SINV 11/12.

APPLICATION NO:
F/2000/2896

LOCATION:
29 Harcourt Drive, Earley Reading.

APPLICANT:
Mr Kooner C/O M C Design

PROPOSAL:
Proposed two storey side extension to dwellin plus single storey front and rear extension.

EARLIEST DATE FOR DECISION: **29/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
18/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Kooner
C/O M C Design
Dec House
145 Cardiff Road
Reading
Berkshire
RG1 8JF

Application Number: F/2000/2896

Parish: **EARLEY**

Location: **29, Harcourt Drive, Earley, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by virtue of its five bedrooms and provision of only two vehicle parking spaces would result in increased on-road parking in an already cramped street, therefore having an adverse impact upon highway safety and convenience, and is contrary to policy LT6 of the Loddon Area Local Plan and to policy WT6 of the Wokingham District Local Plan.

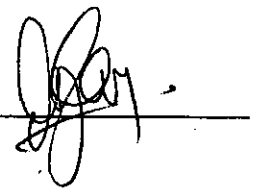
Informative

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 Policy LT6.

Deposit Draft Wokingham District Local Plan Policy WT6.

John Mitchell
Development Control Manager
Date: 17/01/2001

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.

Received by Wokingham District Council

Application No: F/2000/2896

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

LOCATION:
29, Harcourt Drive, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (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 29/12/2000. 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

05 December 2000

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

Tel: 0118 974 6480

Date: **05 December 2000**

My ref: F/2000/2896

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/2000/2896
29, Harcourt Drive, Earley, Reading.
Proposed two storey side extension to dwelling plus single storey front and rear extension.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2896**
29, Harcourt Drive, Earley, Reading.
Proposed two storey side extension to dwelling plus single storey front and rear extension.
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: **05 December 2000**

My ref: F/2000/2896

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2896**
29, Harcourt Drive, Earley, Reading.
Proposed two storey side extension to dwelling plus single storey front and rear extension.
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: **05 December 2000**

My ref: F/2000/2896

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2896**
29, Harcourt Drive, Earley, Reading.
Proposed two storey side extension to dwelling plus single storey front and rear extension.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2896

Applicant : Mr Kooner C/O M C Design.

Location : 29, Harcourt Drive, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling plus single storey front and rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/12/00.

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12/00.

Date Registered : 23/11/2000

Earliest Date for Decision : 29/12/2000

Latest Consultation Date/Site Notice Expiry Date : 29/12/2000

This application will have expired on: 18/01/2001. 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 !

Earley T. C ! Recommend Refusal - Overbearing :. Unneighbourly.

Neighbours ! n° 28. - Concerned about parking.
6 Felstead Cl - loss of Privicy, overbearing.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene.
3) Impact upon highway Safety - Parking Provision

Application Number: F/2000/2896

Appraisal:

The proposed development is a two-storey side and single storey front and rear extension to a late 1950's semi-detached property. The proposal stands 5.5m to the second storey ridge, 0.6m below that of the existing dwelling and has a hipped roof. The proposal is 2.1m wide and 11.2m in length at ground floor and 5.1m at first floor.

The proposed extension is intended to form a garage, utility room and kitchen/breakfast room at ground floor level and an extra Bedroom (bringing the total to 5) and an en-suite bathroom at the first floor level.

The ground floor front elevation is intended to extend out 0.6m beyond the existing front building line and will have a new front door (replacing an existing window) the addition of a new porch and an up and over garage door. The proposed first floor development will be set back from the front building line by 1.2m and will have a new window. The proposed South side elevation will have one new ground floor window, which would serve the utility room; no windows are intended at first floor level. The North side elevation is proposed to have one window in the kitchen/breakfast room (a plan of this elevation although requested has not been provided). To the rear elevation 2 new windows are proposed, one to the kitchen/breakfast room and one obscurely glazed to the en-suite.

The proposed extension would be 0.1m from the boundary with No.31 Harcourt Drive and 4.1m from the boundary with 27 Harcourt Drive to the rear and 2.7m to the front.

1. Impact upon neighbouring properties

The proposed development is situated to the south of 27 Harcourt Drive, and only the single storey portion of it would be visible to this property, resulting in no daylighting or overbearing issues. No. 31 is situated to the north of the proposal so would not be effected by daylighting issues arising from the proposal. No. 31 has a first floor side window, around 2m from the rear of the house, but although the proposal extends up to the boundary there is still around 3m between the two properties, and there are no first floor windows proposed so there would be no issues of overlooking or overbearing. To the rear is a bungalow around 20+m from the end of the proposal, and although it is sited at a lower level than 29 Harcourt Drive it is not considered there would be any significant overlooking or overbearing impacts. It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extension would have an impact upon the street scene, increasing the bulk and mass of the house although it would help balance the pair of semi's as No.27 has been previously extended in a very similar manner. In order to get even close to providing adequate parking for the proposal all of the front garden would have to be taken up with hardstanding. The boundary of the property extends to the footpath and the garden is open plan, it is considered that such an expanse of hardstanding would have a detrimental impact upon the street scene and be out of keeping with the residential area.

3. Impact upon highway safety – parking provision

The number of bedrooms would be increased to 5 resulting in a need for 4 off-road parking spaces, to comply with the councils parking standard. This requirement has not been meet to the satisfaction of the highways department (although a parking plan showing this number of spaces was requested on 19/12/00 it has not been received). The original parking plan submitted with the application showed 3 spaces, one in the garage and two on the driveway, however the garage space shown on the plans only measures 1.5m in width which is inadequate to be classed as a vehicle parking space. This would mean only 2 driveway spaces were available for parking, which would be inadequate for a property of this size (Adequate parking was available for 27 Harcourt drive as they have only 4 bedrooms and an adequately sized garage). It is therefore considered that this proposal would have an adverse effect on highway safety.

Recommendation: ~~**Approval:**~~ **Refusal: ✓**

Application Number F/2000/2896
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development by verture of its 5 bedrooms + provision of only 2 vehicle parking spaces would result in increased on road parking in an already cramped street, therefore having an adverse impact upon highway safety + convenience, contrary to policies LT6 of the LALP and WT6 of the WDDLP

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WT6
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

17/1/01

Parking - don't think with garage would get car on driveway??

nº 31 has attached garage - flat roofed.

+ 1st floor bedroom window in side elevation.

- Currently next doors garage ends abou 0.5m away from existing garage of 29. (1.8m fence between).
- new ext will go right up to boundary - check certificate 66.
- & no widows in garage of 31, kitchen door to rear.
- look up history for 27 - 2/5/5 ex. under cons, @ moment. nº 32 across rd also extended.

RECORD OF SITE VISIT

SITE ADDRESS: 29 Harcourt Drive
Earley Reading.

APPLICATION NUMBER: F/2000/2896

OFFICER: Helen Pollock

DATE OF SITE VISIT: 4/12

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. ON Post in front garden.

2. DESCRIPTION OF SURROUNDINGS Residential, 60's ish Semi detached. low deriding walls.

3. DESCRIPTION OF SITE/BUILDING Semi detached dwelling. with nº 27.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Shared boundary with nº 31. low wall deriding + a flat roofed single garage on each side

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 garage, 2 driveway @ present.

LEVELS from rd, Slight Slope down to garage = 0.2m

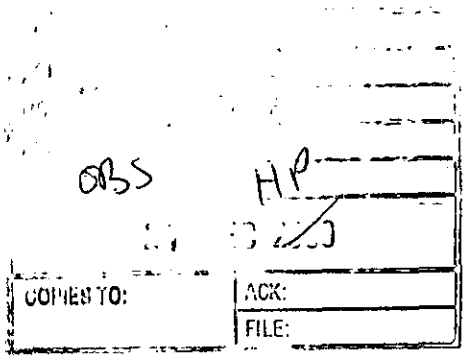
BOUNDARY TREATMENT low wall to front, & 1 panel of 1.8 fence between garages.

OTHERS

Applicationo	Name & Address
F/2000/2896	R Jones 28 Harcourt drive Earley RG6 5JJ
F/2000/2896	D J May 6 Felstead Close Earley RG6 5TP

App. refused
Letter sent 07/02/01

H. Pollock.



R & T Jones
28 Harcourt Drive
Earley, Reading
RG6 5TJ

21/12/00

Dear Sir/Madam

Ref; 29 Harcourt Drive, Earley. Planning Permission Request.
APP NO F/2000/2896

With reference to above, on viewing of plans we have no objection to the proposal as it stands but are concerned that the proposed garage will be changed into a further room on building, or in the future. This has already happened along the road at No 25 Harcourt and left the house with virtually no off street parking.

It seems strange that when our neighbours at N.° 26 put in for planning permission, they were informed that they must have three parking places if they were intending to add a further bedroom.

Yours sincerely

Richard Jones

Your Ref: Helen Pollock
F/2000/2896

6, Felstead Close,
Earley,
READING,
Berkshire RG6 5TP

18th December, 2000

Ms. Helen Pollock,
Wokingham District Council,
Planning Services,
P.O.Box 157,
Shute End,
WOKINGHAM, Berkshire RG40 1WR

Dear Ms. Pollock,

Application Number F/2000/2896
29, Harcourt Drive, Earley, Reading
Proposed two storey side extension to dwelling
plus single storey front and rear extension

Thank you for your letter dated 5th December.

I visited Earley Town Council at Radstock Lane to inspect the plans for the above proposal and would like to place on record that I strongly object to the proposed extension on the grounds that such an addition would greatly affect the degree of privacy to my home. I would mention that the garden of 29, Harcourt Drive is of limited length, suggesting that the property is not conducive to additional building work of this magnitude.

Yours sincerely,

Dorothy May (Mrs.)

D O May

cc Earley Town Council

FROM: Helen Pollock

DATE: 05 December 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

37908

Application Number: F/2000/2896

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

Site Address: 29, Harcourt Drive, Earley, Reading.

Applicant: Mr Kooner C/O M C Design.

CS

COPIES TO:

Your observations are required in respect of this application **by 29/12/2000** .

Councillors considered that the plans accompanying this application appeared to be incorrect, as they did not seem to show the loft conversion which has taken place on the site.

Members of the Planning Committee felt that this proposal would have an overbearing effect on neighbouring properties, and would, therefore, be unneighbourly, and requested that the application should be refused.

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 05 December 2000

Application Number: F/2000/2896

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

Parish: EARLEY TOWN

Site Address:
29, Harcourt Drive, Earley, Reading.

Applicant:
Mr Kooner C/O M C Design.

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

Please could Highways have an additional plan showing the parking layout for ~~3~~ 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The point of access and extent of the driveway must also be marked out.

Requested 19/12

Signed: _____ **Print name:** Adam Coggins

12/12/00

Environmental Services

For office use only.
Application number: 23.NOV.2006 2896

Householder planning application form

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

1	Your name	MR KOONER
	Address and postcode	29, HARCOURT DRIVE EARLEY READING
	Phone number	
2	Agent's Name	MC DESIGN
	Address and postcode	DEC HOUSE 145, CARDIFF ROAD READING RG1 8JF
	Phone number	9572188
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.	29, HARCOURT DRIVE EARLEY
4	*Give brief details of the proposal for example, two storey side extension.* About the application	TWO Storey pitched roof Side 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 existing	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑	No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

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 KOONER.

Date 10-10-00

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

(1)

ADDRESS 29 HARCOURT DRIVE PARISH EARLEY

PLOT No. 95 ORD. SHEET No. SU.7370(5

BUILDER Sir. James Miller & Partners

Plan No.	Applicant	Description of Development	Date of Decision	Decision
452/54	Messrs. J.T. Cook & Son Ltd	Outline	6.8.54	N/A. Clk
439/55	Sir. James Miller & Partners	"	8.11.55	N/A. Clk
334/56	"	Layout	6.4.56	N/A. Refu
886/56	"	Outline	13.11.56	N/A. Clk
124/57	"	Semi/Det. House	12.3.57	App. Clk
497/57	"	Semi/Det. House	9.7.57	App. App
198/58	"	Semi/Det. House	11.11.58	App. Clk
PD/588/59	"	Garage	12.1.60	App. N/A
PD/4/69	Mrs. M. Eastwood	Conservatory & W.C.	23.1.69	App. N/A
BR15199	MR. K. GHORASHIAN	INT. ANS. & GAS BOILER	3.7.80	RCL. N/A
BN98/0623	MR & MRS. KOONER	~~[illegible]~~ CONV.		

DATE OF COMPLETION

99/70743/F Mr H Kooner First Floor R Ext. 3.5.00 CA

MINISTRY DECISION

SPECIAL ORDERS P.D Enquiry - Dormer Window Ext. - 6.1.98

DRAINAGE

1983

(2)

ADDRESS 29 Harcourt Drive PARISH

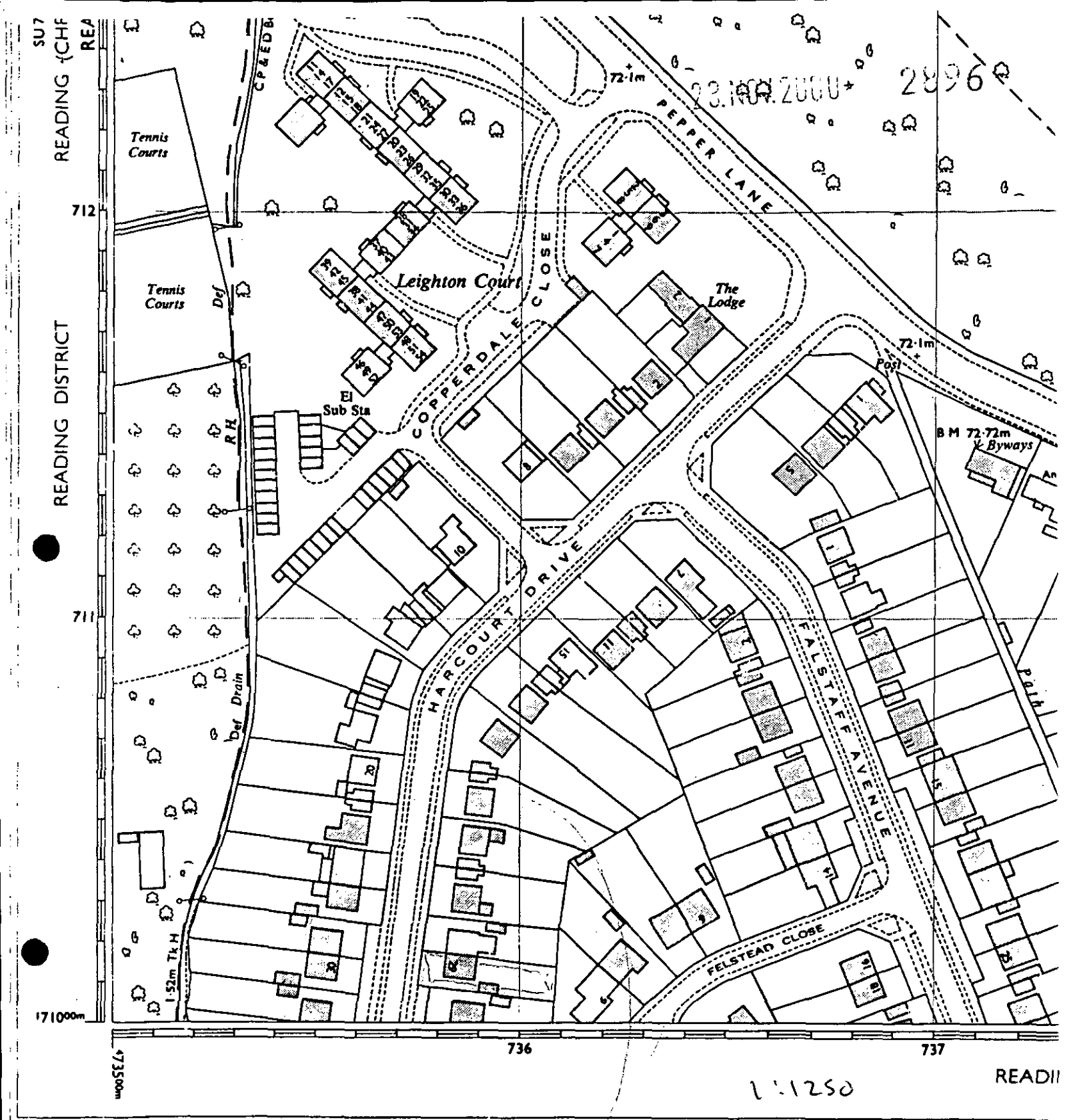
PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/2000/0977	Mr Kooner	1st Floor Rear Ext	18.09.00	APP

MINISTRY DECISION

SPECIAL ORDERS



C © Crown copyright 1976

Metres 10 0 20 40
Feet 50 0 100

1 metre = 3·2808 f

COMPILATION DATA

(a) Feb 1958
(b) Aug 1975

Levelled 1973
Boundaries ..... Sep 1975

(a) Surveyed. (b) Revised.
Surveys of changes since the publication of this plan may be available. Enquiries should be addressed to the Director General or to the local Ordnance Survey office.

HEIGHTS are given in METRES above the Newlyn Datum.

Bench mark lists, which may contain later levelling information and particulars of bench marks to which no values have been shown, are obtainable from the Director General, Ordnance Survey.

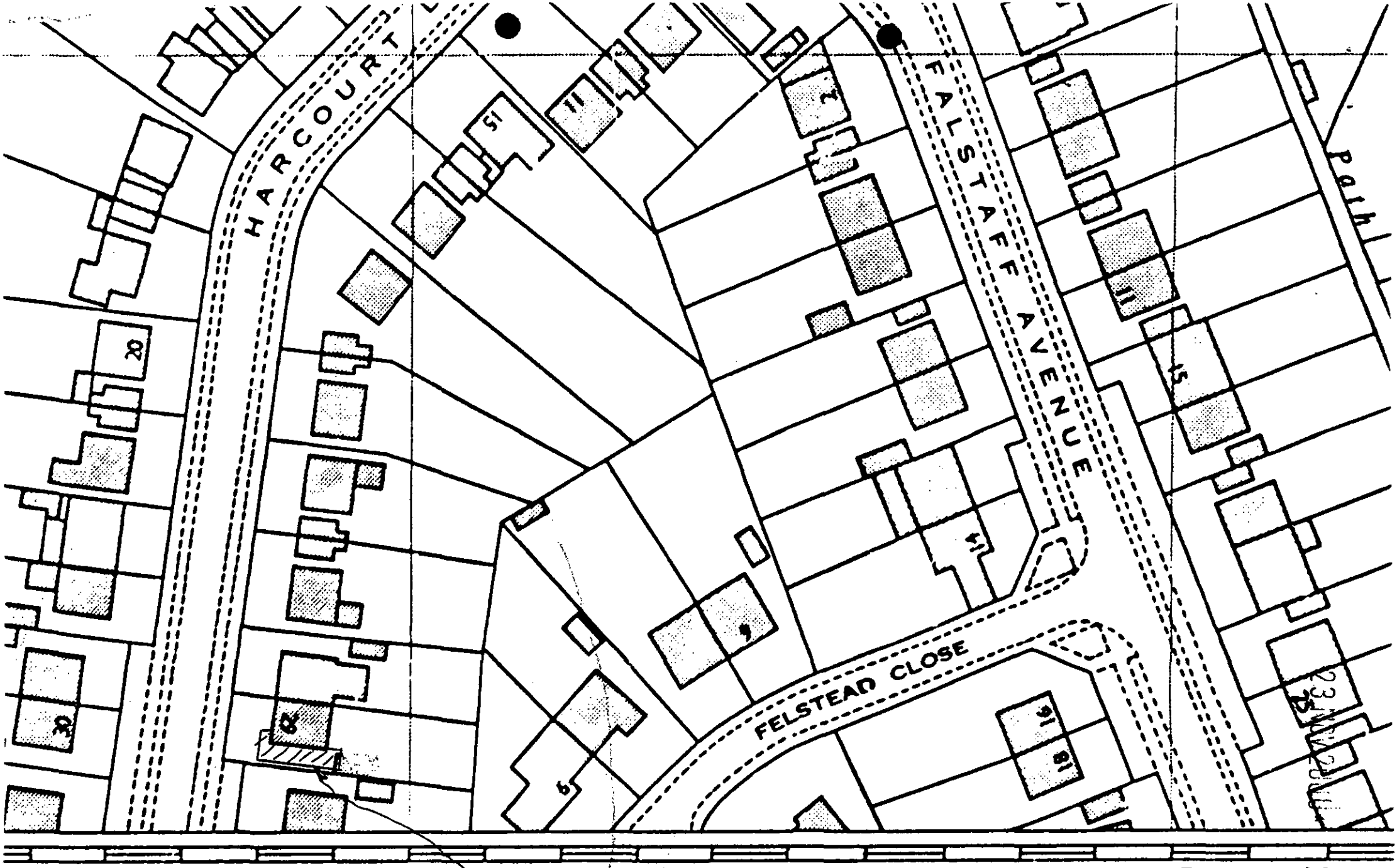
The representation on this plan of a road, track or path is no evidence of the existence of a right of way.

The alignment of tunnels where shown is approximate.

ENGLAND & WALES
County
District
London Borough
Civil Parish (England)
Community (Wales)
Electoral Division
Ward
Constituency (Co or Boro)

Coincident boundaries are shown by

For Ordnance Survey purposes County Boundary is



Block Plan 1:500.
29, HARCOURT DRIVE.

Proposed extension
3 No° parking bays to be Provided
2.4 x 4.8M 1 No° in garage
2 No° on front drive.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 NOV 2000	
Officer: HP	Application No. F/2000/2896

Map No. 52 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 29 HARCOURT DRIVE

Parish: EARLEY Ward: Redhatch
5.12.2000 TB.

Applicant: MR KOONER

Fee Received 95-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale? (1:1250?)		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking, 3 vehicles?		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation porch & breakfast room.		
6	Floor plans		request with SN	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Only 3 bedrooms shown on existing first floor plans.		

APPLN NO: _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.12.2000 B. 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:

..... 5, 6, 7 Felstead Close ✓ .....
..... 26, 28, 30, 32, 27, 31 Harcourt Drive .....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 23.NOV.2006 29.6

Householder planning application form

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

1	Your name	MR KOONER
	Address and postcode	29, HARCOURT DRIVE EARLEY READING
	Phone number	
2	Agent's Name	MC DESIGN
	Address and postcode	DEC HOUSE 145, CARDIFF ROAD READING RG1 8JF
	Phone number	9572188
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.	29, HARCOURT DRIVE EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO Storey pitched roof side 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 existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

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 HOONER.

Date 10-10-00

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

(1)

ADDRESS 29 HARCOURT DRIVE PARISH EARLEY

PLOT No. 95 ORD. SHEET No. SU.7370(5

BUILDER Sir. James Miller & Partners 23.NOV.2000*

Plan No.	Applicant	Description of Development	Date of Decision	Decision
452/54	Messrs. J.T. Cook & Son Ltd	Outline	6.8.54	N/A. Clk
439/55	Sir. James Miller & Partners	"	8.11.55	N/A. Clk
334/56	"	Layout	6.7.56	N/A. Refu
886/56	"	Outline	13.11.56	N/A. Clk
124/57	"	Semi/Det. House	12.3.57	App. Clk
497/57	"	Semi/Det. House	9.7.57	App. App
198/58	"	Semi/Det. House	11.11.58	App. Clk
PD/588/59	"	Garage	12.1.60	App. N/A
PD/4/69	Mrs. M. Eastwood	Conservatory & W.C.	23.1.69	App. N/A
BR15199	MR. K. GHORASHIAN	INT. ALTS. & GAS BOILER	3.7.80	RCL. N/A
BN98/0623	MR & MRS. KOONER	~~[illegible]~~ CONV.		
99/70743/F	Mr H Kooner	First Floor R Ext.	5.5.00	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D Enquiry - Dormer Window Ext. - 6.1.98

DRAINAGE

(2) 1933

ADDRESS 29 Harcourt Drive PARISH

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/2000/0977	Mr Kooner	1st Floor Rear Ext	18.09.00	APP

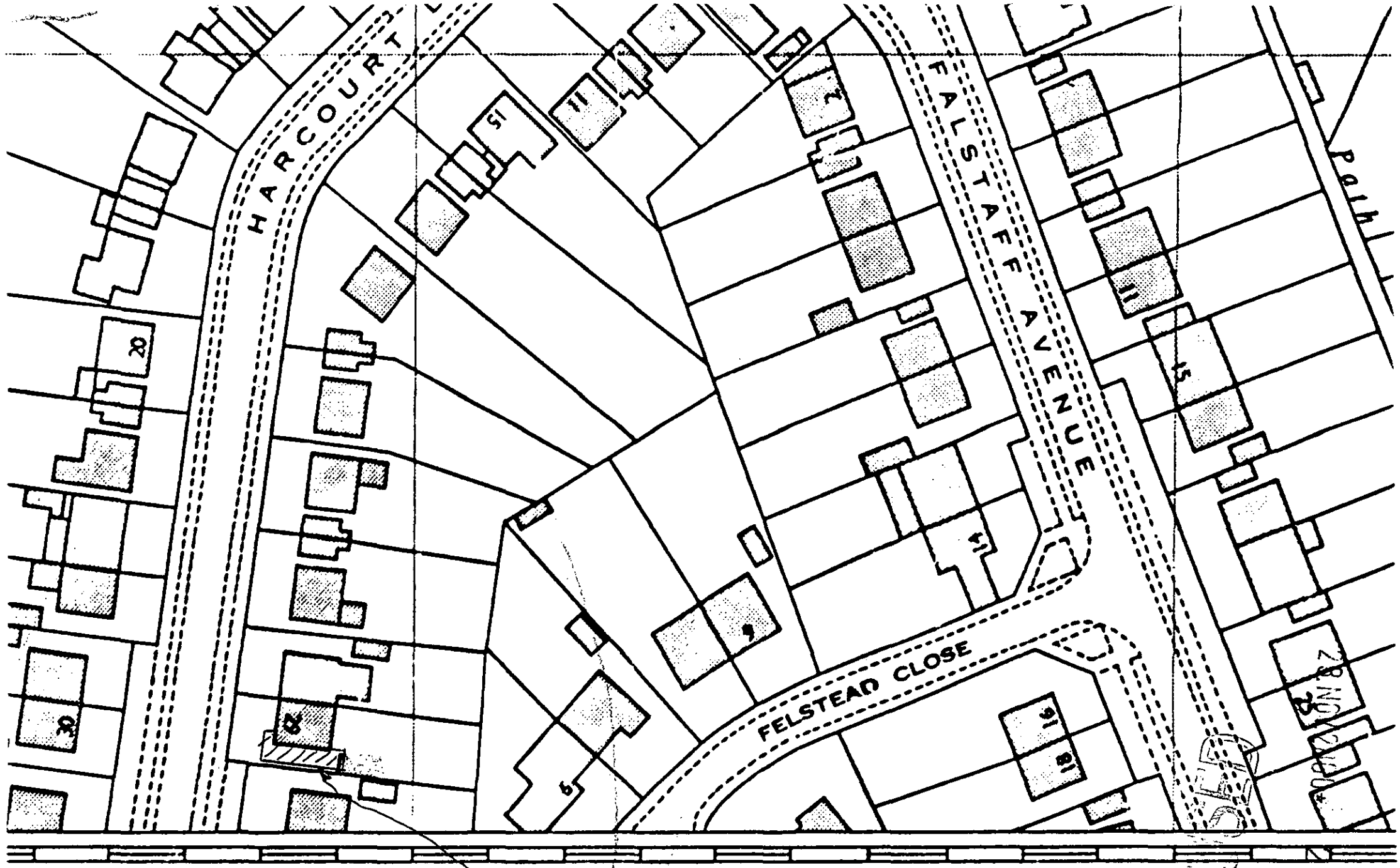
MINISTRY DECISION

SPECIAL ORDERS

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2896**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

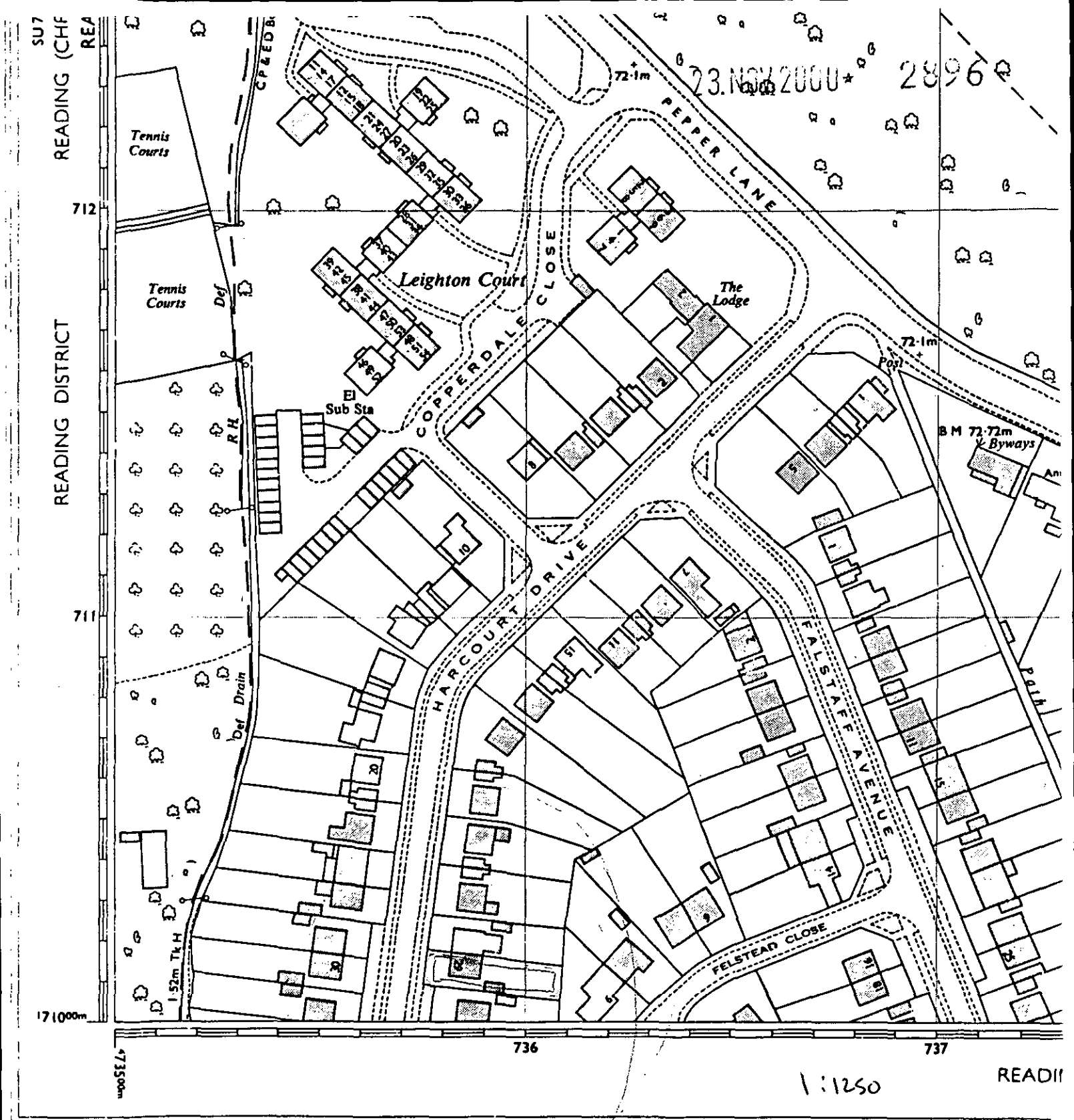
STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



Block Plan 1:500.
29, HARCOURT DRIVE.

Proposed extension
3 No° parking bays to be provided
2.4 x 4.8M 1 No° in garage
2 No° on front drive.

READI



23.NOV2000 2896

C © Crown copyright 1976

Metres 10 0 20 40
Feet 50 0 100

1 metre = 3·2808 f

COMPILATION DATA

(a) Feb 1958
(b) Aug 1975

Levelled 1973
Boundaries ..... Sep 1975

(a) Surveyed. (b) Revised.
Surveys of changes since the publication of this plan may be available. Enquiries should be addressed to the Director General or to the local Ordnance Survey office.

HEIGHTS are given in METRES above the Newlyn Datum.

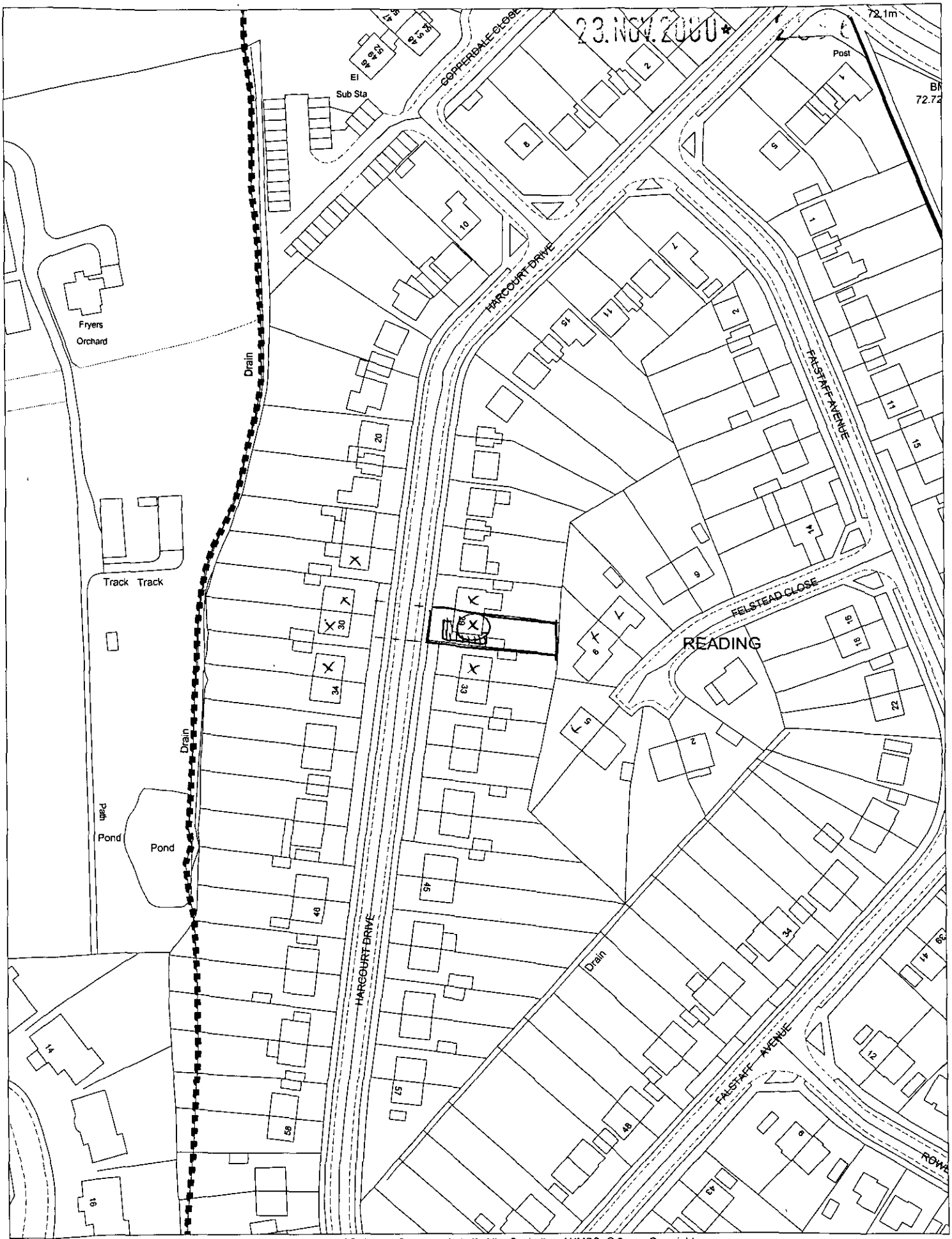
Bench mark lists, which may contain later levelling information and particulars of bench marks to which no values have been shown, are obtainable from the Director General, Ordnance Survey.

The representation on this plan of a road, track or path is no evidence of the existence of a right of way.

ENGLAND & WALES
County
District
London Borough
Civil Parish (England)
Community (Wales)
Electoral Division
Ward
Constituency (Co or Boro)

Coincident boundaries are shown by

For Ordnance Survey purposes County Boundary is



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Development Control Section, Environmental Services, Wokingham District Council.

29 November 2000

Scale: 1 : 1250

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W E
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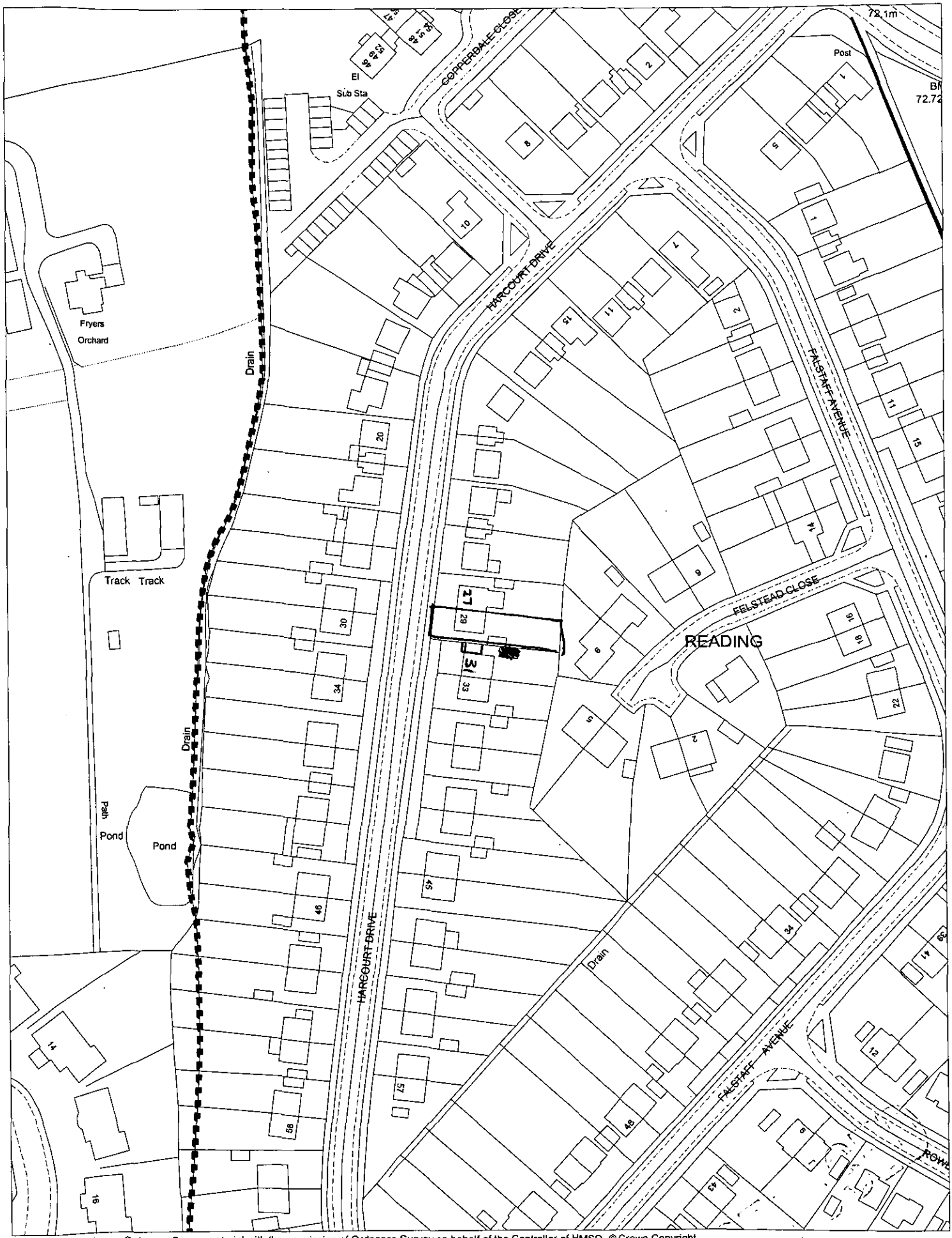

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Development Control Section, Environmental Services, Wokingham District Council.

29 November 2000

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W E
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Development Control Section, Environmental Services, Wokingham District Council.

23 January 2001

Scale: 1 : 500

N
W E
S