X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0898

LOCATION:
9 Erleigh Court Gardens, Earley Reading.

APPLICANT:
Mr S Singh C/O Peter H. Watkins

PROPOSAL:
Proposed single storey rear extension to dwelling and conversion of garage to study.

EARLIEST DATE FOR DECISION: **14/04/2000**

APPLICATION EXPIRY DATE: **05/05/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Singh
C/O Peter H. Watkins
48 Broomfield Road
TILEHURST
Berkshire
RG30 6AC

Application Number: F/2000/0898

Parish: **EARLEY**

Location: **9 Erleigh Court Gardens, Earley, Reading**

Proposal: **Proposed single storey rear extension to dwelling and conversion of garage to study**

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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 21/06/2000

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.

Received by Wokingham District Council

Application No: F/2000/0898

PROPOSAL:
Proposed single storey rear extension to dwelling and conversion of garage to study.

LOCATION:
9, Erleigh Court Gardens, 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 (see details above) please allow 4 days from the date of this letter 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 Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2000. 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 6443 (Direct Line)

Date. 4 December, 2001

My ref. CD/FP1999/8646(0898)

Mr Singh
9 Erleigh Court Gardens
Earley
READING
Berkshire
RG6

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Mr Singh,

SINGLE STOREY REAR EXTENSION AND GARAGE CONVERSION AT 9 ERLEIGH COURT GARDENS, EARLEY

I have been informed that construction work has commenced on the above proposal.

There are differences between the Building Control Application and the Approved Planning Application F/2000/0898. Planning refused the first floor side extension under 69412, but the Building Control drawings still show this first floor side extension. Would you please confirm to me in writing within the next ten days that the refused extension is not to be built.

Please note that any building work undertaken must be as the approved Planning drawings. Any unauthorised work is undertaken at your own risk and expense. Enforcement action may be taken.

If you have any queries with regard to this letter, please do not hesitate to contact me on telephone number 0118 974 6443.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

PROBLEMS AT START OF BUILDING WORK

MEMO

To: BC Officer

From: DC/BC Liaison Officer

Date: 28 November 2001

Re: FP99/8646, 9 Erleigh Court Gardens, Earley

DETAILS : -

Planning 69412 was REFUSED. Drawing PW 99045.

Planning F/2000/0898 was APPROVED, but without the first floor side extension (bedroom 3 and en-suite). Drwaing PW 99045 B

Agent Peter H Watkins

Work commenced 19 November 2001

Building Control will need revised drawing PW 99045 B and to check that the first floor side extension is not being built.

PLEASE REPLY BY: Monday 3 December 2001

finalised for planning.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous planning 69412 Refused (included first floor side)

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0898	LEB
BUILDING CONTROL NUMBER	FP 99/86466	Paul.
~~APPLICANT~~/AGENT	Peter H. Watkins	
ADDRESS OF SITE	9 Enleigh Court Gardens EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 99045	PW 99045B
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? DC	- first floor side extension deleted	
DATE	28/11/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	28/11/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

Memo sent to BC 28/11

COMMENCED ON SITE	19/11/01.
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0898
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK
3.	SC23	SR06	pkg

RECORD OF SITE VISIT

SITE ADDRESS: 9 Erleigh Court Gardens Earley Reading. APPLICATION NUMBER: F/2000/0898	OFFICER: Lynette Baker DATE OF SITE VISIT: 5/5

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS 1930s resid. area

3. DESCRIPTION OF SITE/BUILDING LH semi jointed by gar. to no 7.

4. RELATIONSHIP TO ADJOINING PROPERTIES check xtns to no 7

5. SITE CONSTRAINTS

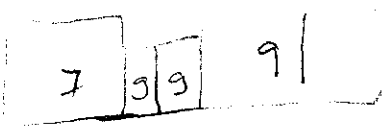
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT no pkg in front garden present

OTHERS



WORK SHEET FOR : Lynette Baker

Application Number : F/2000/0898

Applicant : Mr S Singh C/O Peter H. Watkins.

Location : 9, Erleigh Court Gardens, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling and conversion of garage to study.

Site Notice Displayed ? :

YES	NO	DATE
✓		5/5

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/03/2000

Earliest Date for Decision : 14/04/2000

Latest Consultation Date/Site Notice Expiry Date : 14/04/2000

Application Expiry Date: 05/05/2000

Consultation Responses : ETC : no objection
TA : C/A

Planning Issues : 1 Impact on neighbouring props
2 - on street scene.

Application Number: F/2000/0898

Appraisal :

1 Impact on neighbouring properties
No 11 has s/s rear extn. projects further than proposal — no adverse impact.
Though proposal is on SE. side of no 7, given height & small scale nature of proposal, not considered to have adverse impact.

2. Street scene. S/S rear extension will have no impact on street scene — not easily visible
Conversion of garage will mean loss of cps — 2 shown on proposal in front garden, leaving insufficient under 1/2 garden. This is not considered to be detrimental to street scene

HA : no objection

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

FROM: Lynette Baker

DATE: 21 March 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0898

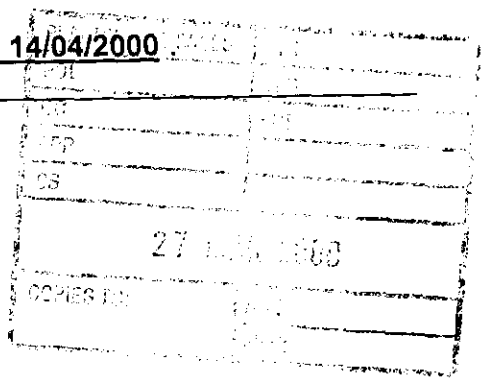
Proposal: Proposed single storey rear extension to dwelling and conversion of garage to study..

Site Address: 9, Erleigh Court Gardens, Earley, Reading.

Applicant: Mr S Singh C/O Peter H. Watkins.

Your observations are required in respect of this application **by 14/04/2000**

NO OBJECTION



SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 21 March 2000

Application Number: F/2000/0898

Proposal: Proposed single storey rear extension to dwelling and conversion of garage to study.

Site Address:
9, Erleigh Court Gardens, Earley, Reading.

Applicant:
Mr S Singh C/O Peter H. Watkins.

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).

Sc. 23 - Parking (SR06)

Signed: N.S. Trotter 29-3-00 **Print name:** N Trotter

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	MAR 2000
Officer: LEB	Application No. F/2000/0898

Map No. ..... Site ..0.94....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND CONVERSION OF GARAGE TO STUDY

Location: 9 ERLEIGH COURT GARDENS

Parish: EARLEY Ward: Whitegates ✓ 2113

Applicant: MR S SINGH

Re-submission - 99/69412/F

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment at boundary? Either send letter or serve notice & charge to Cert B.	21/3	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.3..... 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: ✓ 21/3

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:

NO PRE-APPS ATTACHED

.....

.....

NEIGHBOURS: ✓ 21/3

S/N + 7, 11, 22, 24 + 26 + 23a ERLEIGH COURT GARDENS.

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ADDRESS 9 ERLEIGH COURT GARDENS PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
599/53	Mr. A.R. Maidment	Garage	8/9/53	App. N/A.
99/69412/A	Mr J. Singh.	2/st/s extn + s/st/r extn's	14/7/99.	REF.
F99/8646	Mr. J. Singh	S/ST/R + 2ST/S	7.4.99	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
16 MAR 2006 0898

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. JAGHTAR SINGH
	Address and postcode	9 EARLEIGH COURT GARDENS EARLEY
	Phone number	
	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BLOOMFIELD ROAD TILEHURST RG30 6AC
	Phone number	9423696
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.	9 EARLEIGH CT GDNS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTN & GARAGE CONV.
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.	CLAY TILES & BRICK 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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.	✓ RE-SUBMISSION 99/69412F	
	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. SINGH

Date 8-3-2000

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