SOUTHPORT U.K.
LONDON OFFICE
YSTEMS LTD

APPLICATION NO:
F/2000/0323

LOCATION:
16 Hindhead Road Reading.

APPLICANT:
Mr S Ashby

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

EARLIEST DATE FOR DECISION: **12/02/2000**

APPLICATION EXPIRY DATE: **02/03/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Ashby
16, *Hindhead* Road
Earley
Reading
RG6 5ST

Application Number: F/2000/0323

Parish: **EARLEY**

Location: **16, Hindhead Road, Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling, single storey rear extension and first floor side 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 external works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the north east elevation of the extension, *facing 14 Hindhead Road.*

Condition
4. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Informative
The Engineer 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.

Head of Planning and Transportation
Date: 17 March 2000

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.

Tel. 0118 974 6463 (Direct Line)

Date. 6 December, 1999

My ref. JM/MT/PREAPP/EARLEY

Your ref.

64-5

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Mr and Mrs Ashby
16 Hindhead Road
Earley
Reading

Dear Mr and Mrs Ashby,

RE: PRE-APPLICATION FOR 16 HINDHEAD ROAD, EARLEY

Thankyou for your letter which was received on 15 November 1999. An officer has visited the site recently and would comment as follows.

A two storey rear extension may be acceptable in principle. However, the amended drawing showing the extension to be 600 mm further away from the neighbouring property at No. 14 would be considered preferable, as it would further decrease the impact on the neighbours.

I hope this information is of use to you. If you have any further queries please do not hesitate to contact the case officer, Joss Miller, on the above number.

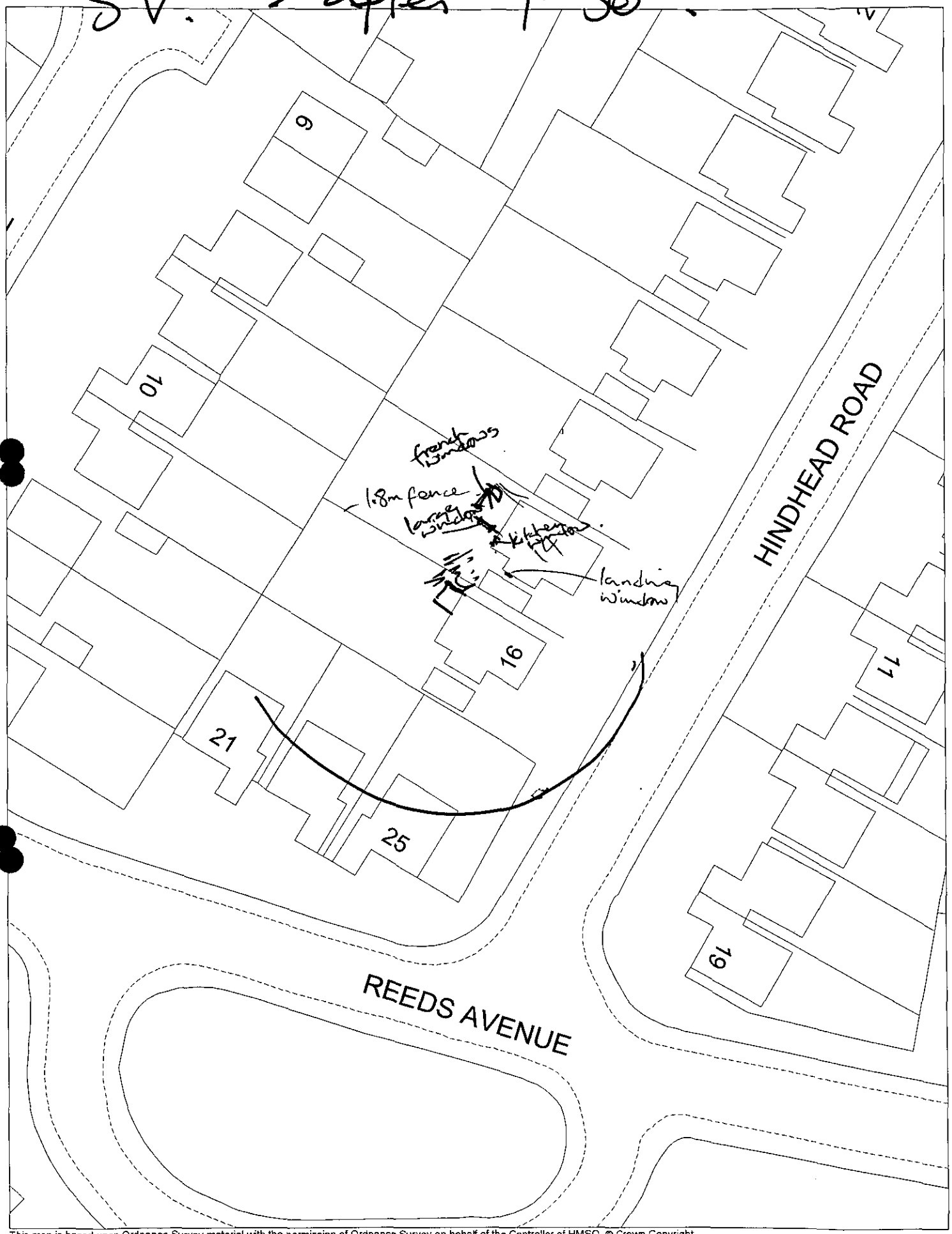
Yours sincerely

MLT

M L THORP

Principal Development Control Officer

SV. → after 4-30.



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Development Control Section, Environmental Services, Wokingham District Council.
26 November 1999 Scale: 1 : 500

N W E S

Tel. 0118 974 6479 (Direct Line)
Date. 8 October 1999
My ref. JM/MT/PREAPP/EARLEY
Your ref.

432

Mr and Mrs Ashby
16 Hindhead Road
Earley
Reading

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr and Mrs Ashby,

RE: GROUND AND FIRST FLOOR EXTENSION AND REAR GROUND FLOOR EXTENSION TO 16 HINDHEAD ROAD, EARLEY

Thankyou for your letter which was received on 30 September 1999.

I can inform you that the rear ground floor extension to the garage and the first floor front extension to your property would be considered acceptable in principle. However, the ground floor front extension to the living area would be considered detrimental to the street scene and would not, therefore, be encouraged.

Having researched the single storey front extension to No. 15, it was found that this had been constructed under permitted development law. This is because the extension was not built forward of the front footprint of the property.

I hope this information is of use to you. However, it is given without prejudice to any decision given on a formal application. If you would like any further assistance in this matter, please do not hesitate to contact Joss Miller on the above number.

Yours sincerely

MT

M L THORP
Principal Development Control Officer


16
Hindhead
Road

Ms. Joss Miller,
(0118) 9746479

Monday 20th Sep.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 6 February, 2001
My ref. BC/DC/2000/0323

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr S P Ashby
16 Hindhead Road
Earley
Reading
RG6 5ST

Dear Mr Ashby

PLANNING PERMISSION 2000/0323
SITE: 16 HINDHEAD ROAD, EARLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0323 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

EMY CIRCUIT
Planning Assistant

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0323	EJC
BUILDING CONTROL NUMBER	FP 2000/1410	Alan
APPLICANT/~~AGENT~~	Mr S. P. Ashby.	
ADDRESS OF SITE	16. Hindhead Road EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey rear s/s rear first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		/
ELEVATIONS	S/R/W/K16	S/R/W/K16
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/1/01	

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	

Application Number F/2000/0323
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORKS
03	SC08		NORTH EAST ELEVATION OF THE EXTENSION, FACING
			14 HINDHEAD ROAD
		SR05	delete "AND THE LOCALITY"
04	SC23	SR06	PARKING
	IN08		

RECORD OF SITE VISIT

SITE ADDRESS: 16 Hindhead Road Reading.

APPLICATION NUMBER: F/2000/0323

OFFICER: Emy Circuit

DATE OF SITE VISIT: 25 Jan 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - tree on front of lawn / drive

2. DESCRIPTION OF SURROUNDINGS Residential, open plan development

3. DESCRIPTION OF SITE/BUILDING End house with side onto back of houses in Reeds Avenue. existing single storey rear extensions.
patio area to rear + lawn raised by c 100cm

4. RELATIONSHIP TO ADJOINING PROPERTIES
14 - Single-storey, flat roof extension with French windows to rear, door + large window to No 16. Patio area to side of extn / rear of garage. Also stair window ar side.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS rises to N.

BOUNDARY TREATMENT rear sheds + 4m conifers

OTHERS

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0323

Applicant : Mr S Ashby .

Location : 16 Hindhead Road Earley.
Proposal : Proposed two storey rear extension to dwelling, single storey rear extension and first floor side extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25 JAN 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 25 January 2000

Date Registered : 06/01/2000

Earliest Date for Decision : 12/02/2000

Latest Consultation Date/Site Notice Expiry Date : 12/02/2000

Application Expiry Date: 02/03/2000

Consultation Responses :
Neighbours - overbearing + loss of light. light + view to landing + family room + others, overshadowing of patio area & ∴ loss of amenity value overlooking from side windows

Earley TC - loss of light ~~from~~ to 14 + overlooking - request refusal - if approved 1st floor windows non-opening + obscure glazed by condition.

Highways - SC23 (SR06) + IN08.

Planning Issues :
Identified Settlement
NBE1 - neighbours | street scene

Application Number: F/200/0323
16 Hindhead Road, Earley

Appraisal: 16 Hindhead Road is a two-storey detached house with existing single-storey extensions. There are four elements to the proposals which require consideration.

1. **First-floor front extension** - Part of the living room is single-storey and the proposal is to extend above this. The front and side of the extension would be flush with the main front and side elevations of the property and the roof would be a continuation of the existing roof. The extension would not be prominent and the proposed velux window would have a lower sill height of over 1.8 metres and, therefore, would not permit overlooking.

2. **Rear extension to the garage** - It is proposed to extend the rear of the garage by about 1.2 metres, making it flush with the utility room. This would have a flat roof, height 2.3 metres, and would not have a harmful impact on the adjacent properties is Reeds Avenue.

3. **Two-storey rear extension** - The proposed two-storey rear extension would project 3.3 metres to the rear of the property, 2.1 metres to the rear of the existing utility room. The ground-floor width would be 4.2 metres and the side of the extension would be flush with that of the existing house. At first-floor level the side of the extension would be set in by 0.6 metres. The roof would be pitched with a gable to the rear and the ridge height would be 5.7 metres, 0.7 metres lower than the ridge of the exiting house.

There would be 15 metres to the rear of 23 Reeds Avenue and 29 metres to the rear of the properties in Fowler Close. It is not considered that the extension would have a detrimental impact on these neighbours. The main consideration is the impact on 14 Hindhead Road. The extension would not result in an unacceptable loss of daylight to any of the windows in the neighbouring property. The flank of No 16 is 1.2 metres from the boundary with No14 and there is 4.2 metres between the two buildings – 4.8 metres to the side of the first-floor extension. Therefore, it is not considered that the extension would be overbearing. The velux windows in the side of the ground-floor extension would have a lower sill height of 2.5 metres and the first-floor velux would have a sill height of over two metres - it is not considered that these windows would permit overlooking of No14. The extension would be to the south of No 14 and it would, therefore, increase overshadowing of the neighbouring garden. Overall it is not considered that the harmful impact of the extension would be sufficient to warrant refusal of the application.

4. **Internal alterations to the garage** - This would result in an unacceptable reduction in the internal width of the garage. However the existing parking provision at the front of the property is sufficient for three cars.

Recommendation: conditional approval

applicationo	Name and address
F/2000/0323	DAVIS AJG Jarvis 14 Hindhead Road Reading Berks RG6 5ST

App approved,
letter sent
21/03/00

Received by Wokingham District Council

Application No: F/2000/0323

PROPOSAL:

Proposed two storey rear extension to dwelling, single storey rear extension and first floor side extension.

LOCATION:

16 Hindhead Road Earley.

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)
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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/02/2000. 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

Tel: (0118) 974 6479

Date: 14/3/00

My ref: F/2000/0323

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax: (0118) 9746484
Minicom No: (0118) 9746991
DX: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0323
16 Hindhead Road Earley.
Proposed two storey rear extension to dwelling, single storey rear extension and first floor side extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24/3/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0323**
16 Hindhead Road ~~Reading~~. Earley
Proposed two storey rear extension to dwelling, single storey rear extension and first floor side extension.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: F Rolls Date: 15/3/00

Print Name: Fiona Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 14/3/00

My ref: F/2000/0323

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: 33505 – Wokingham

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0323
16 Hindhead Road Earley.
Proposed two storey rear extension to dwelling, single storey rear extension and first floor side extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24/3/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0323**
16 Hindhead Road ~~Reading~~. Earley
Proposed two storey rear extension to dwelling, single storey rear extension and first floor side extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 14/3/00

My ref: F/2000/0323

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: 33505 - Wokingham

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0323
16 Hindhead Road ~~Reading.~~ Earley
Proposed two storey rear extension to dwelling, single storey rear extension and first floor side extension..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6479

Date: 14/3/00

My ref: F/2000/0323

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0323
16 Hindhead Road ~~Reading~~ Earley
Proposed two storey rear extension to dwelling, single storey rear extension and first floor side extension..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) 2 x PRE-APPS ATTACHED (*)

Start date:	26 JAN 2000
Officer: EJC	Application No. F/2000/0323

Map No. 52 **Site** 0:06

Easting: ..... **Flood Pln** .....

Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING ~~AND~~ SINGLE STOREY REAR EXTENSION AND FIRST FLOOR SIDE EXTENSION

Location: 16 HINDHEAD ROAD

Parish: EARLEY Ward: Redhatch

19.1.2000

Applicant: MR S ASHBY

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

(7)

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			
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 : 19.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... 2x pre-apps attached .....

NEIGHBOURS:

..... 1N + 23, 25 Reeds Avenue ✓ .....

..... 10, 12 Fowler Close .....

Date: 17 February 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/0323

Location: 16, Hindhead Road, Earley, Reading.

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

Applicant: Mr S Ashby.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for 3 cars.

Comments are required by 28/02/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

SC 23 - PARKING (SR06)

IN08

N.S. Trotter

25-2-00

FROM: Emy Circuit

DATE: 19 January 2000

DELEGATED

Earley Town Council Consultation Sheet

+ fax 26084 18/2

26134

Application Number: F/2000/0323

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

Site Address: 16 Hindhead Road Earley.

Applicant: Mr S Ashby .

Your observations are required in respect of this application **by 12/02/2000** .

Councillors felt this proposal would cause considerable loss of light to No. 14 and there would be overlooking from the first floor windows. The Town Council therefore requests that this application should be refused on the grounds of unneighbourlyness.

If the Planning Officer is mindful to approve the application, it is requested that a condition be imposed requiring the upper storey windows to be non-opening and obscure glazed.

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council

Date: 17 February 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0323

Location: 16, Hindhead Road, Earley, Reading.

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

Applicant: Mr S Ashby.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for 3 cars.

Comments are required by 28/02/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. 2000/0323 (Planaps) / (Ludhouse) Date Rec. 15.2.00

Location: 16 Hindhead Road

Parish Earley

Applicant: Mr S Ashby

Description of attached plans parking layout for 3 cars

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 EXC

Consultations Sent by Admin. on 17.02.B5

Yellow - Part One Copy
Green - Officer's Copy

By hand 15/2/00

F.A.O.

Emy Arcuit

please find enclosed
6 copies of driveway
measurements as requested

Thankyou.

Ruth Ashley.

25969

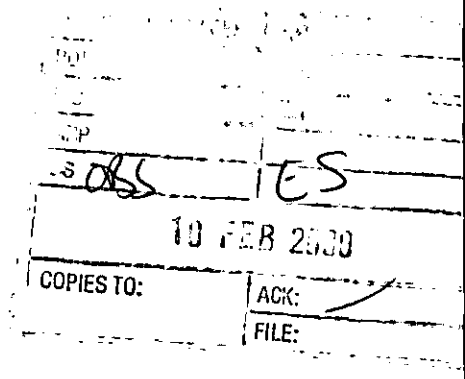
DC ✓ EXC
ADD
CS

COPIES TO:

0323

ADDITIONAL PLAN

14 Hindhead Road
Reading RG6 5ST
Phone: (0118) 9871232



February 7th 2000

Planning Officer
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

Re: Planning Application No.F/2000/0323 – Proposed two storey rear extension to dwelling: single storey rear extension & first floor side extension–16 Hindhead Road.

I write in response to a letter received from Richard Raymond, Town Clerk & Treasurer, Earley Town Council, regarding the above. After consultations with Mr Richmond, Earley Town Council, and Ms Circuit, Wokingham District Council, I am writing to express my opposition to the proposed extension on the following grounds:

The proposed two storey extension to the rear will be overbearing and will severely affect the light to our property.

1 On the side of our house, we have a window to the stairs and landing, providing light and also giving a pleasant view over the rear gardens as we ascend the stairs. To the rear of our property, we have a single storey family room with a window and door to the side. In both of these areas we would experience severe loss of light and our view would be restricted to that of a solid brick wall.

2 This loss of natural light means we would need to use artificial light more often in our hall, stairway, ground floor cloakroom, kitchen and family room, thus increasing our electricity costs.

3 We have a garden patio between our family room and the proposed two storey rear extension. If this work should proceed, we would lose sunlight to this area and much of our garden for the majority of the day. Furthermore, a large proportion of the patio would be in permanent shadow all of the time. The loss of sunlight and the overbearing nature of a two storey extension will mean that we will no longer be able to use this amenity for family enjoyment in the summer (barbecues etc.). The existing garden plants in this area will suffer from lack of sunlight and the patio and family room will become extremely dingy during the winter.

4 We have also noted from the plans that, on the side facing our property, there are two small windows on the rear extension and a new window in the roof of the existing building. In order to maintain our privacy, we would ask that, if the extension were approved these windows must be non-opening and contain opaque glass.

As you can see, our main objection is to the two storey extension at the rear. It is unlikely that we would have any objections to plans for a single storey extension provided that it did not have any overbearing or detrimental affect to our property or quality of life.

I wish, therefore, to register my strong opposition to the current application.

Yours faithfully

Anthony J G Davis
c.c. Richard Raymond, Earley Town Council
Councillors C Hare, A Sprattling and F Rolls

To:
Highways

From: Emy Circuit

Date: 19 January 2000

Application Number: F/2000/0323

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

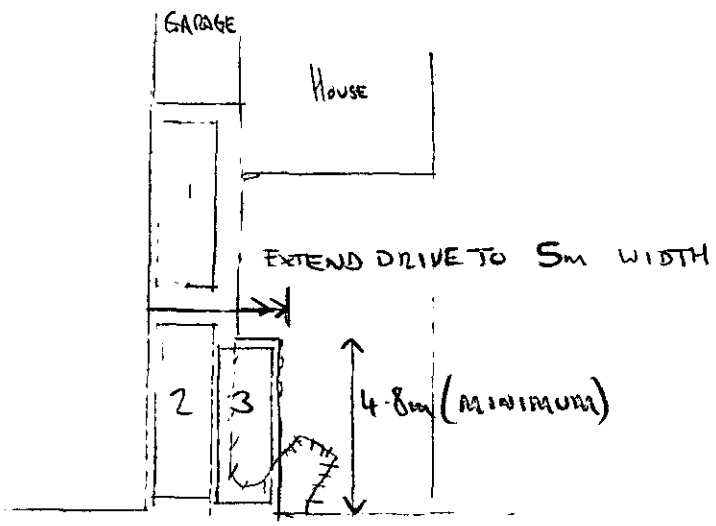
Site Address:
16, Hindhead Road, Earley.

Applicant:
Mr S Ashby .

Your observations are required in respect of this application within **7 days** of the above date.

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT:



GARAGE IS INSUFFICIENT IN WIDTH TO BE COUNTED AS 1 SPACE (MIN WIDTH 2·5m). 3 SPACES REQUIRED ON DRIVEWAY, TO BE 2·4 x 4·8m (MIN) EACH. NOTE : DROPPED CROSSING WILL NEED TO BE EXTENDED TO FULL WIDTH OF DRIVEWAY.

N.S.T

26-1-00

PLANNING SERVICES	HPT 25318
POL	
DC YES	
APP	
CS	
COPIES TO:	ACK:
	FILE:

Ruth Ashby
16 Hindhead Rd.
Earley
Reading

Tel :- 9751154
Ref No:- F/2000/0323.

25.1.00.

F.A.O. Ms Emy Curnick

As discussed on 25.1.00 at site. enclosed is a list of houses around our block with double storey rear extensions.

Hurstbourne Rd. Nos 82, 88, 94

Reeds Ave Nos 12, 48, 52, 54, 72, 90, 47.

Thankyou

Ruth Ashby

16

ADDRESS ~~10~~ HINDHEAD ROAD PARISH EARLEY

PLOT No. ~~136~~ 134 ORD. SHEET No. SU. 7471 (52

BUILDER E.E. Reed & Co Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
189/63	E.E. Reed & Co Ltd	Layout.	2/1/64	N/A. C
156/64	" Revised Plan	Semi/Det. House	3/9/64	App. C
PD/64/64	"	Roads, Sewers etc.	20/2/64	App. N
73/66	" Revised Plan	Detached House	9/6/66	App. Ap
35597			14.5.90	C/
ARA 8773	MR. ASHLEY	S/S. Ext.	6.6.90	App
97/66365/F	"	F/F/S. Ext.	24.10.97	RE
FP97/6852	"	F/F/S. Ext.	24.09.97	C/A.
98/68546/F	S Ashley	2St/F Ext.	11.12.98	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 98/68546/F Appeal Dismissed. 25/6/99

DRAINAGE

Environmental Services

For office use only.
Application number: [illegible] 0223

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	S. P. ASHBY
	Address and postcode	16, HINDHEAD RD, EARLEY READING RG6 5ST
	Phone number	01189 751154
2	Agent's Name	
	Address and postcode	
	Phone number	
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	TWO STOREY BACK EXTENSION + ALTERATIONS TO GARAGE - BED 2.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK - TILE TO MATCH
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

1305B

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

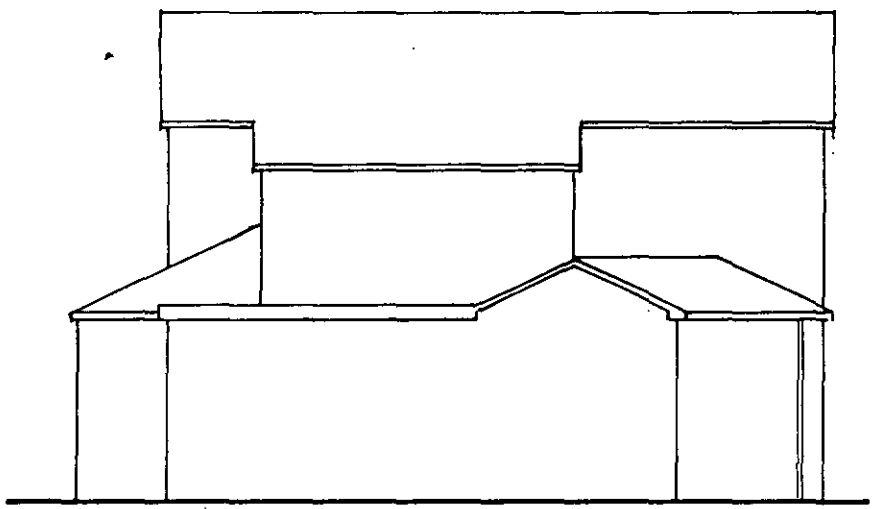
Date 28-12-99

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

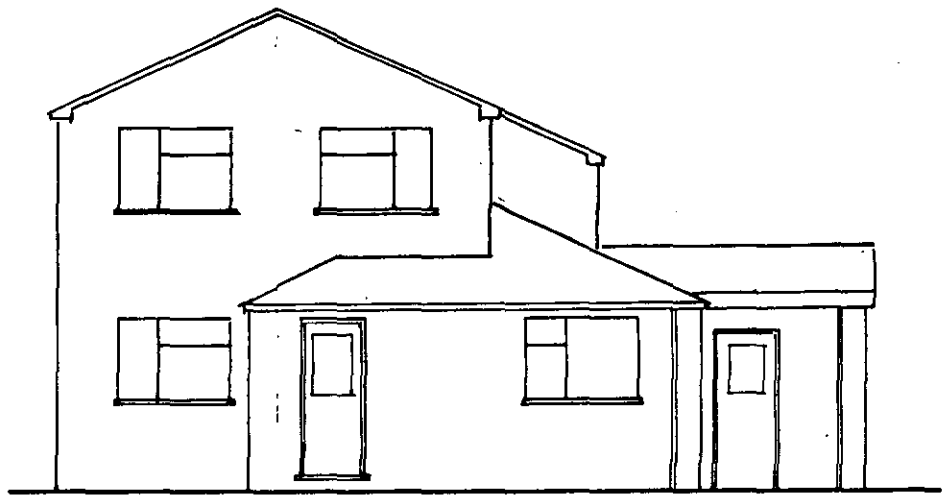
161 HINDHEAD RD.
EARLEY.

EXISTING.

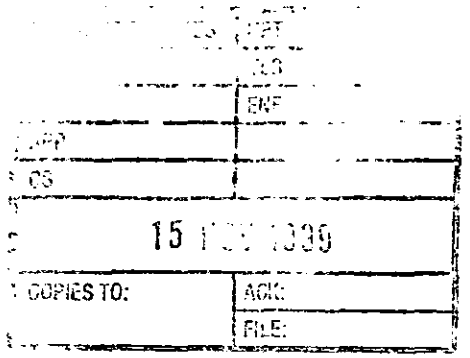
Ashby



S / West



N / West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15
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16, HINDHEAD RD.
EARLEY.

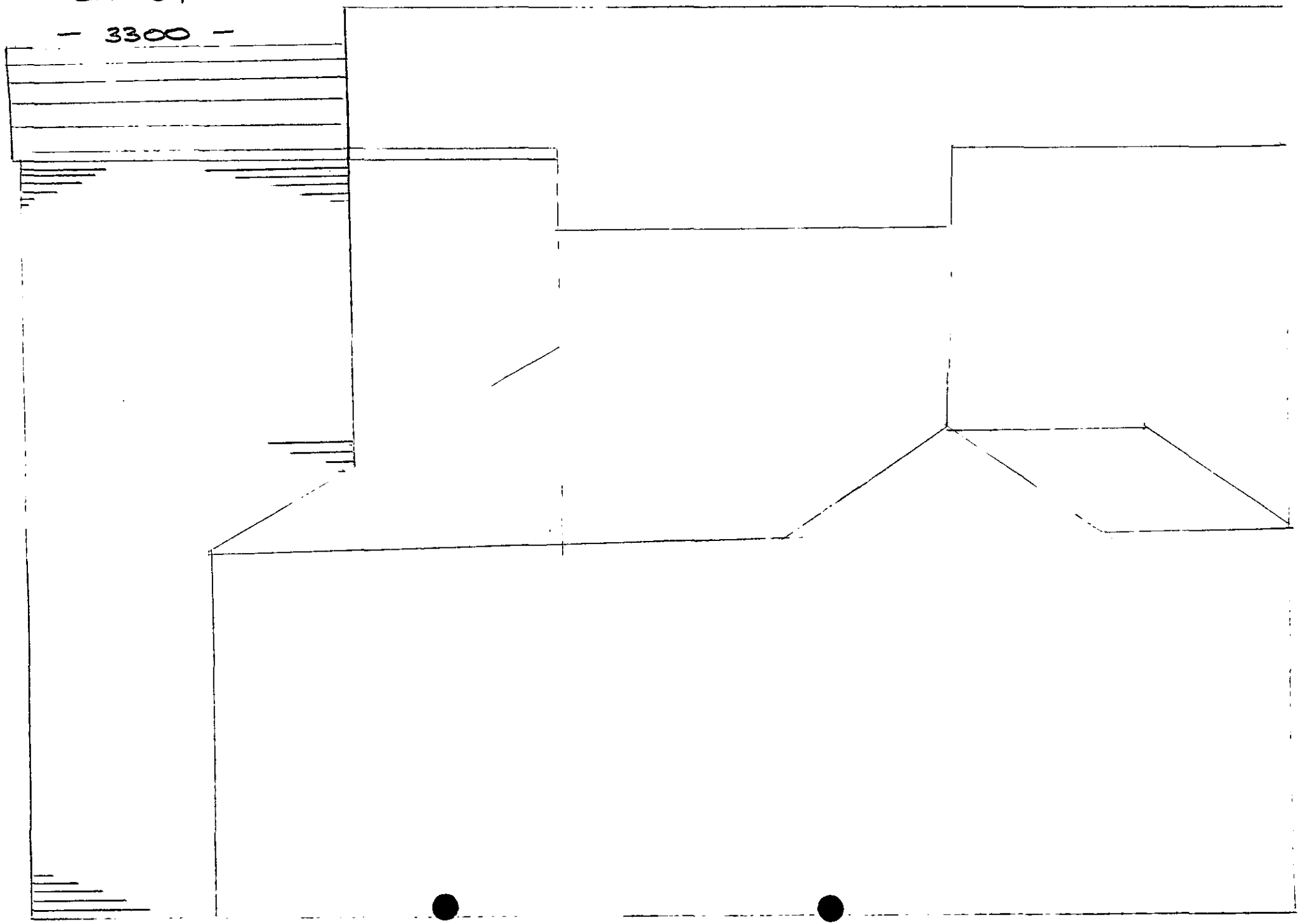
N/WEST.



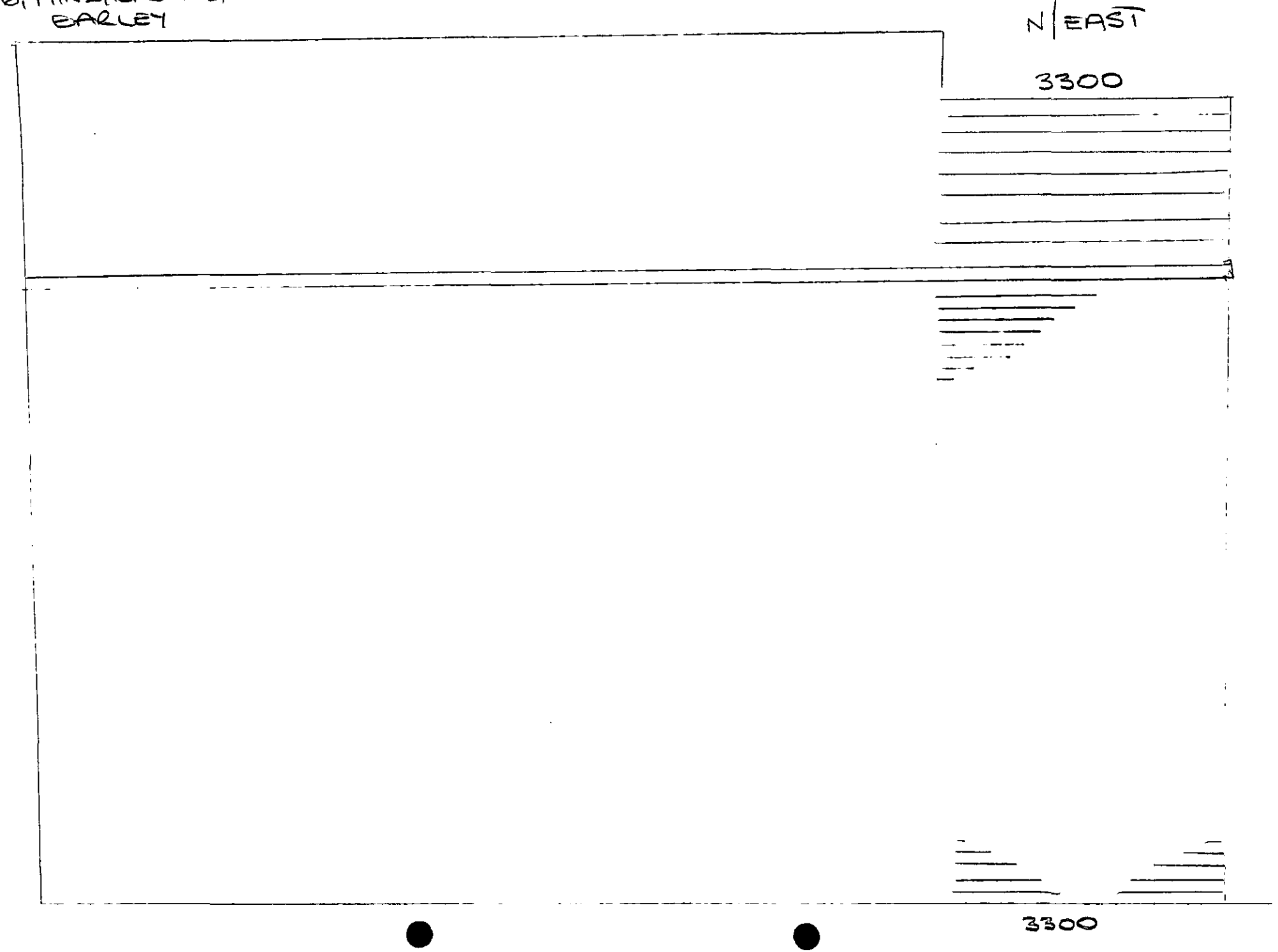
16, HINDHEAD RD,
EARLEY

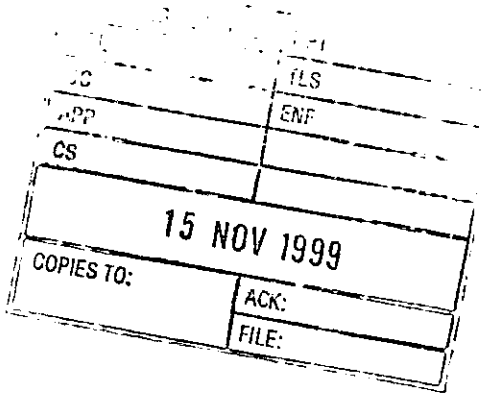
SOUTHWEST

— 3300 —



16, HINDHEAD RD,
EARLEY




FLS
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15 NOV 1999
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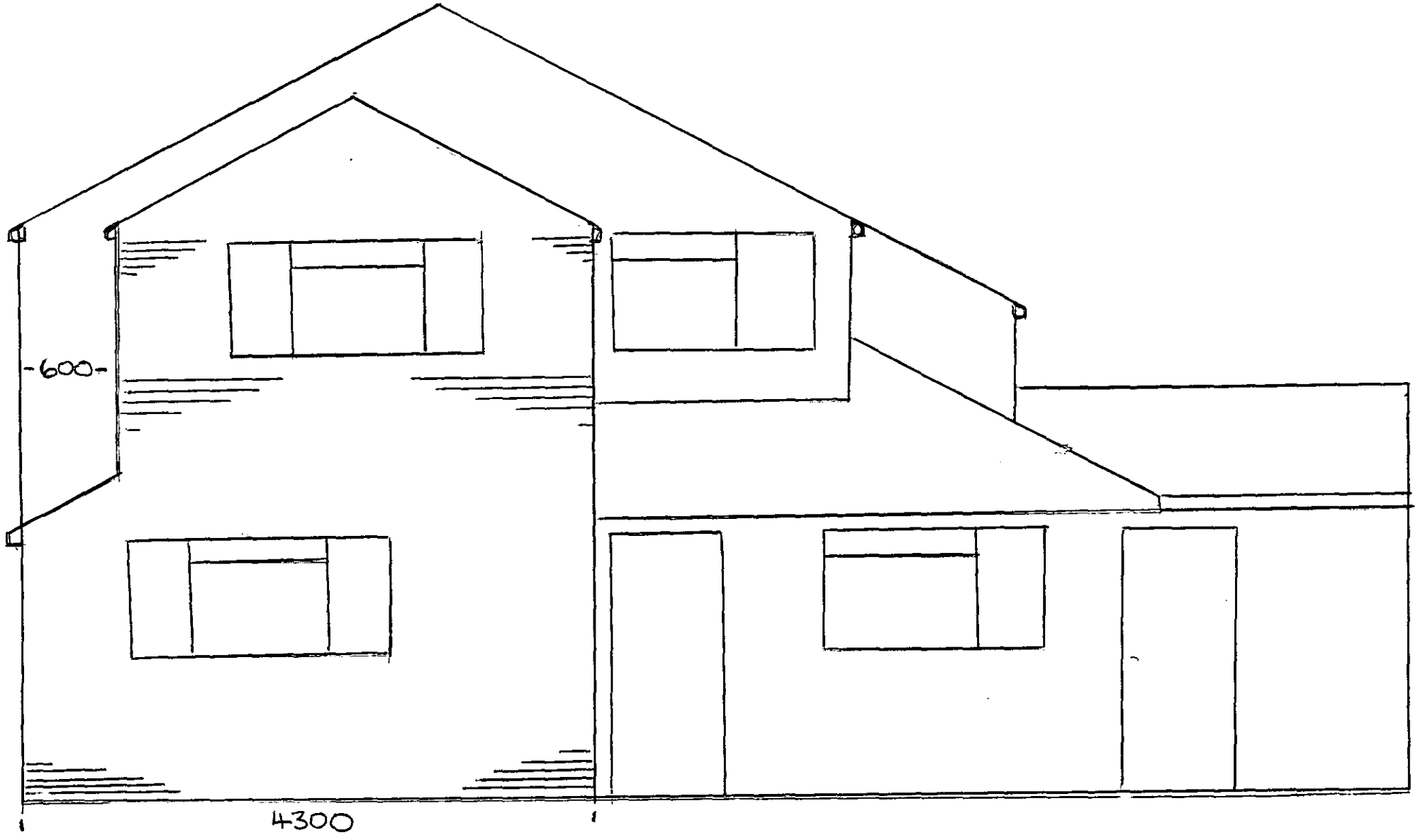
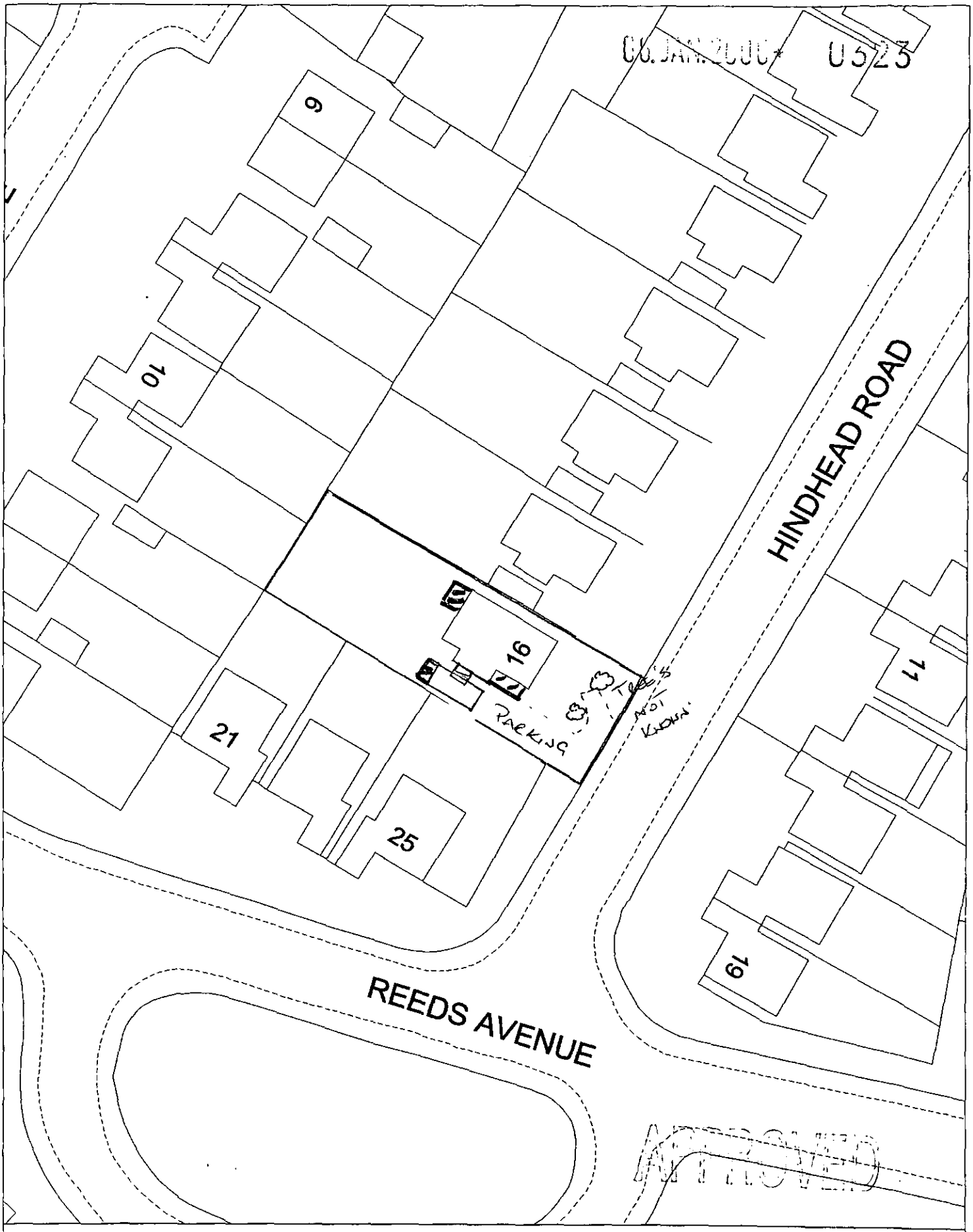
EARLEY.

2ND ALTERNATIVE TO N/WEST ELEVATION.



PROJUSION 3300.



Site Plan, Scale: 1 to 500

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Wokingham District Council, Licence No. LA086134
Date: 15 January 1999

ROAD

PATH

1:50

3600

5000mm

4500

2500

DRIVEWAY

13000

GARAGE

MR. MRS ASHBY
16, HINDHEAD RD,
EARLEY
READING.

DRAWING REF NO- S|R|W|K 16

APPROVED

HOUSE

APPLICATION NO 0323
F/2000/0323

ADDITIONAL PLAN



Site Plan, Scale: 1 to 2500

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Date: 15 January 1999



Site Plan, Scale: 1 to 1250

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Date: 12 January 2000

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W E
S