6/8

APPLICATION NO:
F/2002/6945

LOCATION:
27 Betchworth Avenue, Earley Reading.

APPLICANT:
Mr/Mrs Felton C/O M C Design

PROPOSAL:
Proposed single storey rear extension to dwelling and new pitched roof on front porch extension.

EARLIEST DATE FOR DECISION: **01/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
20/08/2002

CASE OFFICER: Louise Smith

APPROVED

D2 879

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Felton
C/O M C Design
DEC House
145 Cardiff Road
Reading
Berks
RG1 8JF

Application Number: F/2002/6945

Parish: **EARLEY**

Location: **27, Betchworth Avenue, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling and new pitched roof on front porch 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.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/08/2002

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.

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 14/05/03
My ref: LS/BP/F/2002/6945

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr M Clayton
MC Designs
Dec House
145 Cardiff Road
Reading
Berkshire RG1 8JF

Dear Mr Clayton

RE: PROPOSED ROOF ALTERATION TO FRONT PORCH EXTENSION (F/2002/6945) APPROVED AT 27 BETCHWORTH AVENUE, EARLEY

I refer to your letter and plans received on the 22nd April 2003 with reference to the above.

The proposed monopitch roofline, shown on your plans, is beyond the envelope of the approved extension and would be materially different. Therefore we can not treat the revision as a minor amendment and will require a revised planning application.

Please find enclosed forms for your convenience.

I trust this advice is of use to you. Should you wish to discuss any matter further please do not hesitate to contact Louise Smith.

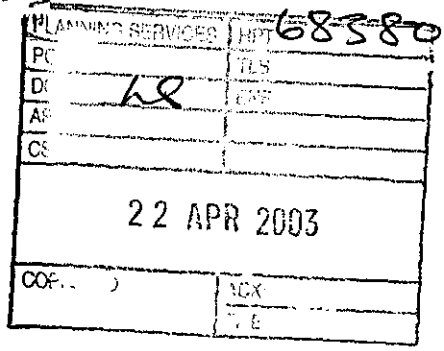
Yours sincerely

Mrs B Polnik
Senior Planning Officer

File: MA.27
Betchworth Ave,
Earley

MC Designs

Dec House 145, Cardiff Road, Reading Berkshire RG1 8JF
Tel : 0118 9572188 Fax : 0118 9571218
Mobile : 0771 4244 273 E-mail: martin@mclayton.fsbusiness.co.uk



9th April 2003

Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

F.A.O. The Planning Department.

Dear Sirs

Re : 27, Betchworth Ave Earley 6945/28

Further to the recent planning approval for the above premises for a single storey pitched roof front porch extension. We write to inform you we have made a minor amendment to the approved by altering the hipped roof to a mono pitch. Could you please confirm this will be acceptable to yourselves as a minor amendment.

Enclosed for your information is a copy of the revised drawing MC1109 /01b

Should you have any queries please contact the writer.

Yours faithfully

Martin Clayton.

Mahmood

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6945	LS
BUILDING CONTROL NUMBER.	FP 2002/3093 Central	
APPLICANT/AGENT	MC Design	
ADDRESS OF SITE	27 Betchworth Avenue Ealing	
DESCRIPTION OF PROPOSED WORK	S/S front + rear ext's	

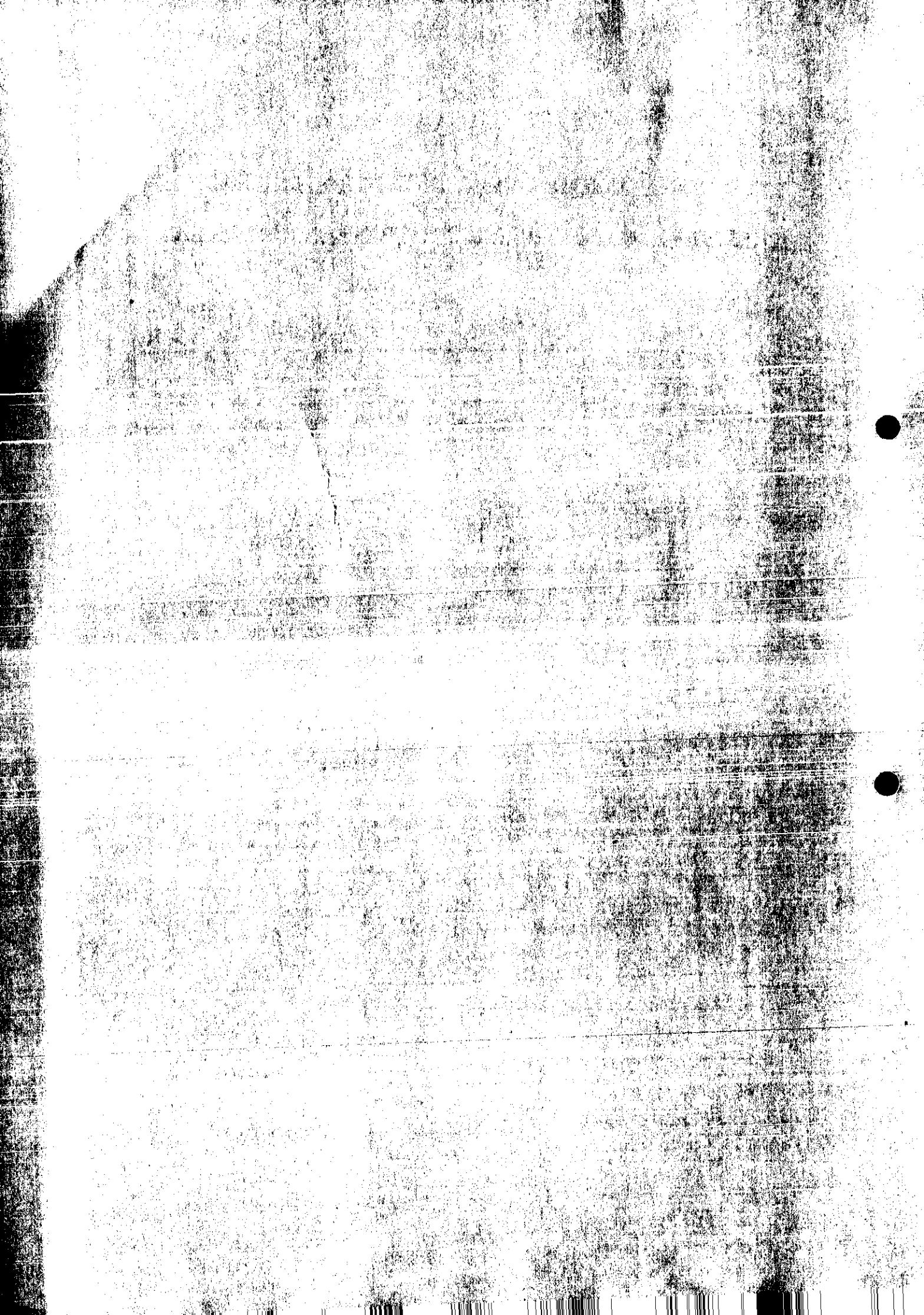
DRAWING NUMBERS	BC	DC
BLOCK PLAN	MC/1109/01A	MC/1109/01A
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/8/02.	

fees £110 ==

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	



WORK SHEET FOR : Louise Smith

Application Number : F/2002/6945

Applicant : Mr/Mrs Felton C/O M C Design.

Location : 27, Betchworth Avenue, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling and new pitched roof on front porch extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 22/7

Date Registered : 25/06/2002

Earliest Date for Decision : 01/08/2002

Latest Consultation Date/Site Notice Expiry Date : 01/08/2002

This application will have expired on: 20/08/2002. 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 :
Parish C - no objection

Planning Issues :
Identified Settlement
Impact on Neighbours
" " Street scene.

Application Number: F/2002/6945

Appraisal :

The site is a detached dwelling situated within the identified settlement boundary of Farley. This application proposes a S/S front extension ~~and~~ and S/S rear. The former involves a store extension projecting to the same front line as the garage and new continuous pitched roof. The latter involves a S/S rear extension projecting 3.6m to the rear of the dwelling.

Impact on neighbours.
Due to the scale and siting of the S/S front extension no adverse impacts are considered for neighbouring dwellings.

The rear extension would be set in c. 1.5m from each side boundary (2m d/fencing) projecting 4m to the rear of No 25 and 2.6m beyond No 29. However, due to the distance between dwelling and the hipped roof design it is not considered to be overbearing nor result in loss of light.

Impact on street scene:
There are a variety of housing types found along Batchworth Avenue. The proposed extensions would be in-keeping with the design of the dwelling and are ∴ not considered to detract from the character of the street scene.

Highway Safety:
Despite the front extension the 2 driveway parking spaces would be retained.

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

Application Number F/2002/6945
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 27 Betchworth Avenue Earley Reading.

APPLICATION NUMBER: F/2002/6945

OFFICER: Louise Smith

DATE OF SITE VISIT: 22/7/2

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ y. front tree.

2. DESCRIPTION OF SURROUNDINGS
Residential Rd - houses set back from highway
mixture housing designs
detached 2/s houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house - 1st floor side ext over gge.
existing flat roof s/s rear ext close to side boundary w.h No 25

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 29 + 25.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 3. (

LEVELS No 25 c. 0·4m higher land.

BOUNDARY TREATMENT 2m ob fencing.

OTHERS

FROM: Louise Smith

DATE: 09 July 2002

DELEGATED

PLANNING SERVICES	
PCL	YES
DC	EXP
APP	
CS	
29 JUL 2002	
COPIES TO	FOR

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6945

Proposal: Proposed single storey rear extension to dwelling and new pitched roof on front porch extension..

Site Address: 27, Betchworth Avenue, Earley, Reading.

Applicant: Mr/Mrs Felton C/O M C Design.

Your observations are required in respect of this application **by 01/08/2002** .

No Objection

SIGNED: _____ DATE: 19 JUL 2002

Clerk To Earley Parish/Town Council.

Application Number : F/2002/6945	Map No : 52
Case Officer : LS	Site Area : 0 04
Valid Date : 25.6.02	Received Date: 25/06/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling and new pitched roof on front porch extension.

Location : 27, Betchworth Avenue, Earley, Reading.

Parish : EA **Ward : RED** 9.7.02 73.

Applicant : Mr/Mrs Felton C/O M C Design.

Fee Required: £~~0~~ 110 **Fee Received: £~~0~~** 110 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 9.7.02 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-apps

NEIGHBOURS

15/Nt See map.

Organisation_Name	Building_Name	address1	Postcode
		1KENNEDY GARDENSREADING	RG6 5RN
		25BETCHWORTH AVENUEREADING	RG6 7RH
		27BETCHWORTH AVENUEREADING	RG6 7RH
		29BETCHWORTH AVENUEREADING	RG6 7RH
		18BETCHWORTH AVENUEREADING	RG6 7RJ
		20BETCHWORTH AVENUEREADING	RG6 7RJ
		22BETCHWORTH AVENUEREADING	RG6 7RJ

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

Tel: (0118) 974 6463

Date: 09 July 2002

My ref: F/2002/6945

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/6945
27, Betchworth Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling and new pitched roof on front porch extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6945**
27, Betchworth Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling and new pitched roof on front porch extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

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

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

Tel: (0118) 974 6463

Date: 09 July 2002

My ref: F/2002/6945

WOKINGHAM UNITARY
Aiming for Excellence

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) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours sincerely
Trevor Watson
Development Control Manager

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27, Betchworth Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling and new pitched roof on front porch extension.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor F Rolls

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

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

Tel: (0118) 974 6463

Date: 09 July 2002

My ref: F/2002/6945

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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/2002/6945
27, Betchworth Avenue, Earley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6945**
27, Betchworth Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling and new pitched roof on front porch extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

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

Received by Wokingham District Council

Application No: F/2002/6945

PROPOSAL:
Proposed single storey rear extension to dwelling and new pitched roof on front porch extension.

LOCATION:
27, Betchworth Avenue, 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/2002/6945 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 Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/08/2002. 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.

Trevor Watson
Development Control Manager
09 July 2002

6945

Environmental Services

For office use only.
Application number: 25.JUN.2002 6945

Householder planning application form

WOKINGHAM UNITARY
Aiming for Excellence

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 FELTON
	Address and postcode	27, BETCHWORTH AVE EARLEY
	Phone number	
2	Agent's Name	MC DESIGN
	Address and postcode	DEC HOUSE 45, CARDIFF ROAD READING RG1 8JF.
	Phone number	0771 4244 273
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.	27, BETCHWORTH AVE EARLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear extension + pitched roof to front porch extension
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 to match existing Brown roof tiles to match ext.
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: 4	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 FELTON.

Date 12/6/02.

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

Pc 03 110 027

ADDRESS 27 BETCHWORTH AVENUE PARISH EARLEY

PLOT No. 369

ORD. SHEET No. SU.7471(52)

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/136/58	Cooper Estates Ltd	Outline	1/8/58	N/A. C/A
169/59	"	House ~~& Garage~~	8/12/59	App. C/A.
BR 3066	Mr C. J. King	S/storey extension	22 7 75	App N/A
30143			10.6.88	Ref
BRA 4585	MR. T. SWAIN	1ST FLOOR AGD & UTILITY EXT.	3.1.3.88	APP
32091	"	2/St. Ext.	22.12.88	Ref
BRA 6272	"	"	9.11.88	~~App~~
98/67499/F	Mrs. D. Felton	F&R S/St Rats	22.6.98	C/A.

DATE OF COMPLETION

MINISTRY DECISION 32091 - APPEAL ALLOWED - 5.1.90

SPECIAL ORDERS

DRAINAGE



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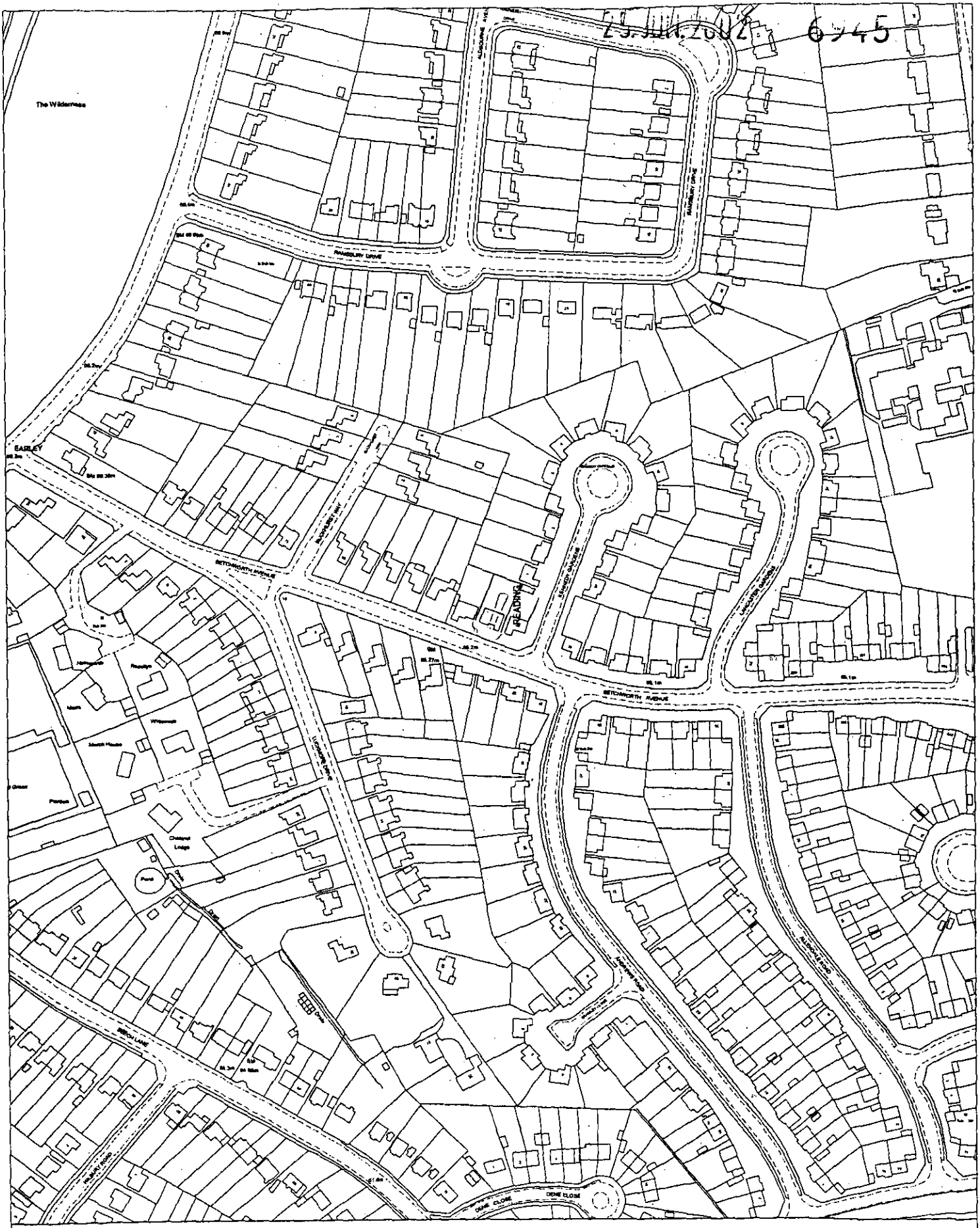
Development Control Section, Environmental Services, Wokingham District Council.

4 July 2002

Scale: 1 : 1250.

N
W E
S

25 JUN 2002 6745



Site Plan, Scale: 1 to 2500

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Date: 21 June 2002

N
W E
S