BUILDING
End terrace (block of 3) bungalow attached to houses!
Communal parking area to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Terrace with 20

5. SITE CONSTRAINTS

TREES 3 ASL trees → on plan.

ACCESS/PARKING 2 Driveway Spaces

LEVELS

BOUNDARY TREATMENT 1.8m fence along side + rear.

OTHERS
Open plan to front.

Received by Wokingham District Council

Application No: F/2001/3333

PROPOSAL:
Proposed erection of detached garage.

LOCATION:
21, Sturbridge Close, Lower 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2001. 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 normally be possible for an individual reply 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

15 February 2001

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

Tel: 0118 974 6480

Date: **15 February 2001**

My ref: F/2001/3333

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/2001/3333
21, Sturbridge Close, Lower Earley, Reading.
Proposed erection of detached garage.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3333**
21, Sturbridge Close, Lower Earley, Reading.
Proposed erection of detached garage.
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 6480

Date: **15 February 2001**

My ref: F/2001/3333

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
Minicom No: (0118) 974 6991
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Application Number: F/2001/3333
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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3333**
21, Sturbridge Close, Lower Earley, Reading.
Proposed erection of detached garage.
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 6480

Date: **15 February 2001**

My ref: F/2001/3333

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3333
21, Sturbridge Close, Lower Earley, Reading.
Proposed erection of detached garage.

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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 **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3333**
21, Sturbridge Close, Lower Earley, Reading.
Proposed erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

FROM: Helen Pollock

DATE: 15 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3333

Proposal: Proposed erection of detached garage..

Site Address: 21, Sturbridge Close, Lower Earley, Reading.

Applicant: Mr S Tappern .

Your observations are required in respect of this application **by 11/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

Date: 13 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3333

Location: 21, Sturbridge Close, Lower Earley, Reading.

Proposal: Proposed erection of detached garage.

Applicant: Mr S Tappern.

Case Officer: Helen Pollock

The new plans show the following: Altered dimensions of garage and hardstanding.

Comments are required by 23/03/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

CONDITIONAL APPROVAL.

① Garage to have minimum internal dimensions of 5.0m x 2.5m.

② C049, R049.

③ C122, R122.

Adam Coggins 14/03/01

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Helen Pollock DATE: 29th March 2001

Location:	21, Sturbridge Close, Lower Earley, Reading
Proposal:	Proposed erection of detached garage
Application Number:	F/2001/3333

In response to your consultation dated 13th March 2001 for the above application, the tree and landscape comments are as follows:

The drawing dated March 2001 (no drawing number) indicates that an existing ash tree is to be retained within the site. The applicant should be required to produce for approval tree protection details in accordance with BS 5837 : 1991 to ensure the long term viability of this tree.

ROBERT PETROW
Consultant Landscape Architect

After further considering the revised scheme I believe that it will not be necessary for tree protection measures to be put in place

Catherine Bunnbe 5/4/01

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 28 February 2001

Location:	21 Sturbridge Close, Lower Earley, Reading
Proposal:	Proposed erection of detached garage.
Application Number:	F/2001/3333

In response to your consultation dated 15 February 2001 for the above application, the landscape comments are as follows:

Although the trees are shown to be retained they are very close to the proposed garage. However the trees are still young and probably will recover from any minimal damage caused by the excavations in the root zone.

Constructing a garage in this parking area will not only restrict the space available for parking within the garage, as it is very narrow, but also on the adjacent parking space. The area has been designed to only allow enough space for standard parking spaces.

Catherine Brimble

Catherine Brimble
Landscape Architect

Environmental Services

For office use only.
Application number:
09.FEB.2001* 5535

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 Address and postcode Phone number	MR S.J. TAPPERN. 21. STURBRIDGE CLOSE LOWER EARLEY READING. RG6 4EE. 0118 9871675.
2	Agent's Name Address and postcode Phone number	AS ABOVE.
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.	AS ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE.
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.	YELLONISH BRICKS TO MATCH EXISTING. TIMBER NOT TREATED BROWN. VERTICAL BOARDED GARAGE DOOR (REN)
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:	Proposed:
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

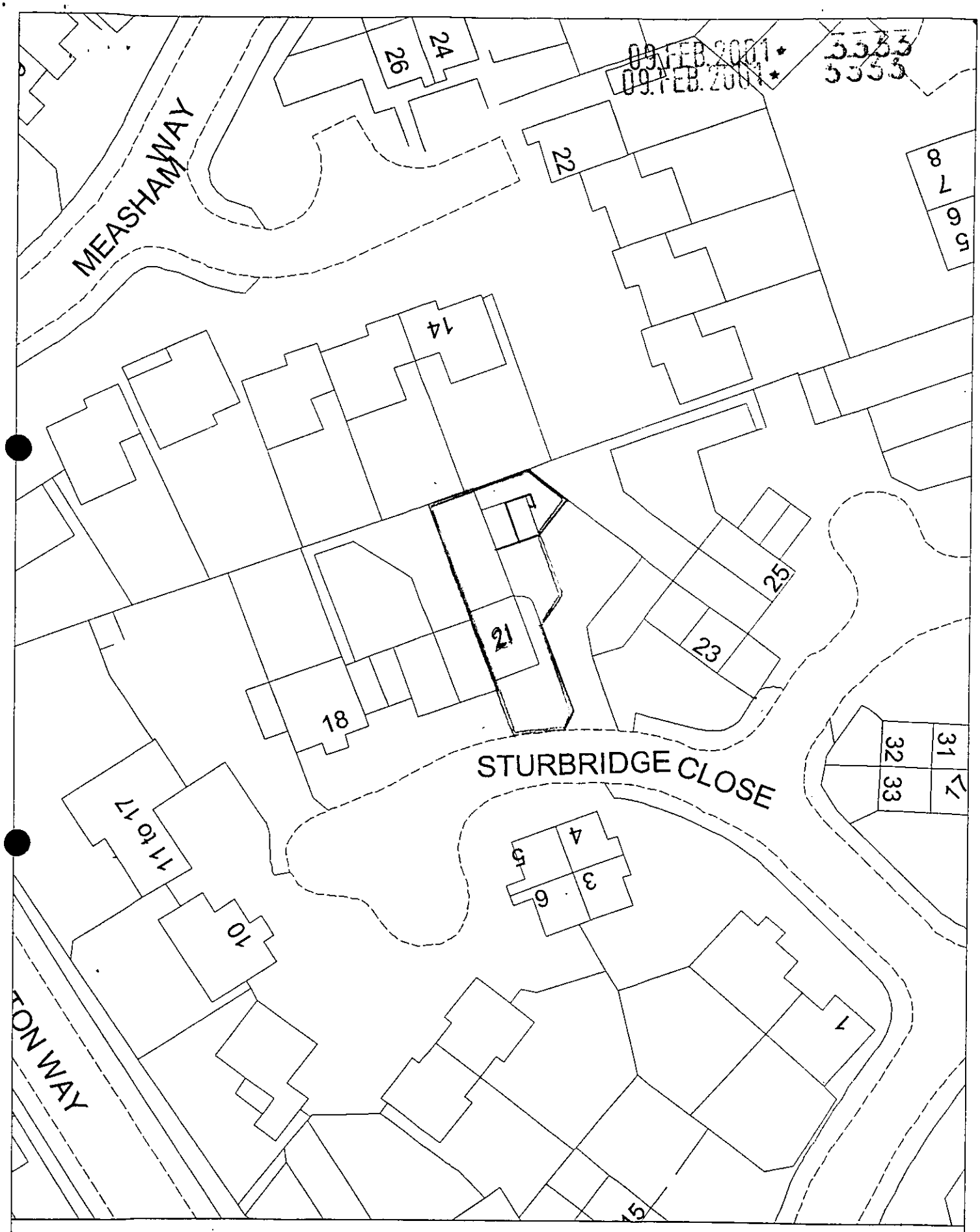
None of the land forms part of an agricultural holding.

Your signature: S.J. Tappern

on behalf of

Date 6.1.01

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



Site Plan, Scale: 1 to 500

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Wokingham District Council, Licence No. LA086134
Date: 14 February 1997

09 FEB 2001 * 3533



Site Plan, Scale: 1 to 2500

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Wokingham District Council, Licence No. LA086134
Date: 14 February 1997

Date: 13 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3333

Location: 21, Sturbridge Close, Lower Earley, Reading.

Proposal: Proposed erection of detached garage.

Applicant: Mr S Tappern.

Case Officer: Helen Pollock

The new plans show the following: Altered dimensions of garage and hardstanding.

Comments are required by 23/03/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. F/2007/3333 (Planaps) / (Ludhouse) Date Rec. 09/03/07

Location: 21 STURBRIDGE CLOSE

Parish EARLEY

Applicant: MR S TAPPERN

Description of attached plans Revised plan showing altered dimensions of garage & hardstanding.

Drawing No's:

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 10 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 Helen P.

Consultations Sent by Admin. on 13.03.P5.

Yellow - Part One Copy
Green - Officer's Copy

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 15 February 2001

Application Number: F/2001/3333

Proposal: Proposed erection of detached garage.

Parish: EARLEY TOWN

Site Address:
21, Sturbridge Close, Lower Earley, Reading.

Applicant:
Mr S Tappern .

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).

Comment

(1) Garage does not meet our standards. The minimum internal dimensions must be 5.0m x 2.5m.

(2) The adjacent space must have minimum dimensions of 4.8m x 2.4m.

Please could highways have a revised plan that addresses these two points.

Signed: _____ **Print name:** Adam Coggins 26/2/01

Environmental Services

For office use only.
Application number: 09 FEB 2001 • 5536

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 Address and postcode Phone number	MR S.J. TAPPERN. 21. STORRIDGE CLOSE LOWER EARLEY. READING. RG6 4EE. 0118 9871675.
2	Agent's Name Address and postcode Phone number	AS ABOVE.
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.	AS ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE.
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.	YELLOWISH BRICKS TO MATCH EXISTING TIMBER WORK TREATED BROWN. VERTICAL BOARDED GARAGE DOOR (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 Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
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: S.J. Tappern

on behalf of

Date 6.1.01

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

ADDRESS 21 STURBRIDGE CLOSE PARISH EARLEY

PLOT No. 27 Area NN Lower Earley ORD. SHEET No 5470-7570

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19164	Barratt	1 bed terr. house	31.3.83	N/A C/A
BR 21027	"	"	7.7.83	APP N/A
97/65161/F	M.S. TOPPEN	PORCH (FRONT)	26.03.97	C/A

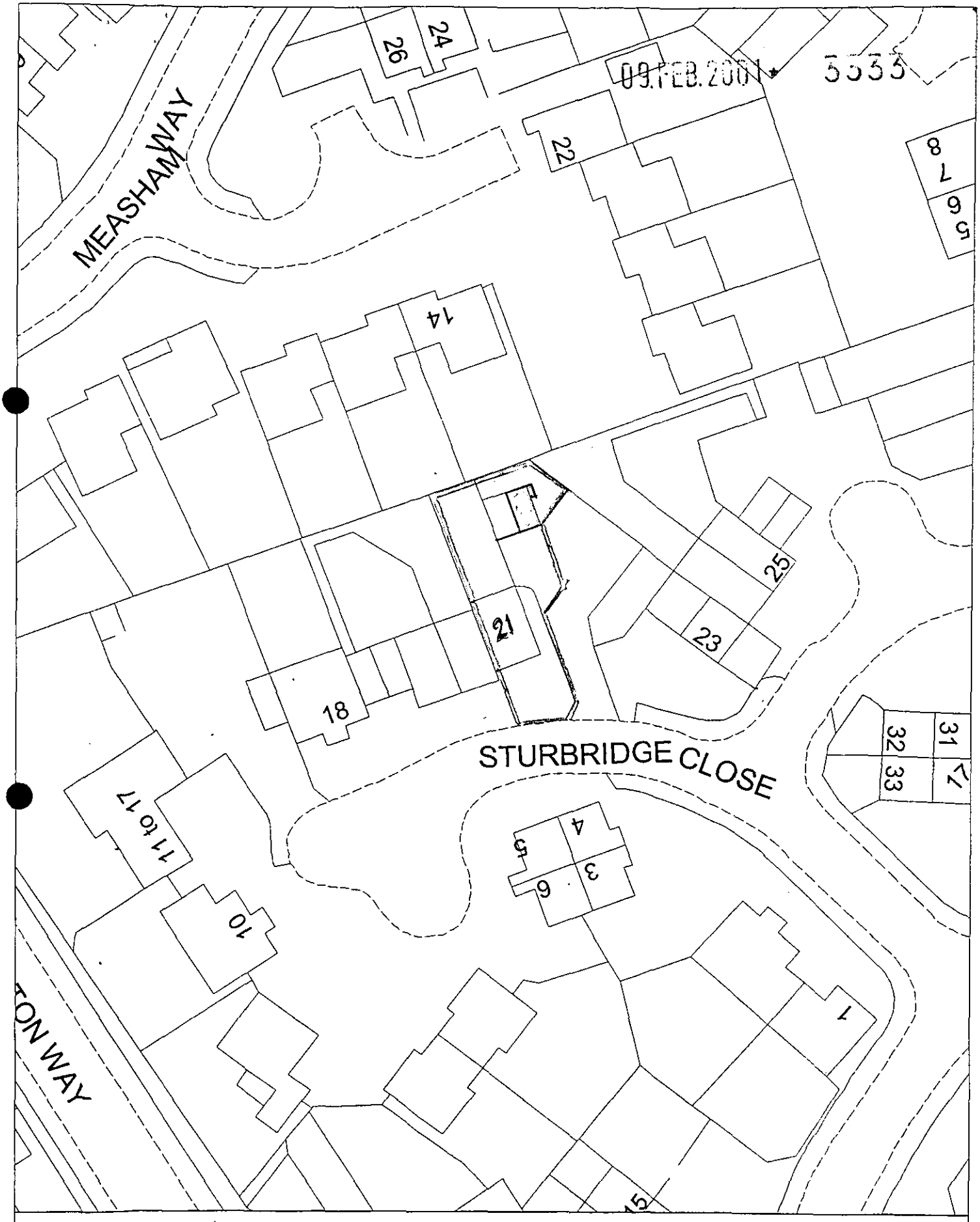
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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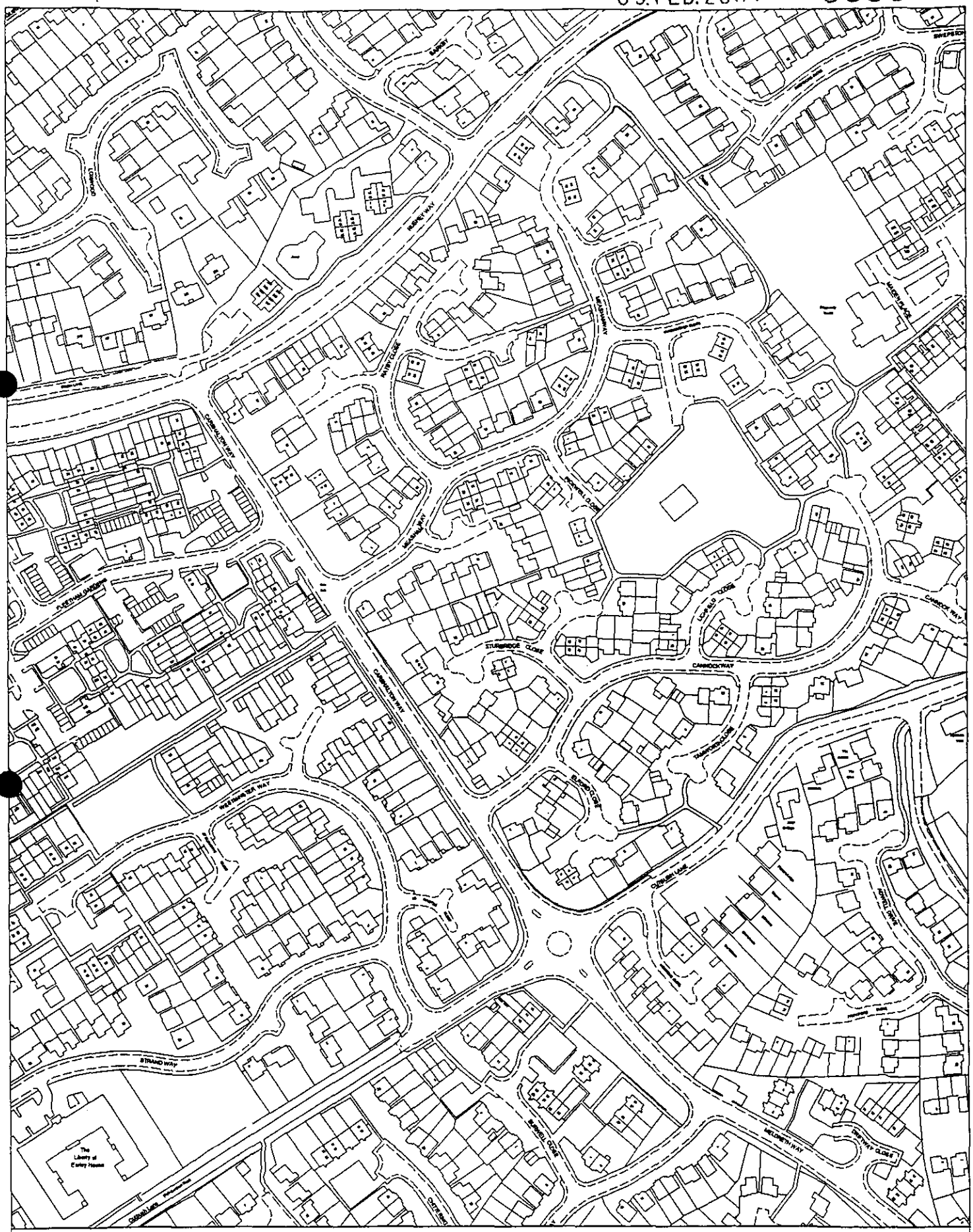
Wokingham District Council, Licence No. LA086134
Date: 14 February 1997

09.FEB.2001 * 3333



Site Plan, Scale: 1 to 2500

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Wokingham District Council, Licence No. LA086134
Date: 14 February 1997

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~24 JAN 2001~~ 09 FEB 2001	Map No. 58 Site 0.02
Officer: HP | Application No. F/2001/3333	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF DETACHED GARAGE

Location: 21 STURBRIDGE CLOSE

Parish: EARLEY Ward: Redhatch
15-2-01

Applicant: MR S TAPPERN

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified (5) ☐ 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	Rotating layout		
3	Forms unsigned			
4	Correct S 66 certificate		30/1	09 FEB 2001
5	Elevation plans	Front elevation incorrect does not show side projection		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.2.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre apps

NEIGHBOURS:

Site notice and see map

ADDRESS 21 STURBRIDGE CLOSE PARISH EARLEY

PLOT No. 27 Area NN Lower Earley ORD. SHEET No 5470-7570

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19164	Barratt	1 bed terr. house	31.3.83	N/A C/A
BR 21027	"	"	7.7.83	APP N/A
97/65161/F	Mrs. Tappern	PORCH (FRONT)	26.03.97	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

We have been unable
to determine the names
of trees 1 & 2.

Environmental Services

For office use only.
Application number: 09 FEB 2001
09.FEB.2001* 5333

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 Address and postcode Phone number	MR. S.J. TAPPERN. 21. STURBRIDGE CLOSE LOWER EARLEY. READING. RG6 4EE. 0118 9871675.
2	Agent's Name Address and postcode Phone number	AS ABOVE.
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.	AS ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE.
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.	YELLOWISH BRICKS TO MATCH EXISTING TIMBERWORK TREATED BROWN. VERTICAL BOARDED GARAGE DOOR(BRN)
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:	Proposed:
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: S.J. Tappern

on behalf of

Date 6.1.01

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



Site Plan, Scale: 1 to 2500

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Date: 14 February 1997



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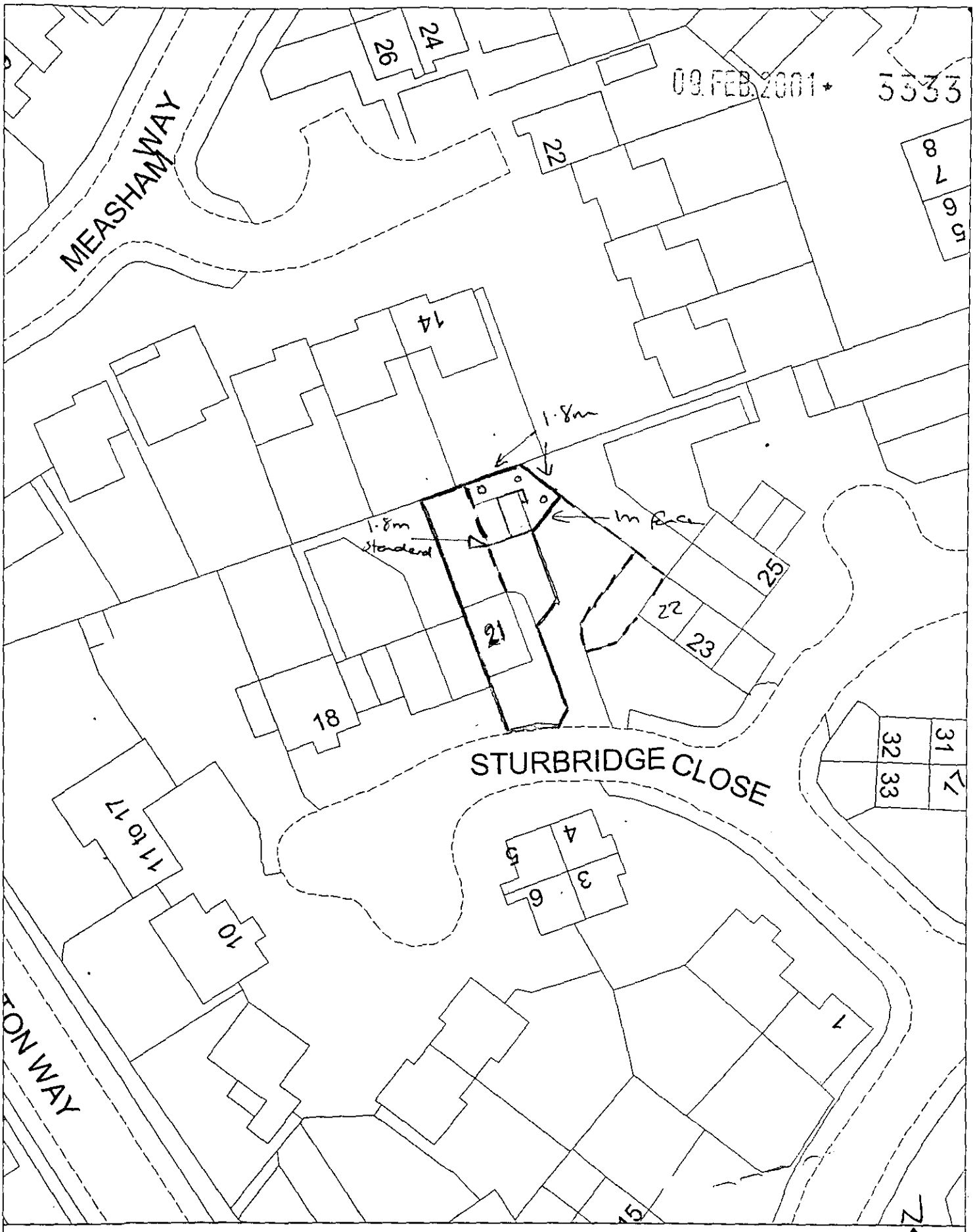
Development Control Section, Environmental Services, Wokingham District Council.

25 January 2001

Scale: 1 : 1250

N
W E
S

o = trees.



Site Plan, Scale: 1 to 500

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